

The Candler County Joint Comprehensive Plan

Community Assessment and Community Participation Program

A Comprehensive Plan for Candler County, the City of Metter,
and the Town of Pulaski, Georgia
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Candler County Comprehensive Plan Executive Committee

Heart of Georgia Altamaha Regional Development Center

December, 2007

Table of Contents

	Page
Introduction	I-1
Purpose	I-1
Format	I-2
Plan Development	I-3
Summary of Key Community Assessment Findings	SKF-1
Population	SKF-1
Economic Development	SKF-3
Natural and Cultural Resources	SKF-4
Housing	SKF-6
Community Facilities and Services	SKF-7
Land Use	SKF-9
Intergovernmental Coordination	SKF-10
Population	P-1
Introduction	P-1
Total Population	P-2
Households	P-9
Age Distribution	P-13
Racial Composition	P-17
Educational Attainment	P-21
Income	P-27
Economic Development	ED-1
Introduction	ED-1
Economic Base	ED-2
Detailed Economic Sector Inventory and Analysis	ED-15
Labor Force	ED-20
Local Economic Development Resources	ED-35
Economic Trends	ED-41
Major Findings of Economic Assessment	ED-44
Summary Needs Assessment	ED-47
Natural and Cultural Resources	NCR-1

	Page
Introduction	NCR-1
Natural Setting	NCR-1
Environmental Planning Criteria	NCR-2
Other Environmentally Sensitive Areas	NCR-5
Significant Natural Resources	NCR-10
Cultural Resources	NCR-12
Summary Needs Assessment	NCR-21
Community Facilities and Services	CF-1
Introduction	CF-1
Transportation	CF-1
Water Supply and Treatment	CF-8
Sewerage System and Wastewater Treatment	CF-11
Solid Waste	CF-12
Public Safety	CF-17
Hospital and Other Public Health Facilities	CF-22
Recreation	CF-24
General Government	CF-25
Educational Facilities	CF-27
Library and Other Cultural Facilities	CF-28
Intergovernmental Coordination	IC-1
Relationship of Governmental Entities and Programs to Local Government Comprehensive Plan	IC-1
Existing Coordination Mechanisms	IC-2
Joint Planning and Service Agreements	IC-3
Special Legislation and Joint Meetings or Work Groups for the Purpose of Coordination	IC-4
Local Government Parties or Offices with Primary Responsibility for Coordination	IC-4
Issues Arising from Growth and Development Proposed in Nearby Governments	IC-5
Specific Problems and Needs Identified Within Each of the Comprehensive Plan Elements that Would Benefit from Improved or Additional Intergovernmental Coordination	IC-5
Adequacy of Existing Coordination Mechanisms with Related State Programs and Goals and Implementation Portions of the Local Comprehensive Plan	IC-6
Preliminary Issues and Opportunities	IC-6

	Page	
Housing	H-1	
Introduction	H-1	
Housing Types and Mix	H-1	
Condition and Occupancy	H-5	
Householder Characteristics	H-9	
Cost of Housing	H-11	
Cost Burdened Households	H-15	
Special Housing Needs	H-17	
Jobs-Housing Balance	H-19	
Existing Development Patterns and Land Use	LU-1	
Existing and Future Growth	LU-1	
Existing Land Use	LU-3	
Areas Requiring Special Attention	LU-8	
Recommended Character Areas	LU-11	
Analysis of Consistency with Quality Community Objectives	CQ-1	
Introduction	CQ-1	
Statewide Planning Goals	CQ-1	
Quality Community Objectives	CQ-3	
List of Potential Issues and Opportunities	IO-1	
Community Participation Program	CP-1	
Introduction	CP-1	
Identification of Stakeholders	CP-2	
Community Participation Techniques	CP-4	
Schedule for Completion of Community Agenda	CP-6	
TABLES		
P-1	Historic Population and Percent Change, Candler County Governments, Georgia, and U.S., 1980-2006	P-3
P-6	Total Number of Households, Candler County Governments and Georgia, 1980-2000	P-10
P-9	Historic Population Age Distribution, Candler County, Georgia, and U.S., 1980-2000	P-14
P-11	Historic Population By Age Distribution, Candler County Governments, 1980-2000	P-15

		Page
P-17	Percent of Population By Race, Candler County, Georgia, and U.S., 2000	P-18
P-23	Educational Attainment, Candler County Governments and Georgia, 1980-2000	P-22
P-24	Educational Attainment, Candler County, Surrounding Counties, and Georgia, 1980-2000	P-24
P-26	Per Capita Income, Candler County, Georgia, and U.S., 1980-2000	P-29
P-27	Per Capita Income, Candler County Governments, Georgia, and U.S., 1980-2000	P-29
P-30	Household Income Distribution By Percentage, Candler County and Georgia, 1980-2000	P-32
P-31	Household Income Distribution By Percentage, Candler County Municipalities, 1980-2000	P-33
CF-1	Deep Wells, City of Metter	CF-8
CF-2	Elevated Storage Tanks, City of Metter	CF-9
CF-3	Water Rates Inside and Outside the City Limits of Metter	CF-9
CF-4	Deep Well, Town of Pulaski	CF-9
CF-5	Elevated Storage Tank, Town of Pulaski	CF-10
CF-6	Water Rates, Town of Pulaski	CF-10
CF-7	Pump Stations, City of Metter	CF-11
CF-8	Sewer Rates, City of Metter	CF-12
CF-9	Fire Equipment and Personnel, Metter, 2007	CF-19
LU-1	Existing Land Use Distribution, 2007	LU-7
 CHARTS		
P-1	Percentage Change in Population	P-4
P-2	Percentage Population Change Candler and Surrounding Counties	P-6
P-3	Projected Percentage Change in Population	P-7
P-4	Percentage Change in Total Number of Households, Candler County Governments and Georgia, 1980-2000	P-10
P-5	Projected Percentage Change in Number of Households, Candler County and Georgia, 2000-2025	P-12
P-6	Percentage of Age Distribution in 2000	P-16
P-7	Percent of Population By Race in 2000	P-19
P-8	2000 Educational Attainment Levels, Candler County Governments and Georgia	P-23

P-9	2000 Educational Attainment Levels, Candler County, Surrounding Counties, and Georgia	P-25
P-10	Candler County Per Capita Income as a Percentage of Per Capita Income of Georgia and the U.S., 1980-2000	P-30
P-11	Percentage Change in Per Capita Income (In Actual Dollars), Candler County, Georgia, and the U.S., 1980-2000.	P-31
P-12	2000 Percentage Household Income Distribution, Candler County Governments and Georgia	P-34
ED-1A	2005 Percentage Non-Farm Employment by Economic Sector, Candler County	ED-4
ED-1B	2000 Percentage Employment by Economic Sector, Candler County	ED-5
ED-1C	2005 Percentage Employment by Economic Sector, Candler County	ED-6
ED-2A	2005 Percentage Non-Farm Employment by Economic Sector, Georgia	ED-7
ED-2B	2005 Percentage Employment by Economic Sector, Georgia	ED-8
ED-3A	2000 Percentage Earnings by Economic Sector, Candler County	ED-12
ED-3B	2005 Percentage Earnings by Economic Sector, Candler County	ED-13
ED-4	2005 Percentage Earnings by Economic Sector, Georgia	ED-14
ED-5	2005 Average Weekly Wages by Economic Sector, Candler County	ED-21
ED-6	Percentage Change in Average Weekly Wages (All Industries), Candler County and Georgia, 1995-2005	ED-22
ED-7	2000 Percent Personal Income by Type (In Current Dollars), Candler County	ED-24
ED-8	Percent Change in Total Personal Income, 1990-2000, Candler County and Georgia	ED-24
ED-9	2000 Percentage Employment by Occupation (All Occupations), Candler County	ED-26
ED-10	2000 Percentage Employment by Occupation (All Occupations), Georgia	ED-26
ED-11	Percentage Change in Total Employment by Occupation (All Occupations), Candler County Governments and Georgia, 1990-2000	ED-27
ED-12	1990-2000 Percentage Change in Total Labor Force Participation, Candler County and Georgia	ED-28
ED-13	1990-2006 Unemployment Rates, Candler County and Georgia	ED-31
ED-14	Percentage Change in Total Labor Force and Number of Employed, Candler County and Georgia, 1990-2000	ED-31
ED-15	1990 Place of Work of Candler County Residents	ED-33
ED-16	2000 Place of Work of Candler County Residents	ED-33
ED-17	1990 Candler County Workforce, Place of Residence by County	ED-34

ED-18	2000 Candler County Workforce, Place of Residence by County	ED-34
-------	---	-------

FIGURES

H-1	Percent Change in Housing Types, 1980-2000	H-2
H-2	Percent of Net Change in Housing Units by Type, 1990-2000	H-3
H-3	Percent of Housing Units by Type, Candler County, Region, and Georgia, 2000	H-4
H-4	Age of Housing by Percentage, 2000	H-5
H-5	Condition of Vacant Units, 2000	H-7
H-6	Occupancy Status of Housing Units, 2000	H-8
H-7	Vacant Units For Sale or Rent as Percent of Total Vacant, 2000	H-9
H-8	Race/Origin of Householder, 2000	H-10
H-9	Householder Age 65 & Over, 2000	H-11
H-10	Owner Cost of Housing, 2000	H-12
H-11	Percentage of Owners Without a Mortgage, 2000	H-13
H-12	Median Monthly Owner Cost, 2000	H-13
H-13	Median Monthly Gross Rent, 2000	H-14
H-14	Percent of Renters With No Cash Rent, 2000	H-15
H-15	Percent Owners Below Poverty Level, 2000	H-16
H-16	Percent Renters Below Poverty Level, 2000	H-17

MAPS

Note: Maps are located at the end of their respective section.

NCR-1	Physiographic Provinces of Georgia
NCR-2	Candler County National Wetlands Inventory Map
NCR-3	Candler County Significant Groundwater Recharge Areas
NCR-4	Candler County Oohoopee River Protected Corridor
NCR-5	Block Diagram of Georgia
NCR-6	Candler County Flood Zones
NCR-7	Candler County General Soils
NCR-8	Candler County Soils with Development Limitations
NCR-9	Candler County Scenic Areas
NCR-10	Candler County Prime Farmland
NCR-11	Candler County Archaeological Resources
NCR-12	Candler County Cultural Resources
NCR-13	City of Metter Cultural Resources
NCR-14	Town of Pulaski Cultural Resources
NCR-15	Candler County Cemeteries

CFS-1	Candler County Roads
CFS-2	Candler County Facilities
CFS-3	Candler County Facilities (In Metter)
CFS-4	City of Metter Roads
CFS-5	City of Metter Facilities
CFS-6	City of Metter Water System
CFS-7	City of Metter Sewer System
CFS-8	Town of Pulaski Roads
CFS-9	Town of Pulaski Facilities
CFS-10	Town of Pulaski Water System
LU-1	Candler County Existing Land Use
LU-2	City of Metter Existing Land Use
LU-3	Town of Pulaski Existing Land Use
LU-4	Candler County Recommended Character Areas
LU-5	City of Metter Recommended Character Areas
LU-6	Town of Pulaski Recommended Character Areas

Data Appendix

P-1	Historic Population and Percent Change, Candler County Governments, Georgia, and U.S., 1980-2006	DA-1
P-2	Current and Historic Population and Percent Change, Candler County and Surrounding Counties, 1980-2006	DA-2
P-3	Population Projections, Candler County and Georgia, 2005-2030	DA-3
P-4	Population Projections, Candler County Governments, 2005-2030	DA-4
P-5	Commuting Patterns, Candler County, 1990 & 2000	DA-4
P-6	Total Number of Households, Candler County Governments and Georgia, 1980-2000	DA-5
P-7	Average Household Size, Candler County, Georgia, and U.S., 1980-2030	DA-5
P-8	Current and Projected Number of Households, Candler County and Georgia, 2000-2030	DA-6
P-8A	Historic, Current, and Projected Number of Households and Average Household Size, Municipalities, 1980-2030	DA-7
P-9	Historic Population Age Distribution, Candler County, Georgia, and U.S., 1980-2000	DA-8
P-10	Detailed Age Distribution, Candler County, Georgia, and U.S., 2000	DA-9

		Page
P-11	Historic Population By Age Distribution, Candler County Governments, 1980-2000	DA-10
P-12	Projected Population By Age, Candler County, 2000-2030	DA-11
P-13	Projected Population By Age, Metter, 2000-2030	DA-12
P-14	Projected Population By Age, Pulaski, 2000-2030	DA-13
P-15	Projected Population Age Distribution, Candler County Governments, 2000-2030	DA-14
P-16	Population By Race, Candler County Governments, Georgia, and U.S., 1980-2000	DA-15
P-17	Percent of Population By Race, Candler County, Georgia, and U.S., 2000	DA-17
P-18	Projected Percent of Population By Race, Candler County, Georgia, and U.S., 2000-2030	DA-18
P-19	Projected Percent Change in Population By Race, Candler County, Georgia, and U.S., 2000-2030	DA-19
P-20	Projected Population By Race, Candler County, 2000-2030	DA-20
P-21	Projected Population By Race, Metter, 2000-2030	DA-21
P-22	Projected Population By Race, Pulaski, 2000-2030	DA-22
P-23	Educational Attainment, Candler County Governments and Georgia, 1980-2000	DA-23
P-24	Educational Attainment, Candler County, Surrounding Counties, and Georgia, 1980-2000	DA-24
P-25	Educational Graduation Statistics, Candler County, Surrounding Counties, and Georgia, 1999-2004	DA-25
P-26	Per Capita Income, Candler County, Georgia, and U.S., 1980-2000	DA-27
P-27	Per Capita Income, Candler County Governments, Georgia, and U.S., 1980-2000	DA-27
P-28	Median Household Income, Candler County Governments, Georgia, and U.S.,1980-2000	DA-28
P-29	Household Income Distribution, Candler County Governments, 1980-2000	DA-29
P-30	Household Income Distribution By Percentage, Candler County and Georgia, 1980-2000	DA-31
P-31	Household Income Distribution By Percentage, Municipalities, 1980-2000	DA-32
ED-1A	Employment by Economic Sector (Non-Farm), Candler County, 1990-2005	DA-33
ED-1B	Employment by Economic Sector, Candler County, 1990-2005	DA-34
ED-2A	Percentage Employment by Economic Sector, Candler County, 1990-2005	DA-35

		Page
ED-2B	Percentage Employment by Economic Sector, Candler County, 1990-2005	DA-36
ED-3A	Percentage Employment by Economic Sector, Georgia, 1990-2005	DA-37
ED-3B	Percentage Employment by Economic Sector, Georgia, 1990-2005	DA-38
ED-4	Percentage Employment by Economic Sector, U.S., 1990-2005	DA-39
ED-5	Earnings by Economic Sector, Candler County, 1990-2005	DA-40
ED-6	Percentage Earnings by Economic Sector, Candler County, 1990-2005	DA-41
ED-7	Percentage Earnings by Economic Sector, Georgia, 1990-2005	DA-42
ED-8	Percentage Earnings by Economic Sector, U.S., 1990-2005	DA-43
ED-9	Average Weekly Wages, Candler County, 1995-2005	DA-44
ED-10	Average Weekly Wages, Georgia, 1995-2005	DA-45
ED-11	Candler County Average Weekly Wages As a Percentage of Georgia Average Weekly Wages, 1995-2005	DA-47
ED-12	Personal Income by Type, Candler County, 1990-2000	DA-49
ED-13	Percent Personal Income by Type, Candler County, 1990-2000	DA-49
ED-14	Percent Personal Income by Type, Georgia, 1990-2000	DA-50
ED-15	Employment by Occupation, Candler County Governments, 1990 & 2000	DA-51
ED-16	Percentage Employment by Occupation, Candler County Governments, 1990 & 2000	DA-53
ED-17	Percentage Employment by Occupation, Georgia, 1990 & 2000	DA-55
ED-18	Percentage Employment by Occupation, U.S., 1990 & 2000	DA-56
ED-19	Labor Force Participation, Candler County Governments, 1990 & 2000	DA-57
ED-20	Labor Force Participation by Percentage, Candler County Governments, 1990 & 2000	DA-59
ED-21	Georgia Labor Force Participation by Percentage, 1990 & 2000	DA-61
ED-22	U.S. Labor Force Participation by Percentage, 1990 & 2000	DA-62
ED-23	Candler County Labor Statistics, 1990-2006	DA-63
ED-24	Unemployment Rates, Candler County, Surrounding Counties, Georgia, and U.S., 1990-2006	DA-64
ED-25	Georgia Labor Statistics, 1990-2006	DA-65
ED-26	U.S. Labor Statistics, 1990-2006	DA-65
ED-27	Place of Residence of Workforce by County, Candler County, 1990 & 2000	DA-66
ED-28	Place of Work of County Residents, Candler County, 1990 & 2000	DA-66
ED-29	Candler County Commuting Patterns, 1990 & 2000	DA-67
H-1	Candler County Types of Housing Units, 1980-2000	DA-68
H-2	Candler County Percentage of Types of Housing Units, 1980-2000	DA-69

		Page
H-3	Current and Projected Occupied Housing Units by Type, Candler County Governments, 2000-2030	DA-70
H-4	Candler County Age of Housing by Percentage	DA-71
H-5	Candler County Condition of Housing, 1980-2000	DA-72
H-6	Candler County Occupancy Status of Housing Units, 1980-2000	DA-73
H-7	Candler County Vacancy Status of Housing Units, 1980-2000	DA-76
H-8	Candler County Owner Cost of Housing, 1980-2000	DA-78
H-9	Candler County Renter Cost of Housing, 1980-2000	DA-81

INTRODUCTION

Purpose

The Candler County Joint Comprehensive Plan is a comprehensive plan prepared under the Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements) of the Georgia Planning Act of 1989. It is a joint plan for Candler County and its municipalities – the City of Metter and the Town of Pulaski. The plan was designed to meet the legislation’s requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previously joint comprehensive plan first adopted in 1991, but is basically a new plan, prepared under new standards.

As a comprehensive plan, *The Candler County Joint Comprehensive Plan* is a critical self-examination of Candler County and its municipalities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, and service delivery; and a path for the community’s future growth and development. The plan is truly a reflection of the community’s concerns and desires for the future.

Candler County is a rural county in Southeast Georgia located west of Bulloch County along I-16. Its extensive southern yellow pine forests and transportation, first with the railroad, and then U.S. highways, particularly I-16, have always played, and continue to play, important roles in its economy and growth and development. The current population is around 10,700 (9,577 in the 2000 Census) for the County and 4,300 in the City of Metter. Both municipalities trace their beginnings to the establishment of the railroad in the late 19th Century. Both are now located on Georgia Highway 46, and Metter, the county seat, lies at the crossroads of Georgia 121 and I-16. The county has experienced past surges of growth because of the railroad, and the location of Interstate 16 in the 1970s. Growth appears to be accelerating in the 2000s because of location, commercial growth at the Georgia Highway 121/I-16 interchange, and resident in-migration. Transportation, location, agriculture and forestry, and the outstanding natural resources of the county continue to be opportunities and keys for future growth and development.

The community continues to prepare for growth and development, and is welcoming of such growth. The recent expansion of the community's industrial park acreage, the ongoing extension of the airport's runway to 5,000 feet in length, and continuing commercial development to Exit 104 (Ga. Hwy 121/I-16), are illustrative of both the opportunities and the county's preparation. The community wants to maintain its high quality rural quality of life. The community is scenic, vibrant, and attractive for both industry and residents. This plan focuses on strategies to take advantage of these assets and opportunities to further prepare for and attract future growth and development compatible with the existing rural character and quality of life.

The Candler County Joint Comprehensive Plan will be developed in the true spirit and intent of the Georgia Planning Act in that it will be prepared by the community with the assistance of planners and not vice versa. The Candler County Joint Comprehensive Plan Executive Committee, which was comprised of the elected and staff management leaders of the local governments, assisted staff of the Heart of Georgia Altamaha Regional Development Center in the inventory and analysis inherent in this *Community Assessment*. This included the preliminary identification of issues and opportunities facing the community and its local governments. The Candler County Local Plan Coordination Committee will be formed to evaluate this *Community Assessment* and to develop the *Community Agenda*. The *Community Agenda* will delineate the goals, objectives, programs, and projects the community wishes to pursue to continue the progress, growth, and development of the county as an attractive community in which to live, work, and recreate. The Community Agenda defines the implementation strategy of the community to address identified issues and opportunities.

Format

The plan is organized by the two main components required by the Georgia Planning Act and the "Local Planning Requirements:" the *Community Assessment* and the *Community Agenda*. The plan does address the elements recommended for a comprehensive plan, including those at the Basic Level at which Candler County and its municipalities are required to plan. These include: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, there was an inventory and assessment to determine where the community was and had been, what were the current trends, and to help delineate and define issues and opportunities facing Candler County and its municipalities. The first section of the

comprehensive plan, the *Community Assessment*, accomplishes these steps and provides the foundation to decide what the community desires for its future growth and development, and how it plans to achieve its vision.

This *Community Assessment* and its examination of the community is organized by element and the requirements of the “Local Planning Requirements.” The inventory and analysis in the main body of the text are those necessary to illustrate current conditions and trends and to help define potential issues and opportunities. More data of potential interest, detailed tables, and some additional maps are included in the Appendix.

A Community Participation Program as required by the Local Planning Requirements to identify the scope and techniques of planned public participation of the plan (most importantly, the *Community Agenda*) is also included. The final components of the plan will include the *Community Agenda* as well as other appendices to address the Candler County Service Delivery Strategy. The Service Delivery Strategy is being updated concurrently in accordance with Georgia Department of Community Affairs’ requirements and to insure consistency and coordination.

Plan Development

As stated, *The Candler County Joint Comprehensive Plan* is being developed in accordance with the guidelines of the Standards and Procedures for Local Comprehensive Planning. It is being prepared with considerable community and public involvement, even at the *Community Assessment* stage. The Candler County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Candler County Board of Commissioners and both of the municipalities. This Executive Committee was responsible for policy direction and direct local government input and supervision. The Local Plan Coordination Committee to be formed to seek wide community stakeholder input will be comprised of the Executive Committee members and other representatives from public and private agencies, entities, and stakeholders important to the planning process. This process will involve even more citizens. Representatives are planned to include those from the Chamber of Commerce/Industrial Authority, school system, public agencies, environmental and cultural groups, social organizations, and other business and community leaders. This will allow for better coordination and a wider range of community input, both public and private, while insuring direct liaison and representation of a steering committee.

The public hearing required after the draft *Community Assessment* is prepared and prior to its submittal was held on a joint basis November 27, 2007 at the Candler County Community Center. The Joint Plan Executive Committee met a number of times to review and help identify any potential issues and opportunities and to delineate potential character areas. There was extensive interaction. A final meeting to review the entire *Community Assessment* in draft was also held. The Community Participation Program was reviewed and identified additional planned public and community involvement.

Staff from the Heart of Georgia Altamaha Regional Development Center provided general technical assistance, guidance, synthesis, analysis, mapping, writing, and editing assistance in development of this plan. However, ***The Candler County Joint Comprehensive Plan*** is a plan being prepared by and for the people of Candler County and its municipalities in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Candler County. The overriding concern throughout the plan's development is the idea, "What can be done to make our community a better place to live and work in the future?" It is the local citizenry who will benefit from plan implementation, and whose actions are necessary to carry out the plan and bring about their desired future.

SUMMARY OF KEY COMMUNITY ASSESSMENT FINDINGS

The following is a summary of key findings of the inventory and analysis of the *Community Assessment* for the Candler County Joint Comprehensive Plan. While this summary does not substitute for the more in-depth explanation and description found within the general text, it offers a quick glance look at needs and issues and will help in understanding the preliminary listing of issues and opportunities. This summary was presented at the required public hearing on the draft *Community Assessment* for a quick background and introduction to the general public. It is presented by each element of the comprehensive plan which are encouraged by the Local Planning Requirements to be explored in a community's self-evaluation.

Population

The 2006 Census estimated population of Candler County is 10,674 persons, while the City of Metter's is 4,305 persons and the Town of Pulaski is 300 persons.

The official 2000 Census population for Candler County, Metter, and Pulaski was 9,577, 3,879, and 261 persons, respectively.

The 2000 population of Candler County was the first official Census population which exceeded the County's 1920 Census population county of 9,228. Candler County's lowest official Census population county was 1970's 6,412.

Candler County is now growing faster than the U.S. as a whole, despite lagging way behind the growth rate of Georgia.

From 1980 to 2000, Georgia's population growth (50.6%) was twice the rate of the U.S. (25.2%) and Candler County (27.4%). Population growth in the City of Metter (9.9%) was only about one-third that of the county as a whole. The Town of Pulaski's population growth held virtually steady during the last two decades (1.6%).

Most of Candler County's growth over the last two decades occurred during the 1990s (23.7%), which was almost double that of the nation as a whole (13.2%) and slightly less than that of Georgia (27.0%).

Compared to its surrounding counties, only Bulloch County (56.4%) grew at a rate higher than Candler County (27.4%) over the last two decades (Evans – 24.5%, Tattnall – 23.0%, Emanuel – 5.0%).

The projected growth for Candler County from 2005-2030 is 66.4%.

Those persons age 65 and older in Candler County in 2000 (15.2%) was higher than Georgia (9.6%) and the U.S. as a whole (12.4%). About one-fourth of Candler County's 2000 population (24.7%) is age 55 and older, compared to 17.7 percent of Georgia and 21 percent of the U.S.

In 2000, Candler County's white population (65.4%) was essentially equal to that of Georgia (65.1%), but somewhat less than the U.S. (75.1%). The County's percentage of the Black population (27.1%) was just less than Georgia (28.7%), but was more than double that of the U.S. (12.3%). The County's Hispanic population (9.2%) was considerably higher than the rest of the state as a whole (5.31%) but somewhat less than the U.S. (12.56%).

More than four in ten (43%) of the County's population age 25 and older in 2000 had less than a high school level education, while another 29.3 percent had only a high school level education.

Among its surrounding counties in 2000, Candler County had a higher percentage of those with a post-secondary education than any of the other surrounding counties, with the exception of Bulloch. However, Candler County had a higher percentage of those with less than a high school level education than any of the surrounding counties and the lowest percentage of those with only a high school level education.

Between one-fifth and one-sixth (17.81%) of the County's households in 2000 had household incomes of less than \$10,000, which was considerably more than that of the state as a whole (10.13%) and was the single largest group percentage-wise in the county. The vast majority of the county's households had incomes of less than \$50,000. In the municipalities, roughly 7 in 10 households had incomes of less than \$35,000, while approximately 20% of households had incomes of less than \$10,000.

Economic Development

In 2005, the four largest sectors of employment in Candler County were Services, Local Government, Retail Trade, and Construction. In 1990, Services, Retail Trade, and Manufacturing were the largest sectors in terms of total employment.

The largest sectors of employment in Georgia in 2005 were Services, Retail Trade, Manufacturing, and State & Local Government.

The leading sector of Candler County in terms of earnings in 2005 was Services.

In 2005, the largest sector in total earnings in Georgia was Services, comprising almost one-third of the state's total earnings alone (29.94%).

Candler County's average weekly wages in 2005 were just under 60% of Georgia's with the Transportation sector in Candler County (116.54%) being the only local sector to surpass that of the state.

The County's percentage of Transfer Payments to Households was more than double that of the state as a whole in 2000 (9.13% vs. 4.04%). Another one-eighth (12.56%) of the county's total personal income consisted of Retirement Income.

The top occupations countywide in 2000 were machine operators, assemblers, and inspectors and precision production, craft, and repair (both about one-sixth of the total). Georgia's top occupation was professional and technical specialty. The leading occupations in the municipalities were: Metter (Service Occupations (not Protective or Household)), and Pulaski (Transportation and Material Moving).

Between 1990 and 2000, Candler County's total labor force grew at a rate that was slightly less than that of Georgia as a whole (21.48% vs. 26.54%).

The total of all males and females not in the labor force countywide in 2000 was noticeably higher than Georgia as a whole (45.94% vs. 33.7%).

Between 1990 and 2005, Candler County's unemployment rates were consistently within one-half percentage point either higher or lower than that of Georgia for each year, with the exception of the years 1998-2001 when the local unemployment rate was about a percentage point higher than the state. The County's rate fluctuated from a high of 5.6% in 1998 to a low of 4.2% in 2006.

During the 1990s, the percentage of Candler County residents comprising the county's workforce declined from 64.5% in 1990 to 59.5% by 2000.

Natural and Cultural Resources

DNR's Environmental Planning Criteria for Candler County include: Wetlands, Groundwater Recharge Areas, and Protected River Corridors (Ohoopie).

Floridan Aquifer is the principal source of groundwater.

Agriculture and forestry are the county's primary land uses. About 38 percent is considered prime farmland. County ranks 68th in Georgia for value of agricultural production.

Row/Forage crops are the primary Ag/Forestry commodity (cotton is top crop); county ranks 4th in state for onion production, 5th for hay, 6th for rye, 8th for wheat, 9th for soybeans, and 11th for both pecans and strawberries (2006).

County ranks 92nd in Georgia for timber production, and 87th for total forestry and related products.

6 animals and 19 plants on DNR's list of Special Concern Animals and Plants, 1 with federal status (Eastern Indigo Snake).

Most scenic areas associated with county's natural resources.

County has no major federal, state, regional parks/recreation areas, but is home to the Nature Conservancy's Charles Harrold Preserve (1st ecological preserve in Georgia) and the R.G. Daniell Preserve.

Candler County Courthouse, South Metter Residential Historic District, Old Metter High School, and former Candler County Jail – only properties currently listed in National Register of Historic Places, but others, such as Downtown Metter, are eligible.

At least 10 archeology sites currently recorded in UGA State Archeological Site File.

Approx. 614 historic properties recorded in 1981-1982 county-wide survey, but many more are historic (50 years old) now.

Housing

Candler County's total housing units increased by 37% (1,052 units) from 1980-2000, about 1/2 of Georgia's increase.

Losses in single-family units (-4%), most in Pulaski (lost 15.9%).

Both County and Metter had multi-family gains (37.9% and 9.6%, respectively), while Pulaski lost all 3 of its multi-family units.

Manufactured housing increased 4.1 times (by 1,102 units) in county from 1980-2000.

Candler County has larger percentage of manufactured housing than Region 9 or state, but less single-family and multi-family units than either.

Most of county's housing stock built within last 25 years (mostly manufactured housing), but generally older housing stock than the state, slightly newer than Region 9.

Dramatic decline in units lacking complete plumbing, but higher than state, except in Metter (about same as state) and Pulaski (all plumbing complete). The County and both cities range from nearly 3 to 15 times more likely than the state (even more so than the Region) to lack complete kitchen facilities.

Overcrowding is a growing problem in Candler County and Metter (higher than state and Region 9).

Housing vacancies less than Region, but more than the state.

73% of occupied county housing units are owner occupied (Metter and Pulaski with more renter occupied than Region or state).

Vacant units much less likely for sale in Candler County than Region or state. Much more likely for rent in Metter than elsewhere in county, Region, state. Vacant units in Metter much more likely for sale or rent (56.9%) than in county as a whole (27.9%). Pulaski had only 1 available rental property and none for sale in 2000 when data collected.

71.1% of householders county-wide are white, 24.4% black, 5.6% Hispanic; Metter with highest percentage black householders. Pulaski has the highest Hispanic population county-wide at 17.8%.

Householders in Candler County are more likely to be 65 or over than in Region and State, even more so in Metter and Pulaski.

Housing costs in Candler County are much lower than the state (about 57% less), but homeowners in county are more than twice as likely to live in poverty than those in Georgia as a whole, while renters are about two times as likely. Nearly 1 in 4 of county seniors (homeowners) live below the poverty level, while just under 8% of senior renters do (much higher in Metter at 15.7%). One-third of senior homeowners in Pulaski lived below the poverty line in 2000.

Occupied housing units projected to increase county-wide by 2030 by 95 percent, nearly doubling from 2000.

Community Facilities and Services

(This list includes findings/needs)

1. Transportation

Paving of dirt/connector roads; Georgia 46 upgrades; Metter Perimeter Road; Airport improvements (especially 8-unit T hangars, expand terminal building); East Vertia Street drainage improvements, Pine St. (Pulaski) curb and gutter; bicycle/pedestrian improvements

2. Water Supply and Treatment

Metter has extended and upgraded water lines, but needs expansion, especially south of I-16 and Hwy. 46 East; New tank and well needed; Pulaski needs to extend water lines on Pulaski-Statesboro Road to Pulaski Town Limits, and a back-up well; and possible future expansion to I-16

3. Sewerage System and Wastewater Treatment

Metter has extended and upgraded sewer lines/system extension, but needs expansion, especially south of I-16 and Hwy. 46 East; possible future system development in Pulaski

4. Solid Waste

New Solid Waste Management Plan recently adopted; Inert landfill, recycling facility needed

5. Public Safety

Metter Police Dept. facility to be upgraded in 2008, new facility in future, additional officers and equipment; Need to renovate holding cells at County jail facility; New Metter Fire Department facility planned (2008); Establish Pulaski Fire Station; Study feasibility of fire stations in northwest and southwest areas of County; Need new EMS facility

6. Hospital and Public Facilities

Hospital financial difficulties; Facility and equipment upgrades needed; New non-profit health clinic planned (2008)

7. Recreation

New Jack Strickland Community Center; Restroom upgrades; New linear park/walking trails linking Recreation Dept. and Industrial Park Pond Trail, GA 46 East; Bike paths; Possible future park/playground in Pulaski

8. General Government

Metter Public Works facility renovations (old boat manufacturing building); Pulaski Town Hall and Community Room recently renovated, Possible future acquisition/renovation of Pulaski School Gym

9. Educational Facilities

Renovations needed at Metter Elementary (HVAC system, kitchen) and at cafeteria adjacent to Board of Education complex; Water/Sewer; Future needs

10. Library and other Cultural Facilities

Library remodeled; Old school auditorium renovated, Depot; Community Center; Old Metter High School rehabilitation for museum; Downtown Pulaski buildings; Pulaski School Gym

Land Use

Candler County remains a largely rural county, but growth is accelerating.

Growth surged in early 20th Century because of railroad.

Growth relatively stable from peak in 1920 until WWII.

Growth and population declined significantly after WWII until 1970s. (I-16)

Growth spurt in 1970s and then stable in 1980s.

Growth steady since 1990s because of location/I-16/Bulloch County.

Growth may be accelerating in 2000s because of highways/location, in-migration, and residential growth.

Commercial/industrial growth concentrated in/ near Metter at I-16 and Exit 104, and to a lesser extent, GA Hwy. 46 East.

Residential growth increasing in recent years and is concentrating mostly south and east of Metter, near the Bulloch County line north of Pulaski, and GA Hwy. 121 North.

Growth momentum from location, sale of industrial timberlands, purchase of land by outside interests, and residential development.

Future opportunities for growth:

I-16, particularly Exit 104

Ga. Hwy. 46 corridor, mostly east

Ga. Hwy. 121 North

River Road toward Statesboro and other lands near Bulloch

Location near Bulloch County and Georgia coast

Access to Georgia ports

Ohoopie River, Charles Harrold and R.G. Daniell preserves, Fifteenmile and Canoochee creeks, and other abundant natural and cultural resources

Inexpensive land availability

Climate

Impediments/Obstacles to Growth:

Appearance of the County

Metter entranceways along GA Hwy. 46

Run-down/unkempt properties

Unregulated, manufactured homes

Lack of code enforcement outside of Metter

Lack of land use regulation outside of Metter

Need for public infrastructure, esp. water/sewer, to accommodate, facilitate, direct growth and development

Lack of public sewerage in Pulaski

Low tax base

Intergovernmental Coordination

No apparent conflicts among the three local governments of Candler County. All local governments are included in countywide Service Delivery Strategy.

Areas of on-going coordination and cooperation include: airport, animal control, elections and voter registration, law enforcement, recreation, road/street construction, road/street maintenance, solid waste collection, tax collection, the Woodpecker Trail, the Wiregrass Trail, the Heart of GA Altamaha RDC, and the Region 9 Economic Development Academy.

The potential for possible service merger/consolidation should be explored as appropriate.

Coordinated efforts are needed among all local governments in the area of land use planning and the establishment of any future land use regulations

There are some issues at this time arising from growth and development, particularly as it relates to the expanding residential growth in the eastern and southern portions of the county adjacent to Metter and to Bulloch County. No land use conflicts are present along the county's jurisdictional borders with adjacent counties.

Currently there are no serious service provision conflicts or overlaps.

POPULATION

Introduction

Population is the initial element identified in the Minimum Standards as required in a local comprehensive plan. Planning would be quite different for a rapidly expanding population than for a declining or stable one. Early identification of existing trends can stimulate and bring forward strategies to reverse directions and direct changes. The Population Element provides local governments with the framework to inventory the numbers and characteristics of their population, to determine trends, and to assess problems and opportunities. Such information serves as a foundation for decision-making in other elements of the plan to determine the community service and infrastructure needs, economic development strategies, and housing necessary to support the existing and future population. Determination of needed lands to accommodate expected population and growth are also made possible. Local desires, environmental, and other constraints, of course, further factor into this decision-making.

Data is presented in this section on population and demographics for Candler County and its two municipalities (Metter and Pulaski), both in tabular form as well as numerous charts to illustrate various points of discussion. Only those tables which are deemed useful to highlight a particular point(s) have been included in this section. More detailed tables concerning the different topics that are included in this section can be found in the Appendix of this Community Assessment. Although estimates of future populations are necessary and vital to the planning process, many demographers are reluctant to involve themselves in forecasts of small areas. This reluctance is the result of projection inaccuracies due to scale and the many variables involved. Considering the distance that many of today's workers commute, an increase in job opportunities would not necessarily result in a proportionate increase in the number of people residing in the county. Therefore, any projection technique utilized for small areas is at best an "educated guess" of what population levels might actually be in the future. This is especially true for information regarding the municipalities. When analyzing and assessing population data, it is

more important to note general size, scale, and trends rather than get caught up in specific numbers and slight discrepancies.

Total Population

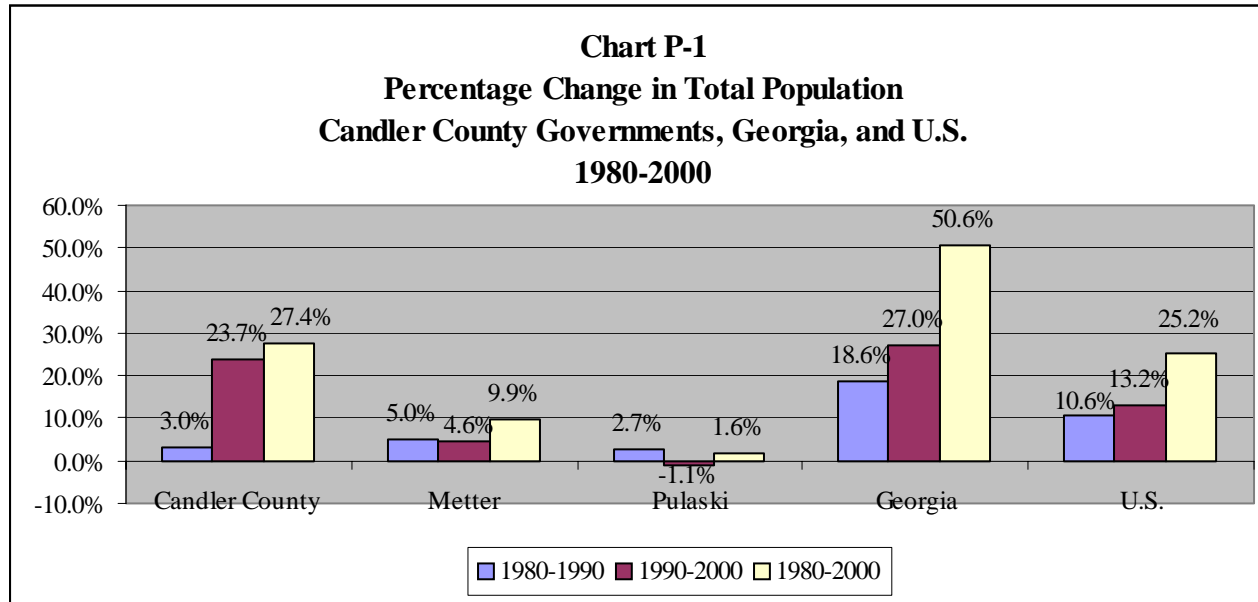
Table P-1 and Charts P-1 through P-3 provide information on current, historic, and projected population levels for Candler County and both of its municipalities in accordance with the Minimum Standards. Comparable information for Georgia and the United States is shown on Table P-1 and Chart P-1. Table P-1 and Chart P-1 also provide percentage of population change for comparison purposes, including those of Georgia and the U.S. Candler County has an estimated 2006 population of 10,674. The City of Metter is the county's largest municipality as well as the county seat. Its 2006 estimated population is 4,305. The Town of Pulaski, located in the eastern portion of the county, has an estimated 2006 population of 300. Candler County is a rural, non-metropolitan area with planted pine plantations dominating its landscape. The county's pine forests, along with its location along I-16 and adjacent to rapidly growing Bulloch County, has largely influenced its growth patterns over the years. The decline of manufacturing in the county in recent years has slowed growth somewhat, but the county's location and its natural and cultural resources quite possibly hold the keys to future growth and development.

Table P-1 and Chart P-1 are included to demonstrate the historic and current population trends within Candler County and how county and city population changes compare at state and national levels. The table uses 1980, 1990, 2000, and 2006 (estimate) figures, as compiled by the U.S. Bureau of the Census for Candler County and its municipalities to show recent growth trends. The chart uses the same data as that used in Table P-1 to show the percent change in population for each period. The information in the table and chart for Candler County shows that from the period between 1980 and 2000, the county's growth (27.4 percent) was slightly above the national growth average of 25.2 percent. However, the county's growth rate over this time was only about one-half that of Georgia, which grew at the rapid rate of 50.6 percent. Much of the county's shortfall, at least compared to state growth, can be attributed to less robust economic growth in the last two decades as compared to the state as a whole. In the period of 1980-1990, Candler County increased in population at just a 3.0 percent rate, while the state

**TABLE P-1
HISTORIC POPULATION AND PERCENT CHANGE
Candler County, Metter, Pulaski, Georgia, and U.S.
1980-2006**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2006	2000-2006 % Change	1980-2000 % Change
Candler County	7,518	7,744	3.0	9,577	23.7	10,674	11.5	27.4
Metter	3,531	3,707	5.0	3,879	4.6	4,305	11.0	9.9
Pulaski	257	264	2.7	261	-1.1	300	14.9	1.6
Georgia	5,462,989	6,478,216	18.6	8,229,820	27.0	9,363,941	13.8	50.6
United States	224,810,192	248,709,873	10.6	281,421,906	13.2	299,398,484	6.4	25.2

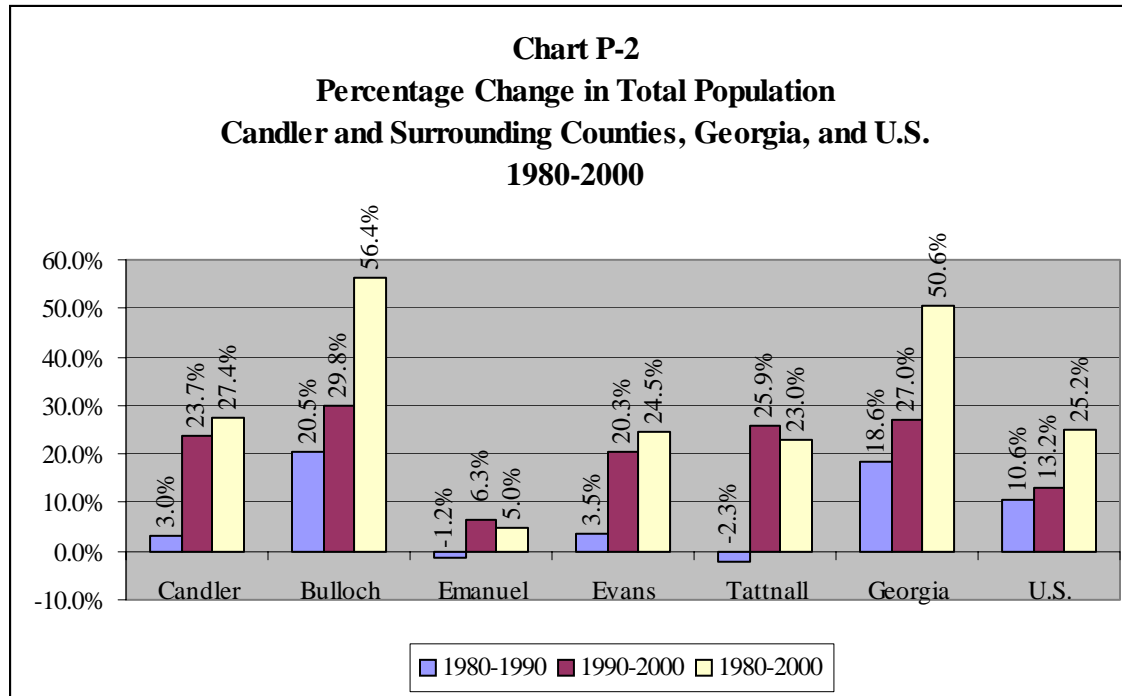
Sources: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2007.

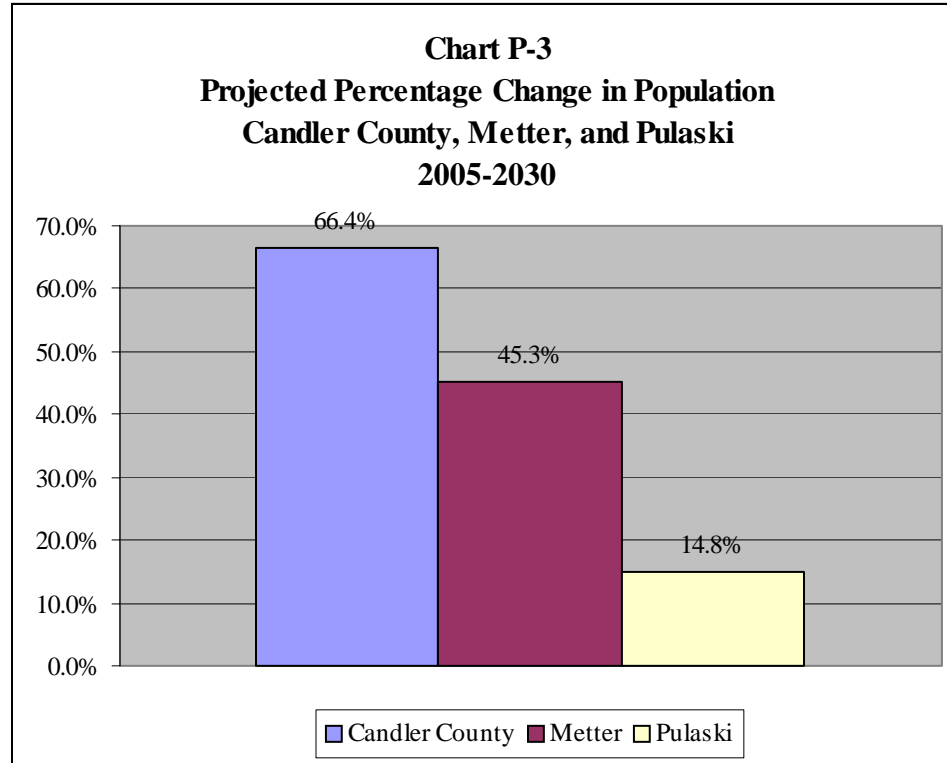


(18.6 percent) grew at a rate that was nearly double that of the nation (10.6 percent) for the same period. The county's growth rate rebounded strongly from the period of 1990-2000 (23.7 percent). The county growth rate was almost double the national growth (13.2) and approaching the rate of state growth (27.0). Over the last two decades, Candler County has continued to experience growth at a rate somewhat greater than the nation but significantly less than the state. The explosive growth in North Georgia and the Atlanta metropolitan area over the last 20 years tends to skew the data somewhat for the state as a whole, which has experienced population growth at twice the rate of the U.S. The U.S. is growing somewhat slower than Candler County, while Georgia is growing twice as fast. However, the county is growing despite its slower economic growth as compared to the rest of the state as a whole.

Chart P-2 depicts the percentage change in population for Candler County and its surrounding counties between 1980 and 2000. From 1980-1990, Candler County ranked third out of five (3.0 percent) in comparison to the growth rate of its surrounding counties. Candler County's growth was only higher than Emanuel (-1.2%) and Tattnall counties (-2.3%), while slightly below Evans County (3.5%) and well below the regional growth leader Bulloch County (20.5%). During the period 1990-2000, Candler County's growth remained third (23.7 %) among its surrounding counties, surpassed only by the growth experienced in Bulloch (29.8 %), and Tattnall (25.9 %) counties. Overall, for the 20-year period of 1980-2000, Candler County ranked second out of the five area counties with a 27.4 percent growth rate, exceeded only by the rapidly growing Bulloch County (56.4%).

Chart P-3 gives the projected percentage change in population for Candler County and its municipalities for the years 2005 through 2030. It is important to note that Georgia was not projected or included in Chart P-3 due to the 2030 projections for Georgia being unavailable. The Heart of Georgia Altamaha RDC staff projections, using an exponential growth formula provided by Microsoft Excel and also adjusted for Census estimates, show that Candler County is projected to increase its population percentage by 66.4 percent, or two-thirds, from 2005-2030. The City of Metter is projected to increase its population percentage the most of the two municipalities (45.3 percent), while the Town of Pulaski is projected to increase its population percentage by 14.8 percent during the same period.





Metter and Pulaski. Table P-1 shows the historic and current population for the City of Metter and the Town of Pulaski, while Table P-4 shows the projected population for both through the year 2030. The population growth amongst both municipalities can be described as generally slow but steady growth for the most part. From 1980 to 1990, Metter (5.0 percent) experienced an increase in population growth as did Pulaski (2.7 percent). From 1990-2000, however, Metter (4.6 percent) increased in population while Pulaski (-1.1 percent) experienced a slight decline. From 2000-05, both municipalities are estimated to have experienced growth with Metter growing by an estimated 11.8 percent and Pulaski by an estimated 13.8 percent. From 1980 to 2000, Metter's population growth (9.9 percent) was only about one-third that of the county as a whole, while Pulaski's growth during this time (1.6 percent) was minimal at best. This is likely the result of the general trend seen in other areas in recent years of more people desiring to live in the unincorporated areas as opposed to municipalities. The future projections through 2030 for the municipalities show that the population is expected to continue recent trends and increase steadily during the period from 2005 to 2030, as shown in Chart P-3.

Assessment

From 1980-2000, Candler County experienced population growth at a rate that was only about 50 percent that of the state but was slightly greater than the nation as a whole. The county and its municipalities continue to exhibit steady growth despite the significant lack of strong economic growth. What population growth that did occur early on was mostly the result of natural increase rather than the influx of new residents. However, the situation is changing thanks to the county's location along Interstate 16 and adjacent to Statesboro/Bulloch County, which has experienced enormous growth over the last two decades. As Bulloch County continues to grow, spillover effects are beginning to be seen in Candler County, both around Metter and particularly in and around Pulaski and the eastern portion of the county directly adjacent to Bulloch. Candler County appears to be emerging as a "bedroom community" of sorts for Bulloch County. The continuing growth highlights the county's assets for growth, including its location, continuing public infrastructure investment, and its abundant natural and cultural resources. Among surrounding counties, Candler County ranked second out of five from 1980 to 2000 with a growth rate of 27.4 percent, again due in large part to its location. In real terms, the county as a whole is experiencing solid and steady growth at this time. Most of this growth

continues to be predominantly in the unincorporated areas of the county, although some effects are beginning to be felt in both municipalities as well. Future projections show current trends for the county continuing to grow at a steady and healthy pace for the next 20-25 years or so, as well as both of the municipalities. These trends should continue, barring major economic development events occurring, be it the closing of another major employer, or the location of a major new establishment(s) bringing with it abundant jobs.

Households

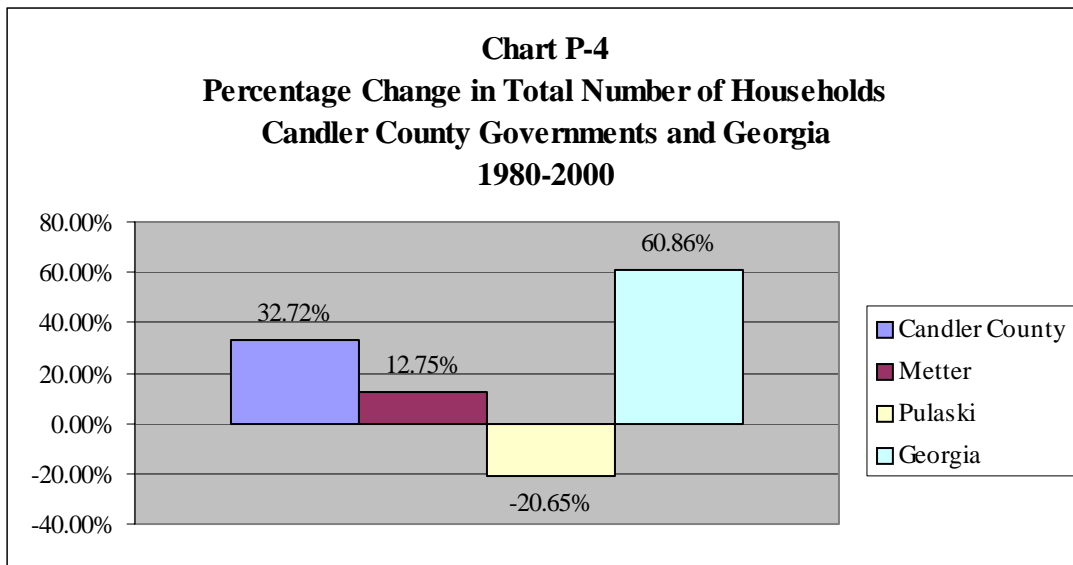
Table P-6 details the historic number of total households for Candler County, both of its municipalities, and Georgia from 1980 to 2000. Chart P-4 shows the percentage change in the total number of households for Candler County, its municipalities, and Georgia for the same time period.

As shown in Table P-6 and Chart P-4, the total number of households in Candler County increased by 832 from 1980 to 2000, which is an increase of one-third (33 percent) during that time. This is compared to a 27 percent increase in total population during the same period. In comparison, the total number of households in Georgia increased by almost 61 (60.86) percent, largely due to the explosive growth around the metro Atlanta area. This was nearly double the rate of the county's growth. The greater household than population increase is reflective of the national trend of declining household size. Candler County is no exception to this rule, which had its average household size steadily decrease from 2.86 persons in 1980 to 2.63 in 1990, only to rise somewhat to 2.72 in 2000. This increase is likely due to an influx of younger families moving into the county, as evidenced by the solid rate of population experienced during the 1990s, along with a noticeable increase in the local Hispanic population. The county had a slightly higher average household size than the state in 1980, but by 1990 the opposite was true. By 2000, however, the county's population growth had reversed the trend to the point that the county's average household size (2.72) is once again higher than Georgia (2.65), and the gap is wider than it was prior to 1980. However, it is expected that this trend should reverse itself over time as Candler County is projected to have an average household size by 2025 of 2.55 while Georgia is projected to have an average household size of 2.63.

**TABLE P-6
TOTAL NUMBER OF HOUSEHOLDS
Candler County, Metter, Pulaski, and Georgia
1980-2000**

Total Households	1980	1990	2000
Candler County	2,543	2,828	3,375
Metter	1,216	1,353	1,371
Pulaski	92	73	73
Georgia	1,869,754	2,366,615	3,007,678

Sources: U.S. Bureau of the Census, 1983, www.census.gov, 2007
(STF 1 data was used to obtain 1990 figures. SF 1 data was used to obtain 2000 figures.)

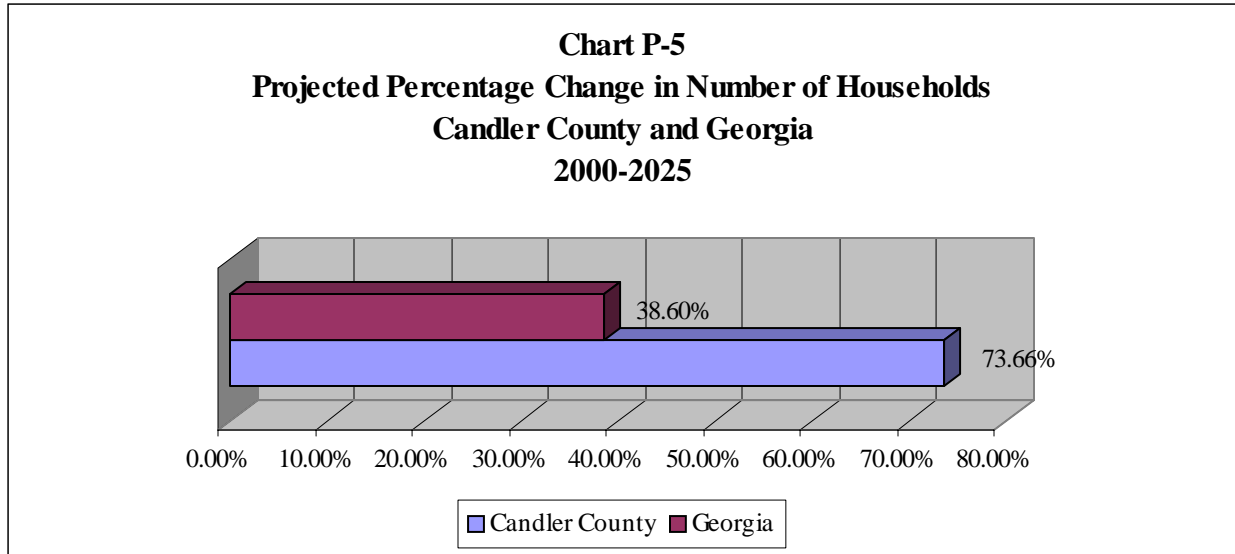


Also, Candler County’s average household size was much higher than the national average over the last two decades, with the exception of 1990 when both were equal. This trend is expected to continue until 2025, when the county’s average household size is expected to last fall below that for the nation as a whole. It is interesting to note that with Georgia’s booming population, the state’s average household size is expected to remain slightly higher than the nation through 2025, as both are expected to remain fairly stable.

Households are expected to increase about 74 percent in Candler County to a total of 5,861 in 2025, based upon adjusted figures, as shown in Chart P-5. This is almost double the

projected Georgia net increase of roughly 39 percent during the same period. While the county continues to see steadily expanding increase in the number of households and a slow decrease in average household size, which is expected to go from 2.72 persons per household in 2000 to 2.55 in 2025, it should be somewhat below that of the state's 2025 estimate of 2.63. Since households are equivalent to occupied housing units, a fairly significant amount of net housing units will be needed in the county to accommodate the number of households that are expected (See Housing Element for projected housing figures). The strong projected increase in population growth could potentially put some pressure on the local housing market, but likely not overwhelmingly so.

Metter and Pulaski. Total households increased only minimally during the period of 1980-2000 in the largest municipality of Metter, as shown in both Table P-6 and Chart P-4, and actually decreased significantly in the Town of Pulaski. Metter experienced a net gain of 155 households, or 12.75 percent, between 1980 and 2000. The majority of Metter's household growth occurred during the 1980s as the city gained 137 households, before increasing by just 18 additional households, between 1990 and 2000. This would be consistent with the general moderate increase in population during this same time. Meanwhile, Pulaski experienced a dramatic decline in total households over the last two decades, with a sharp decrease of some 20.65% between 1980 and 2000. This coincided with the very minimal, virtually stagnant, gain in the City's overall population during this same period of time, likely due in some part to natural increase in addition to others leaving for the unincorporated areas of the county. Future projections show that steady increases in the number of households are anticipated to continue for both of the municipalities, again consistent with the strong, steady projected population increase. Metter is projected to add a net total of 935 new households by 2030, or a gain of 68.2 percent from 2000. This percentage gain would be just slightly below the roughly 74 percent gain projected for the county. Pulaski is projected to increase in households by roughly one-fourth over the next 25-30 years, but well below the growth that is projected for the unincorporated areas. Average household sizes are expected to continue to decline in the municipalities through 2030.



Assessment

Because of the trend of population migrating more to the unincorporated areas of Candler County, the county was actually the recipient of the largest actual and percentage increase in the number of households in the county from 1980-2000. Only modest changes at best have occurred overall in the municipalities, and their percentage growth is projected to be significantly below that of the county through 2030. As of 2000, Candler County had a larger average household size than that of the United States and Georgia. Future trends project the county to continue to have a smaller average household size than the state by 2020 and the nation by 2025. The increased numbers of households in Candler County can be attributed to smaller household sizes within the county, in addition to actual significant population growth. Solid and steady increases in the total number of households are anticipated for the county and Metter through 2030, with a smaller but still steady increase projected for Pulaski. Average household sizes expected to continue to decline through 2030. Together these projections seem to reflect a significant increased demand for new housing. The strong population growth that is expected is projected to be sufficient enough to warrant some additional pressures on the local housing market, but not likely in an overwhelming manner for the foreseeable future.

Age Distribution

The current and historic population by age distribution for Candler County, Georgia, and the U.S. is shown in Table P-9. Chart P-6 displays the percentage of age distribution in 2000 for Candler County, Georgia, and the U.S., based on Table P-9. The same information is shown for Candler County and its municipalities for 1980-2000 in Table P-11.

Candler County is in some respects like most counties in terms of its age structure. A combination of two categories, the less than 25 and 25-54 categories, represented a combined 75.3 percent of the county's population in 2000. This trend is not just a county trend because these same two combined categories represent 78.9 percent of the U.S. population in 2000 and 82.3 percent of Georgia's population in 2000, as shown in Table P-9 and Chart P-6. However, all three experienced decreases in the less than 25 age population from 1980-2000 in terms of percentage of overall population. Candler County ranks noticeably above the U.S. and well above Georgia in terms of its elderly percentage of total population at 15.2 percent in 2000, as shown in Table P-9 and Chart P-6. This county percentage, like the state and nation, is a decrease from the number in 1990. The county percentage was above both the national number of 12.4 and the state number, which was at 9.6 percent in 2000. The county's percentage of those ages 55-64 was also slightly higher than both the state and the nation. The county's population is somewhat older than the state and slightly older than the nation, as shown in Table P-9 and Chart P-6.

Table P-11 shows the raw numbers from 1980-2000 for 10 age categories. In the five age categories from zero to 24, Candler County experienced an increase in all of the age categories with the exception of the 14-17 age category. In the five age categories 25 and up, Candler County experienced an increase in all categories, particularly in respect to those persons age 35-

TABLE P-9
HISTORIC POPULATION AGE DISTRIBUTION
Candler County, Georgia, and U.S.
1980-2000

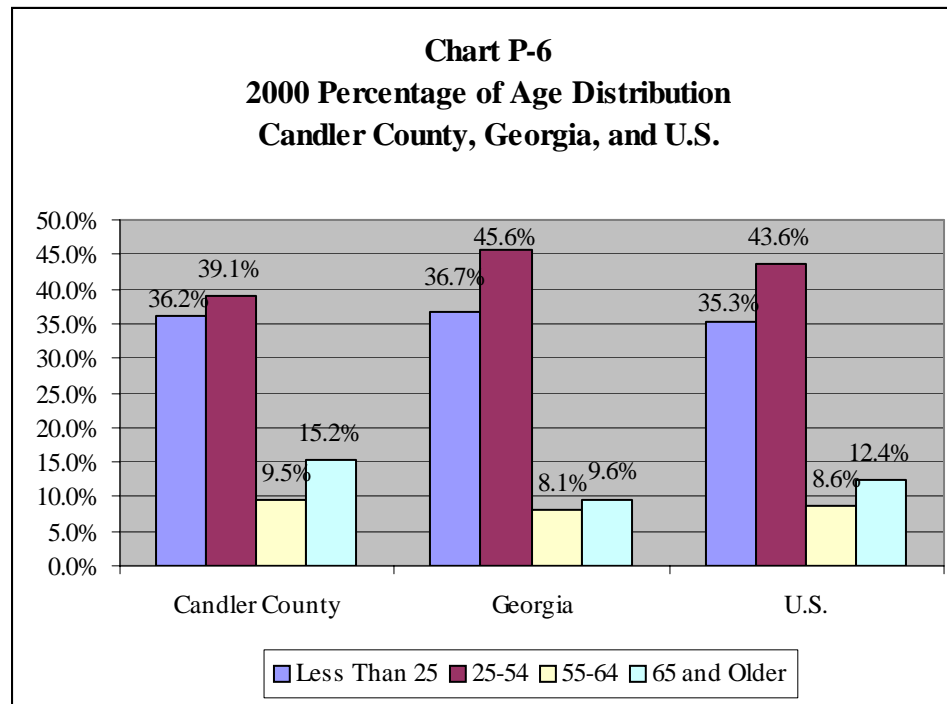
	United States			Georgia			Candler County					
	Percent			Percent			Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	100	100	100	100	100	100	100	100	100	7,518	7,744	9,577
Less Than 25	41.4	36.5	35.3	43.5	39.7	36.7	39.9	37.2	36.2	2,997	2,879	3,471
Age 25-54	37.7	42.6	43.6	38.6	46.0	45.6	33.1	37.5	39.1	2,487	2,907	3,744
Age 55-64	9.6	8.4	8.6	8.5	3.8	8.1	10.8	8.9	9.5	811	686	909
Age 65 & Over	11.3	12.5	12.4	9.4	10.5	9.6	16.3	16.4	15.2	1,223	1,272	1,453

Sources: US Bureau of the Census, Census of Population, 1983 (1980 data); www.census.gov, 2007 (1990 and 2000 data).

**TABLE P-11
HISTORIC POPULATION BY AGE DISTRIBUTION
Candler County, Metter, and Pulaski
1980-2000**

	Candler County			Metter			Pulaski		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	7,518	7,744	9,577	3,531	3,707	3,879	257	264	261
0 – 4 Years Old	522	574	685	236	269	276	12	17	16
5 – 13 Years Old	1,163	1,122	1,455	512	552	544	18	25	16
14 – 17 Years Old	563	408	428	242	196	169	11	7	14
18 – 20 Years Old	336	364	421	146	173	172	5	10	9
21 – 24 Years Old	413	411	482	185	183	187	10	14	12
25 – 34 Years Old	1,043	1,034	1,230	460	453	435	23	29	29
35 – 44 Years Old	753	1,060	1,266	358	483	452	13	28	24
45 – 54 Years Old	691	813	1,248	306	377	490	29	21	36
55 – 64 Years Old	811	686	909	400	328	376	45	21	25
65 Years and Over	1,223	1,272	1,453	686	693	778	91	92	80

Sources: US Bureau of the Census, Census of Population, 1983 (1980 data), www.georgiaplanning.com, www.census.gov, 2007 (1990 and 2000 data).



44 and 45-54. The City of Metter experienced an increase in all but three age categories (14-17, 25-34, and 55-64), while 21-24 essentially remained the same. The Town of Pulaski experienced a decrease in three age categories (5-13, 55-64, and 65 years and older).

Assessment

In Candler County as well as both the City of Metter and Town of Pulaski, that portion of the population that is between 25-54 years of age was the fastest rising segment of the total population from 1980 through 2000. Those persons between the ages of 55 and 64 increased slightly in the county both in absolute numbers and as a percentage of the total population, but actually declined somewhat in both of the municipalities. Further interesting to note is that Pulaski also experienced a decline in those persons age 65 and older, which is unusual for a very small municipality where elderly residents typically make up a significant percentage of the population. Current trends appear to indicate that the county's population is actually getting younger, as opposed to many rural areas where the opposite is true. Perhaps this should not be surprising given the recent rise in the number of young families locating to the county, a positive ripple effect of the spillover growth that the county is currently experiencing from neighboring Bulloch County. There has also been a noticeable increase of the number of Hispanic families locating in the county, although that number can sometimes be hard to precisely quantify. These families typically tend to be younger in nature, thus helping to make the overall population more youthful. These recent trends are atypical for a rural area, which normally depicts a growing elderly population because of higher numbers in the middle age and older population age categories. This will present a unique challenge to local governments in meeting the different service needs that a younger population requires, particularly in areas such as educational and recreational opportunities, among others.

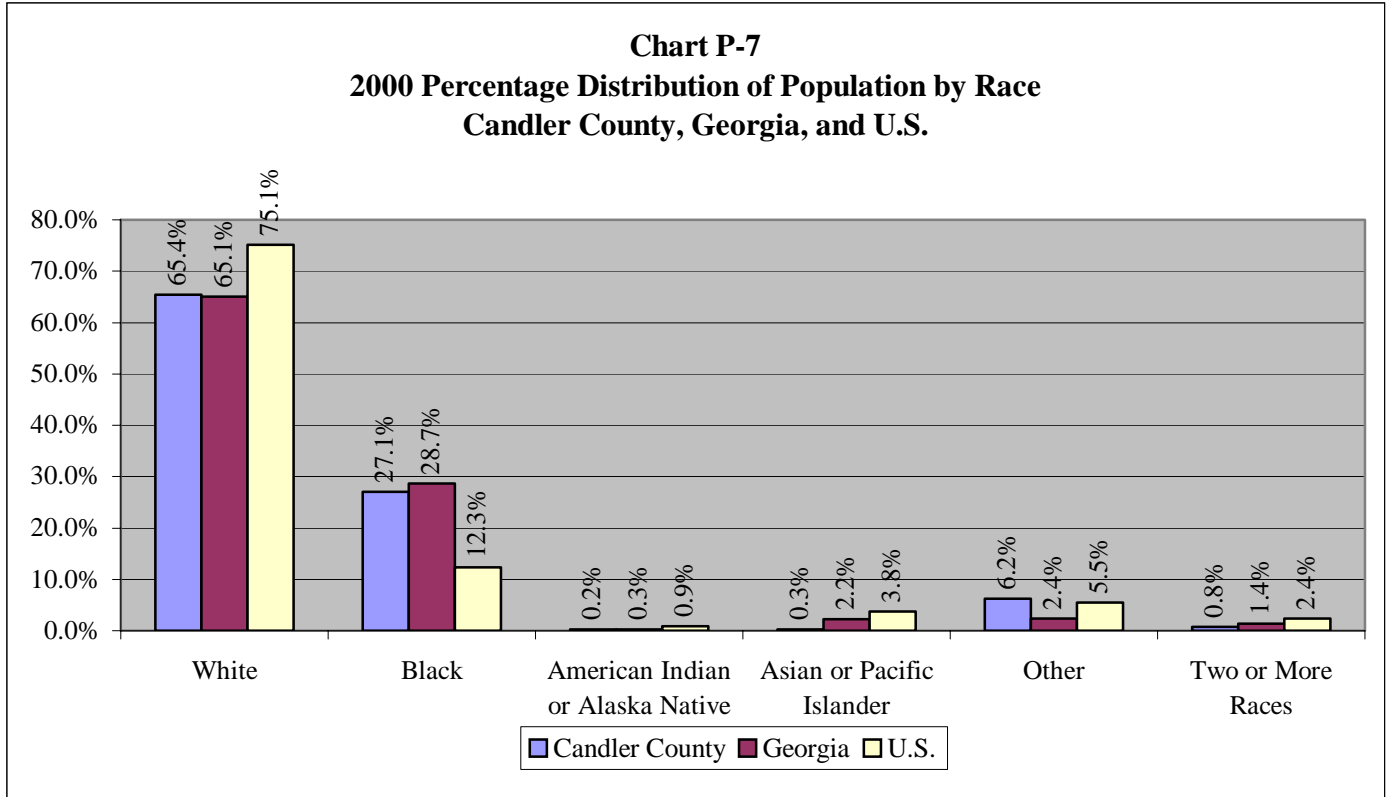
Racial Composition

Table P-17 and Chart P-7 deal with the current racial composition of Candler County, Georgia, and the United States. Table P-17 shows that as of 2000, the largest reported minority in Candler County, Georgia, and the U.S. were Blacks, which made up 27.1, 28.7, and 12.3 percent, respectively. There are currently more than twice as many blacks (27.1 percent) in the county compared to the U.S. (12.3 percent) and just slightly less than the state (28.7 percent). In Georgia, two categories (Black and White) combined to make up 93.8 percent of the total

TABLE P-17
PERCENT OF POPULATION BY RACE
Candler County, Georgia, and U.S.
2000

	United States	Georgia	Candler County
TOTAL Population	100	100	100
White	75.1	65.1	65.4
Black	12.3	28.7	27.1
American Indian or Alaska Native	0.9	0.3	0.2
Asian or Pacific Islander	3.8	2.2	0.3
Other	5.5	2.4	6.2
Two or More Races	2.4	1.4	0.8

Source: U.S. Bureau of the Census, www.census.gov, 2007.



population, while in Candler County they combined to make up 92.5 percent in 2000. The largest race categories excluding whites and blacks are the Other category for the county, state, and the U.S. From 1980-2000, all of the race categories experienced an increase for Georgia and the U.S. From 1980-1990, the White race category essentially held steady in terms of the percentage of the total population in Candler County before slightly declining during the 1990s. The race categories of American Indian or Alaska Native and Asian or Pacific Islander increased minimally in absolute numbers while increasingly significantly in terms of percentages due to their limited numbers. Those listing the Other category experienced a substantial increase over the last twenty years.

The most dramatic change that has taken place in the county's overall population since 1980 has been the explosive rise in the number of Hispanic residents. Over the last twenty years, Candler County's Hispanic population has risen dramatically from 92 in 1980 to 882 as of 2000, according to Census data. This is an increase of some 859 percent and is far and away the fastest growing segment of the local population, as it is in many other parts of the state. The greatest contributor to this emerging trend locally is perhaps the presence of a large number of agricultural jobs, in particular the presence of Crider Poultry located in Stillmore in neighboring Emanuel County, in addition to a large number of area farms participating in the local Vidalia Onion industry as well as the emerging presence of the local pine straw industry.

In 2000, both of the municipalities in Candler County were dominated by Whites and Blacks. Since 1980, the two categories have declined in the percentage of the population in Pulaski. In Metter, there was an increase in the Black race category and a decrease in the White race category since 1980. The percentage of Whites declined from 67.6 in 1980 to 55 percent in 2000, while the percentage of Blacks increased from about one-third of the city's population in 1980 to 40 percent as of 2000. The dramatic rise in the number of Hispanics has been felt in both municipalities as well, although not to the same extent as the county as a whole. Hispanics in Metter increased from 55 in 1980 to 204 in 2000, while Pulaski had 58 Hispanic residents in 2000 after none were reported in 1980.

Assessment

The racial composition of Candler County, both of its municipalities, Georgia, and the U.S. in 2000 is still largely dominated by Whites and Blacks. However, since 1980 the predominance of the two categories combined has declined somewhat in terms of the percentage of the total population. As these categories decline in terms of percentage, Hispanics are emerging as an increasingly significant portion of the population. This is particularly the case in the unincorporated areas, but even the two municipalities are beginning to see signs of an increase as well. All of the other race categories are expected to grow at a moderately slow pace in terms of absolute numbers. The shifting racial demographics of the local population will inevitably present interesting challenges to local governments in terms of language and cultural barriers, education, and other service provisions.

Educational Attainment

Tables P-23 and P-24 and Charts P-8 and P-9 provide information on current and historic education levels of the adult population in Candler County and its municipalities. In Table P-23 and Chart P-8, Georgia is included for comparisons in educational attainment of the percentage of persons 25 and older. Table P-24 and Chart P-9 compare the educational attainment of persons 25 and older in Candler County to those in surrounding counties and the State of Georgia.

Candler County has a less educated population in comparison to the state, as shown in Table P-23. This is not all that unexpected with the county being a predominantly rural area, where lower educational levels are common. In 2000, Candler County lagged behind the state in every category. However, the county has made improvements in all categories since 1980, with the exception of those with a 9th to 12th Grade education but no diploma. Over the last two decades, the percentage of county residents with less than a ninth grade education has declined by some one-half (36.3 percent to 17.9 percent). However, this is still more than twice the rate of Georgia as a whole (7.6 percent). Those with a ninth to twelfth grade education but did not

TABLE P-23
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Candler County, Metter, Pulaski, and Georgia
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Candler County								
1980	4,521	36.3	23.0	22.0	9.7*	N/A	6.4	2.6
1990	4,881	23.7	23.0	29.6	10.5	3.3	5.9	4.0
2000	6,166	17.9	25.1	29.3	13.9	3.6	6.9	3.3
Metter								
1980	2,204	35.3	22.4	20.2	11.9	NA	7.1	3.2
1990	2,335	23.9	23.4	27.7	12.6	3.0	5.4	4.1
2000	2,494	17.4	27.9	27.0	13.4	3.2	7.6	3.5
Pulaski								
1980	207	53.6	23.7	12.6	1.9	N/A	6.3	1.9
1990	169	60.4	13.6	14.8	5.3	1.8	1.8	2.4
2000	201	41.8	10.4	26.4	10.9	8.0	2.0	0.5
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Census Bureau, 1983, www.census.gov, 2007 (STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

* - 1980 Census data did not differentiate between those with Some College (No Degree) and those with an Associate Degree.

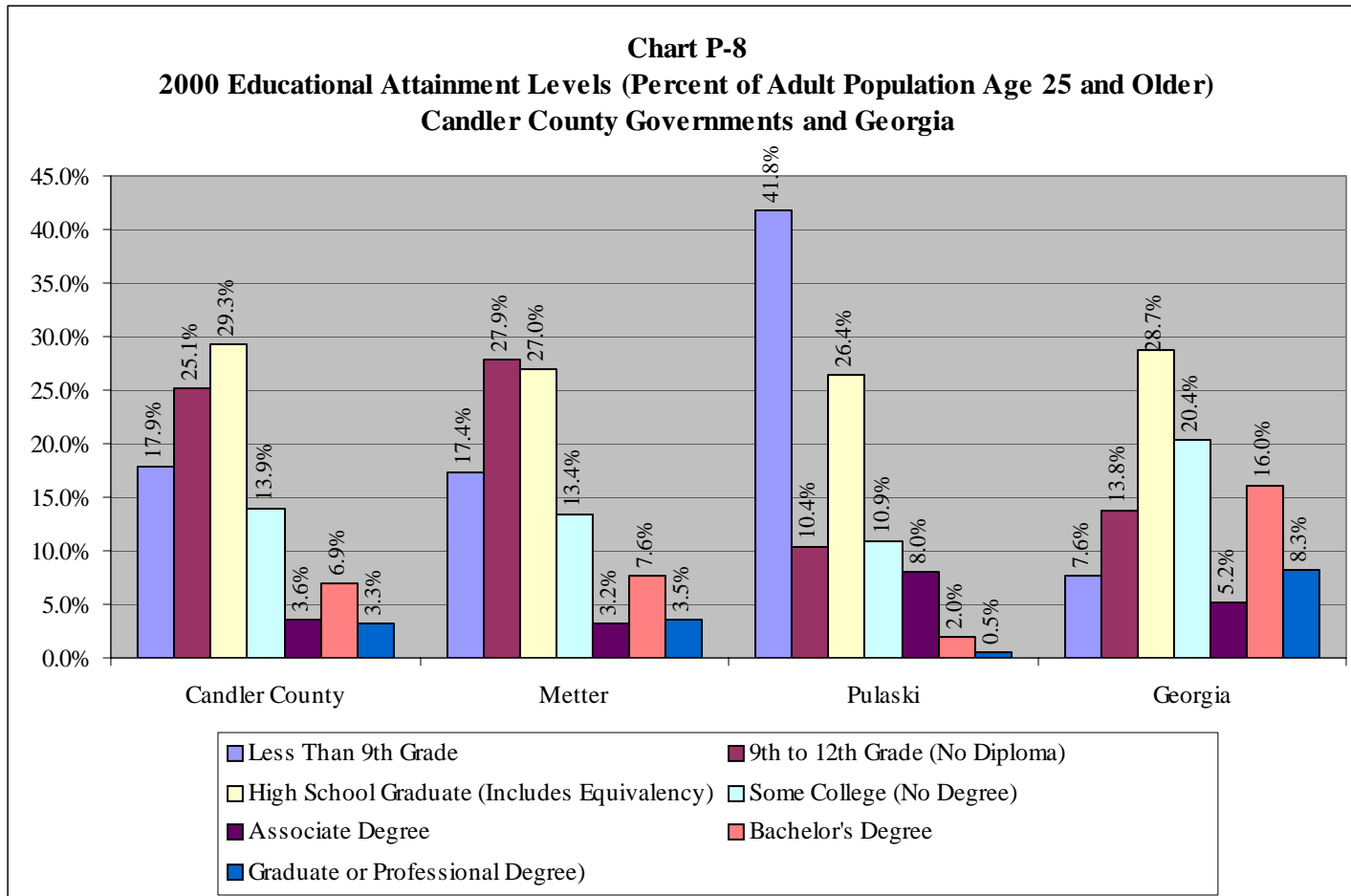
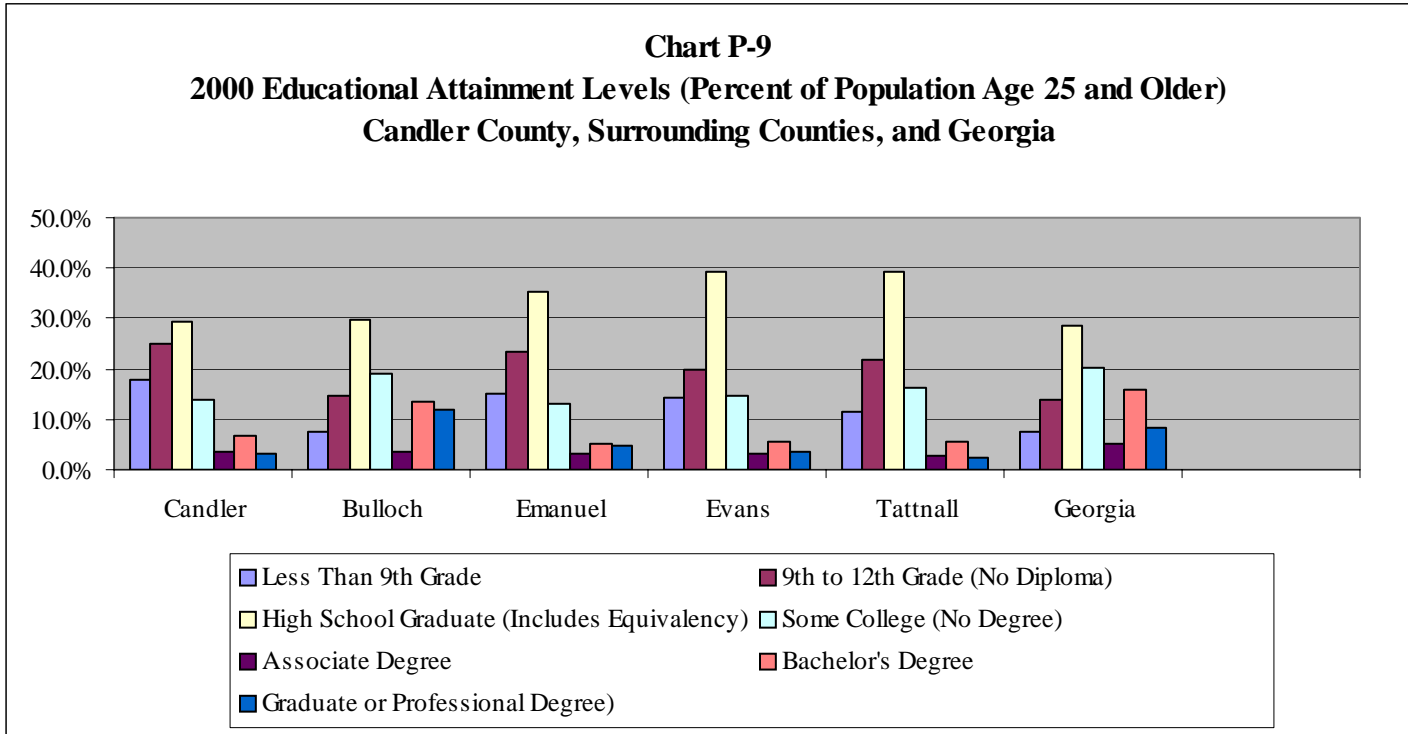


TABLE P-24
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Candler County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Candler								
1980	4,521	36.3	23.0	22.0	9.7*	N/A	6.4	2.6
1990	4,881	23.7	23.0	29.6	10.5	3.3	5.9	4.0
2000	6,166	17.9	25.1	27.3	13.9	3.6	6.9	3.3
Bulloch								
1980	17,819	27.0	21.1	24.3	12.0*	N/A	8.7	6.9
1990	22,331	13.5	19.0	30.6	13.8	3.3	10.8	9.1
2000	28,740	7.5	14.6	29.7	19.2	3.7	13.5	11.9
Emanuel								
1980	11,715	37.7	23.9	23.4	7.8*	NA	4.7	2.6
1990	12,419	22.8	24.6	30.0	9.9	3.7	5.4	3.6
2000	13,465	15.0	23.5	35.2	13.2	3.0	5.2	4.8
Evans								
1980	4,635	35.4	21.6	26.9	9.0*	NA	4.7	2.5
1990	5,376	20.4	21.1	36.0	10.0	3.8	5.1	3.6
2000	6,540	14.3	20.0	39.2	14.6	3.0	5.5	3.5
Tattnall								
1980	10,893	31.6	24.1	29.1	10.1*	N/A	5.2	1.9
1990	11,654	20.6	22.0	37.8	10.5	2.7	4.9	1.6
2000	14,688	11.7	22.0	39.2	16.3	2.9	5.5	2.3
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2007 (STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

* - 1980 Census data did not separate those with Some College (No Degree) and those with an Associate Degree.



In terms of surrounding counties, Candler County consistently has had more college graduates in its population than most of its neighbors, with the exception of the regional growth center of Bulloch County. Some 14 percent of Candler County's population had some type of college degree in 2000, although this was roughly one-half of Bulloch County's 29 percent. However, this is not surprising given that Bulloch County is the home of Georgia Southern University, and thus many graduates choose to remain in the area upon graduation. However, among its surrounding counties in 2000, Candler County (43%) also had a greater portion of the population with less than a high school level education than any of the surrounding counties, as shown in Table P-24 and Chart P-9. In both the categories of Less Than A Ninth Grade Education and those with a 9th to 12th Grade Education (No Diploma), Candler County's percentages were higher than any of the surrounding counties with Emanuel being the next closest county. On the other hand, the county's percentage of those with an Associate's Degree (3.6%) and a Bachelor's Degree (6.9%) was higher than the other counties, with the exception of Bulloch County (3.7% and 13.5%, respectively). However, Candler County (13.9%) had a lower percentage of those with Some College (No Degree) than any of the surrounding counties, except for Emanuel (13.2%), and also had a lower percentage of those with a Graduate or Professional Degree (3.3%) than all but Tattnall County (2.3%).

Metter and Pulaski. The 2000 percentage of those without a high school diploma was higher in all of the municipalities (anywhere from 45.3 percent in Metter to 52.2 percent in Pulaski), than the county as a whole (43 percent), likely due in part to an older population in the cities than in the unincorporated area. Pulaski also had a lower percentage of college-educated residents (10.5 percent) than the county (13.8 percent), while Metter had the highest percentage in the county (14.3 percent). The lowest educational attainment rates overall tended to be in Pulaski, where over 4 in 10 of the citizens had less than a ninth grade level education and over 50 percent still did not have a high school diploma. The highest educational attainment levels in the county were pretty comparable between Metter and the unincorporated area, where the City had slightly more college graduates than the county but slightly higher numbers of those without a high school level education.

Assessment

Candler County continues to lag behind in efforts to have a more educated population than Georgia. From 1980-2000, Candler County saw a decrease in the percentage of its population with no high school diploma, and an increase in those who had at least a high school diploma. However, these trends seem to be well behind state and national trends, where both are seeing its numbers of those with only a high school diploma decrease, but those moving on to the college level increase. For those in Candler County and its municipalities who are moving on to college-level education, there are increasing numbers of those receiving degrees of some type over the last decade, if only slightly so. In any case, these numbers are considerably behind the state as a whole. Clearly there is a sort of educational divide where local numbers of those without a high school level education are greater than the surrounding area, but at the same time local numbers of those with a college degree are also greater than most of the surrounding area. These trends bear serious consequences in that they present barriers for the county to attract economic development. The overall low skill levels of the local population must be addressed for the county to attract the kind of growth it desires. Fortunately, there are some programs in place to address the skill levels of the labor force. These will be discussed in the Economic Development element.

Income

Per capita incomes for Candler County, Georgia, and the U.S. from 1980-2000, as shown in current dollars, are shown in Table P-26, and per capita incomes for all three in addition to the county's municipalities, as shown in actual dollars, are included in Table P-27. Chart P-10 shows Candler County's per capita income as a percentage of that of Georgia and the U.S. in current dollars from 1980 to 2000, while Chart P-11 shows the percentage change in per capita income for all three from 1980 to 2000. Table P-30 shows the percentage of household income distribution for Candler County and makes a comparison with the state, while Table P-31 shows the percentage distribution of household income for the municipalities. Chart P-12 depicts the 2000 percentage distribution of household income for the county, municipalities, and the state to highlight ongoing trends.

From 1980 to 2000, Candler County's per capita income increased significantly less than Georgia and the U.S. in current dollars in terms of absolute numbers, as shown in Table P-26. In absolute numbers, Candler County's per capita income increased by \$13,566, or 251.8 percent, to \$18,954 from 1980 to 2000, as shown in Chart P-11. At the same time, Georgia's per capita income increased by \$19,677, or 233.5 percent, to \$28,103 between 1980 and 2000, and the U.S. per capita income increased by \$19,698, or 195.8 percent, to \$29,760. Candler County's 1980 per capita income of \$5,388 was 64 percent of the state's 1980 per capita income and 53.3 percent of the national per capita income, as shown in Chart P-10. By 2000, however, the gap between the county's per capita income and both that of the state and nation had closed slightly, as the county's per capita income had become 67.7 percent of Georgia's per capita income and 63.5 percent of the U.S. figure. Georgia's per capita income, which was 83.7 percent of U.S. per capita income in 1980, was 94.4 percent of the nation's per capita income by 2000, as the state's strong economy helped to generate healthy income growth for the state as a whole. Based on current dollars, the county's per capita income is failing to keep up with the growth of the state and nation as a whole, while the state continues to close the gap with the rest of the U.S.

TABLE P-26
PER CAPITA INCOME
Candler County, Georgia, and the U.S.
1980-2000

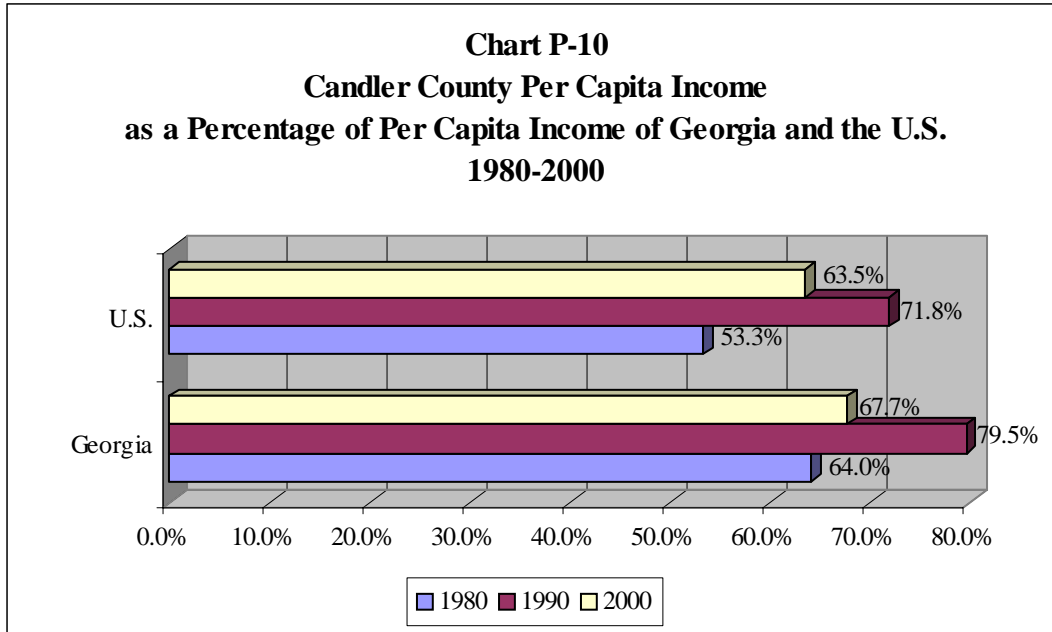
Income per Capita (Current \$)	1980	1990	2000
Candler County	\$5,388	\$13,991	\$18,954
Georgia	\$8,420	\$17,603	\$27,988
United States	\$10,114	\$19,477	\$29,843

Source: Bureau of Economic Analysis, Regional Economic Information System, 2007. All dollar estimates are in current dollars and are not adjusted for inflation.

TABLE P-27
PER CAPITA INCOME
Candler County Governments, Georgia, and the U.S.
1980-2000

Income per Capita (actual \$)	1980	1990	2000
Candler County	\$4,697	\$9,293	\$12,958
Metter	\$4,347	\$9,504	\$14,308
Pulaski	\$3,226	\$6,019	\$11,446
Georgia	\$6,402	\$13,631	\$21,154
United States	\$7,298	\$14,420	\$21,587

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2007 (STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).



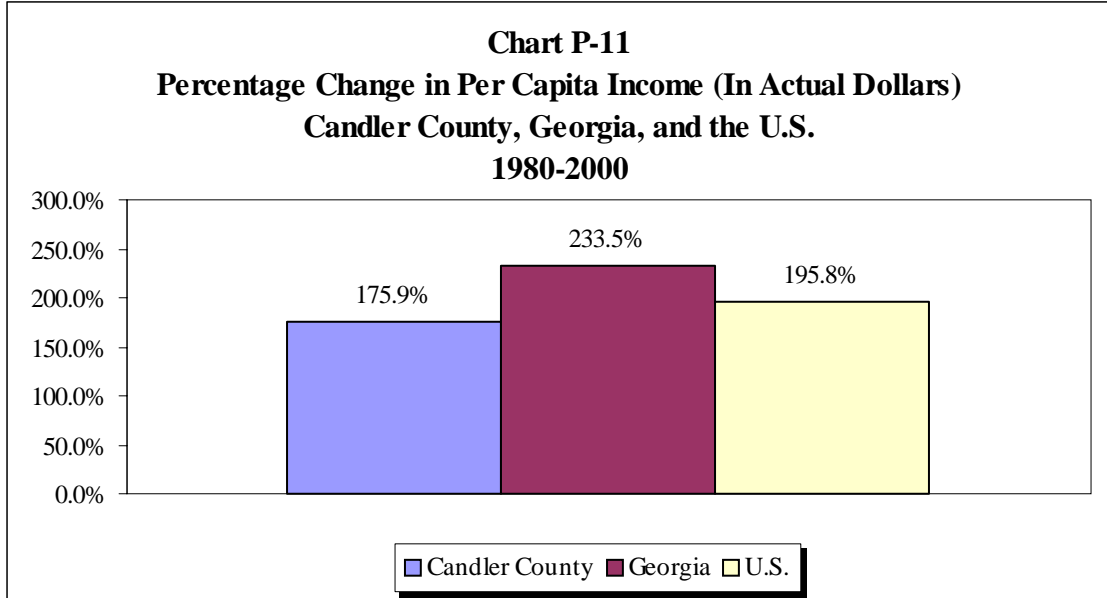


TABLE P-30
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Candler County and Georgia
1980-2000

Category	Candler County			Georgia		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	24.50%	13.27%		16.20%	7.90%	NA
Income \$5,000 - \$9,999	25.96%	14.41%	17.81% ^{6/}	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	17.51%	13.27%	12.26%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	11.91%		10.84%	14.19%	8.87%	5.91%
Income \$20,000 - \$29,999			15.18%	11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	14.91% ^{1/}	32.76% ^{4/}	7.41%	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999			5.91%	5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	2.64% ^{2/}	14.37% ^{2/}	7.27%	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999			8.24%	2.04%	7.61%	9.24%
Income \$60,000 - \$74,999		8.89% ^{5/}	6.62%	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999		1.07%	4.87%	2.57%	4.63%	10.36%
Income \$100,000 or more	2.56% ^{3/}	1.96%	3.60%	1.52%	3.81%	12.34%

^{1/} Includes the \$20,000-\$29,999 and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999, \$60,000-\$74,999, \$75,000-\$99,999, and \$100,000 or more income categories.

^{4/} Includes the \$15,000-\$19,999, \$20,000-\$29,999, and \$30,000-\$34,999 income categories.

^{5/} Includes the \$50,000-\$59,999 and \$60,000-\$74,999 income categories.

^{6/} Includes the less than \$5,000 and \$5,000-\$9,999 income categories.

Source: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2007.

TABLE P-31
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Metter and Pulaski
1980-2000

Category	Metter			Pulaski		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	13.51%		NA	15.87%	
Income \$5,000 - \$9,999	NA	18.75%	22.87% ^{6/}	NA	26.98%	19.74% ^{6/}
Income \$10,000 - \$14,999	NA	13.21%	13.75%	NA	20.63%	9.21%
Income \$15,000 - \$19,999	NA		12.16%	NA		0.00%
Income \$20,000 - \$29,999	NA		11.87%	NA		34.21%
Income \$30,000 - \$34,999	NA	28.27% ^{4/}	4.12%	NA	25.40% ^{4/}	5.26%
Income \$35,000 - \$39,999	NA		6.73%	NA		0.00%
Income \$40,000 - \$49,999	NA	13.95% ^{2/}	7.09%	NA	4.76% ^{2/}	2.63%
Income \$50,000 - \$59,999	NA		5.21%	NA		17.11%
Income \$60,000 - \$74,999	NA	8.34% ^{5/}	6.30%	NA	3.17% ^{5/}	5.26%
Income \$75,000 - \$99,999	NA	1.11%	6.15%	NA	0.00%	2.63%
Income \$100,000 or more	NA	2.88%	3.76%	NA	3.17%	3.95%

^{1/} Includes the \$15,000-\$19,999, \$20,000-\$29,999, and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

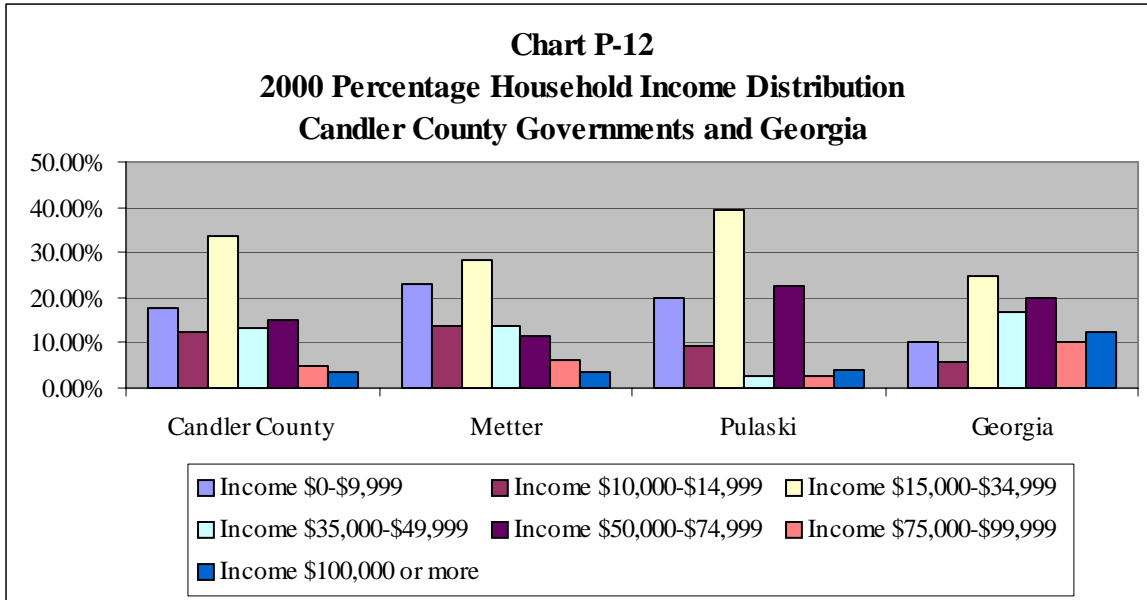
^{3/} Includes the \$50,000-\$59,999 and \$60,000-\$74,999 income categories.

^{4/} Includes the \$15,000-\$19,999, \$20,000-\$29,999, and \$30,000-\$34,999 income categories.

^{5/} Includes the \$50,000-\$59,999 and \$60,000-\$74,999 income categories.

^{6/} Includes the less than \$5,000 and \$5,000-\$9,999 income categories.

Sources: U.S. Bureau of the Census, 1983, www.georgiaplanning.com, 2007.



As shown in Table P-30 and Chart P-12, by 2000 Candler County had the highest percent, by far, of its household income distribution in the less than \$10,000 and \$20,000-\$29,999 income categories, which were approximately one-fifth and one-sixth of the county’s households, respectively. The local percentage of households with incomes of less than \$10,000 was more than one-half of the statewide rate, and the percentage of households with incomes between \$20,000-\$29,999 was some 20 percent higher than the state as a whole. The distribution of income by households is much more diverse at the state level than is the case locally. The apparent differences between the state and Candler County can also be seen in the higher income categories, those ranging from \$60,000 and upwards. Candler County had a combined 15.09 percent of households in this category in 2000, while the state had 33.18 percent of its households located within one of these three combined categories. Simultaneously, almost two-thirds (63.5 percent) of the county’s households had incomes of under \$35,000, compared to 40.85 percent at the state level. Next to those households with incomes of less than \$10,000 and \$20,000-\$29,999, the next highest income group countywide was those households with incomes between \$10,000-\$14,999, comprising roughly one-eighth (12.26 percent) of the county’s total households. The roughly one-fifth of the county’s households alone with incomes of less than

\$10,000 in 2000 was down by some two-thirds from 50.46 percent in 1980, but it remains an indication that poverty was and still is a significant concern locally.

Metter and Pulaski. By 2000 as shown in Table P-27, per capita incomes in Metter were slightly higher than the county as a whole, and per capita incomes in Pulaski were somewhat lower than the county as a whole. This remains mostly unchanged from 1980, with the one exception being that Metter's per capita income was just below that of the county in 1980. Metter's per capita income in 1980 was \$350 less than the county as a whole, before increasing to \$1,350 higher than the county by 2000. Pulaski's per capita income (254.8 percent) experienced a larger percentage increase than the county as a whole over the last two decades (175.9 percent) and was somewhat larger than Metter (229.1 percent).

Metter's per capita income experienced a somewhat greater absolute increase than the county as a whole over the last two decades (\$9,961 vs. \$8,261) and, as a result, a higher percentage increase (229.1 percent vs. 175.9 percent). Possible causes of such relatively low-income figures in the cities in general typically can be attributed to a lack of educational attainment, the increasing elderly population, and the high percentage of minority residents who tend to have lower incomes than the population as a whole. Although in Metter's case the opposite is somewhat the case, given that educational attainment levels are roughly on par with the county, and that can be combined with an elderly population that is increasingly somewhat less than the county as a whole. Table P-31 shows that in 2000, household incomes in the cities were, for the most part, largely distributed in the lowest income categories, slightly more so than in the rural areas of the county. Some one-fifth of households in both municipalities in 2000 had incomes of less than \$10,000. Over one-third of households in Metter had incomes of less than \$15,000, compared to less than one-third in Pulaski. Some 65-70 percent of households in the municipalities had incomes of less than \$35,000. Over 34 percent of households alone in Pulaski were between \$20,000-\$29,999, the highest percentage for any single category in that municipality. On a slightly more positive note, approximately one-third of households in both municipalities had incomes between \$30,000-\$75,000, indicating a fair number of middle-income households is present despite the high percentages of lower income households. In Metter, some 15 percent of household incomes were in the \$60,000 and above range, compared

to roughly 10 percent in Pulaski. These figures indicate relatively high numbers of poverty and low-income households still exist within the cities and the county to a significant extent, although a significant middle class is also present.

Assessment

Although Candler County's per capita income has increased markedly over the last two decades, the results continue to show incomes, both per capita as well as household, that are significantly behind that of the state and nation. As can be predicted, a majority of the income distribution for Candler County and its municipalities falls in the \$0-\$29,999 range, with a substantial number falling below \$10,000. The higher income ranges did experience some growth from 1980-2000, albeit in limited numbers. However, incomes remain relatively low in the county, indicating a sizable portion of households remain in poverty. This is to be expected given the relatively low educational attainment levels and significant elderly population. For local household incomes to catch up to the rest of the state and nation, much work will have to be done to raise the skill levels of the local labor force. Only through increased skill levels will Candler County be able to attract the kinds of good-paying jobs necessary to raise household incomes sufficiently.

ECONOMIC DEVELOPMENT

Introduction

Economic development is one of the major factors, if not the most important factor, that defines a community's overall health and vitality. A community undertakes comprehensive planning to make itself a better place to live and work, and improve its overall quality of life. Most often this requires economic prosperity, the enhancement of the tax base, wages, and available jobs. These enhancements provide the dollars required for community infrastructure and service improvements, better housing, and a higher standard of living.

It is necessary for a community to understand and address the factors driving its economic development to improve itself and make its desired future happen. Candler County's past development is an obvious example of commerce's influence on growth and development. From the family farm to the development of the timber industry, Candler County's growth periods prior to World War II have been associated with commerce and economic development. Similarly the changing face of economic development can cause decline. Much of the late twentieth century saw the decline of the railroad as a principle means of transportation and the advent of the automobile that allowed people greater mobility to search for better employment and higher wages. Further changes in technology led to the development of more mechanized farming that requires a lesser number of people needed to work the farm than in times past.

This plan element addresses the state of economic development of the Candler County community, including its two municipalities of Metter and Pulaski. The economic base, labor force, local economic resources, and ongoing economic trends of the community are examined through a community assessment and the identification by the local community of issues and opportunities that require further attention. The inclusion of economic data, as required for ten years prior to the plan and for twenty years beyond plan preparation, has been satisfied to the best of the community's ability. Almost all economic data is presented at the county level, because such data for rural areas is generally only available at that level, and economic planning generally only makes sense at that level. Only limited data would be available for the municipalities. The county as a whole is truly an inseparable economic entity, most significant economic activity centers on the county seat of Metter, and local economic resources and

activities generally take place on a joint countywide basis. It has been accepted for a long time in Candler County that the economic fate of all three local governments is intertwined, and that the local economy could not be analyzed or developed except on a countywide basis.

The Minimum Standards require the inclusion of a multitude of numbers and data forecasts, all of which can be found in the Appendix to this *Community Assessment*. Certain individual tables and charts necessary to illustrate key points are included within the Economic Development chapter of this *Community Assessment*. Many of these numbers are provided from data obtained through national econometric models that are based on past occurrences, and known trends and influences. It should be remembered that data are numbers with inherent accuracy problems, no matter the source. Application of models which display accurate national results become less accurate when applied to smaller areas because of sheer size. The purpose for these numbers is to provide a snapshot of the community and to help understand ongoing trends. Those citizens and leaders involved in plan preparation often have intuitive knowledge and insight on both the conditions of the local economy and the reality behind the numbers. The recognition and acknowledgement of strengths and weaknesses revealed in such analysis provides the foundation to determine means, goals, and policies appropriate for local community economic development strategies.

The organization of this element of the plan is structured to comply with guidelines established by the Georgia Department of Community Affairs. The element continues with an analysis and assessment of the economic base, labor force, local economic development resources, and recent and ongoing economic trends of the countywide community. It concludes with a listing of major findings that summarize the key points of analysis, and a summary of needs assessment addressing potential issues and opportunities that the community may wish to address in the forthcoming community agenda portion of the comprehensive plan.

Economic Base

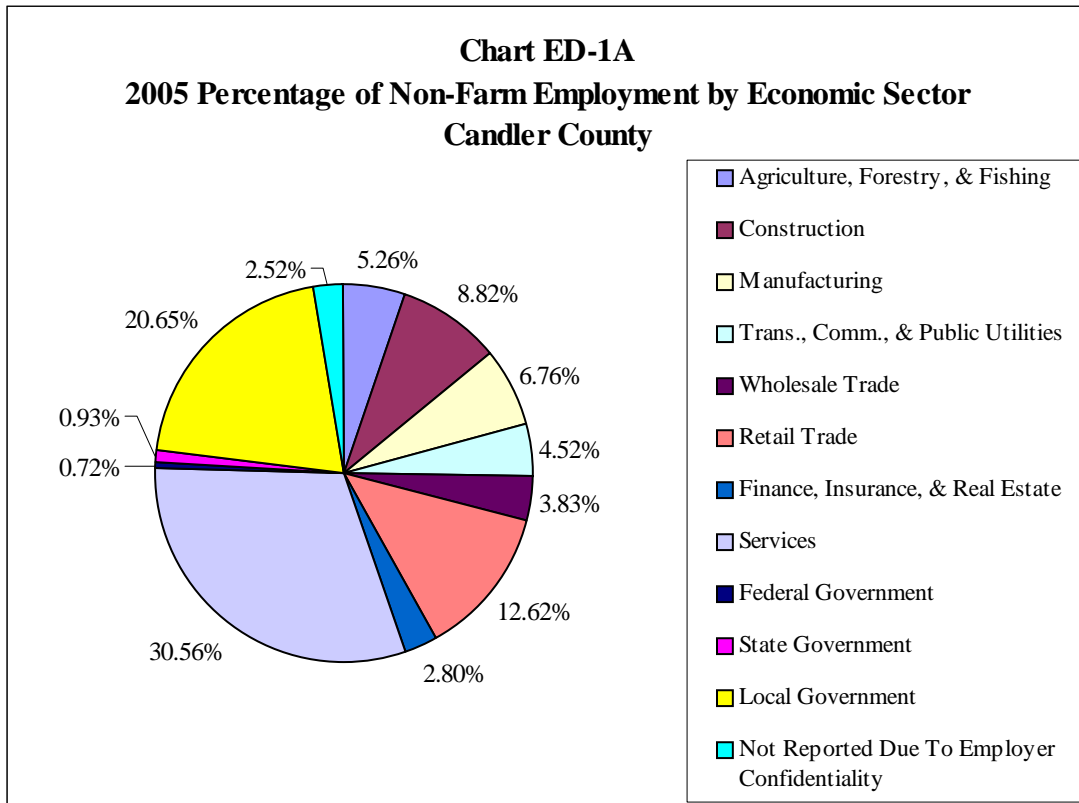
Overall Description/Trends. Candler County is a rural county in southeast Georgia with a past and present intricately tied to transportation and agriculture. Some 40 percent of its land area is in timberlands. With the changes in agricultural technology over the last fifty years, only a minimal portion of the county's employment is still in agriculture or related activities. The county's early development can be traced to the Old Sunbury Road, which lent access to the area's rich pine forests, and later development to railroads and Interstate 16. Candler County's future economic development may similarly be tied to these features. Its biggest assets include

its agricultural and forestry land base and other natural resources, and its transportation access. The county has shown solid, relatively stable growth, particularly since 1990 with a growth rate much slower than that of the state as a whole but slightly larger than that of the U.S.

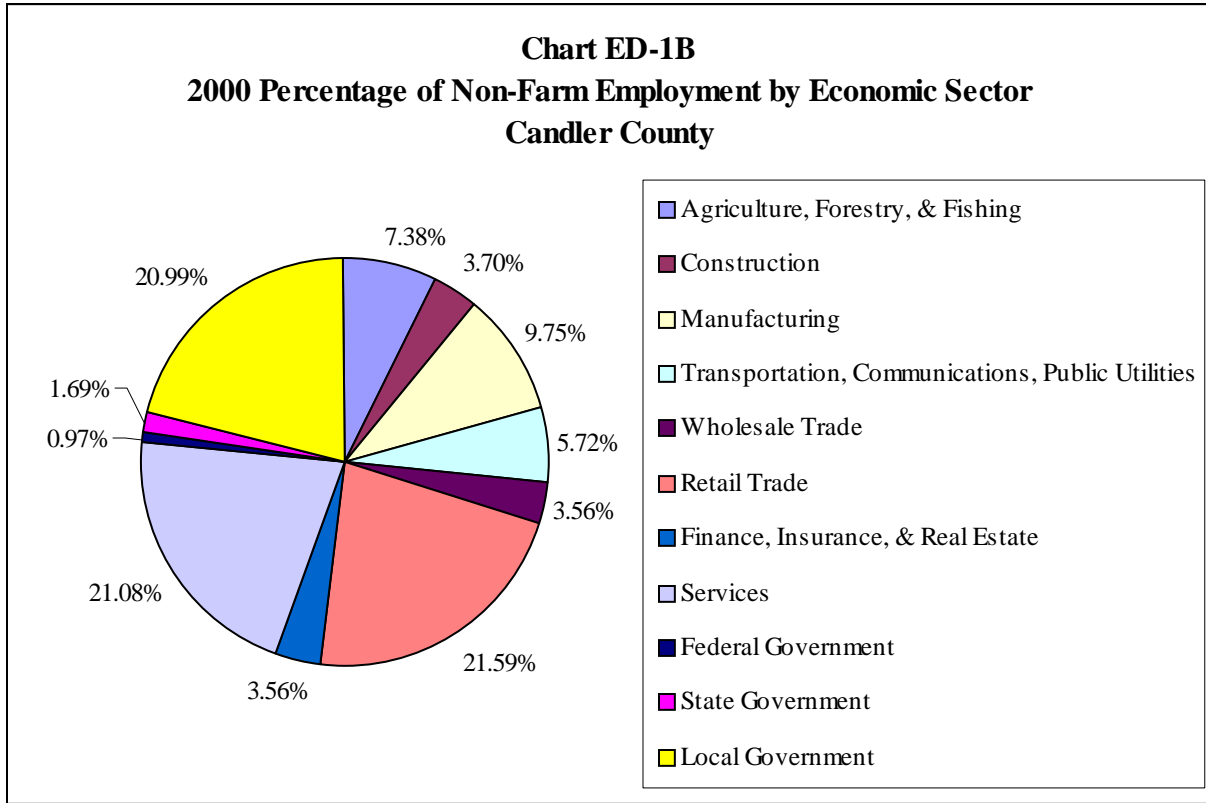
Data from such various sources as the Georgia Department of Labor, the U.S. Bureau of Economic Analysis, the U.S. Bureau of Labor Statistics, and the U.S. Census Bureau are illustrated in Charts ED-1 through ED-14 to illustrate the Candler County economic base and compare it to the Georgia economy. While one may take issue with specific numbers, these data are important to denote recent trends and local economic influences and differences with the state. As might be expected, there are major differences between the local and state economic bases as well as widely divergent growth patterns.

In isolation, the Candler County economy has exhibited generally solid growth in the last twenty years. Employment has grown from 3,466 workers in 1990 to 5,089 in 2005. Total earnings have increased (in actual dollars) from \$59.3 million in 1990 to \$107.6 million in 2005. While this growth has remained positive (which may not be said of all rural areas), it pales in comparison to state growth, but has surpassed the growth at the national level. From 1990 to 2005, Candler County's total employment grew approximately 47 percent, while total earnings increased by 81.4 percent. This county employment growth was slightly higher than that of the U.S. (45.5 percent) but about 60 percent of Georgia's (76.9 percent). County total earnings increase for the period was also above that of the U.S. (75.9 percent) but only slightly more than one-half that of Georgia's (141.2 percent). This is certainly evidence that while the county economy was far from stagnant, it fell significantly behind that of the state in terms of both employment and earnings while outperforming the nation as a whole.

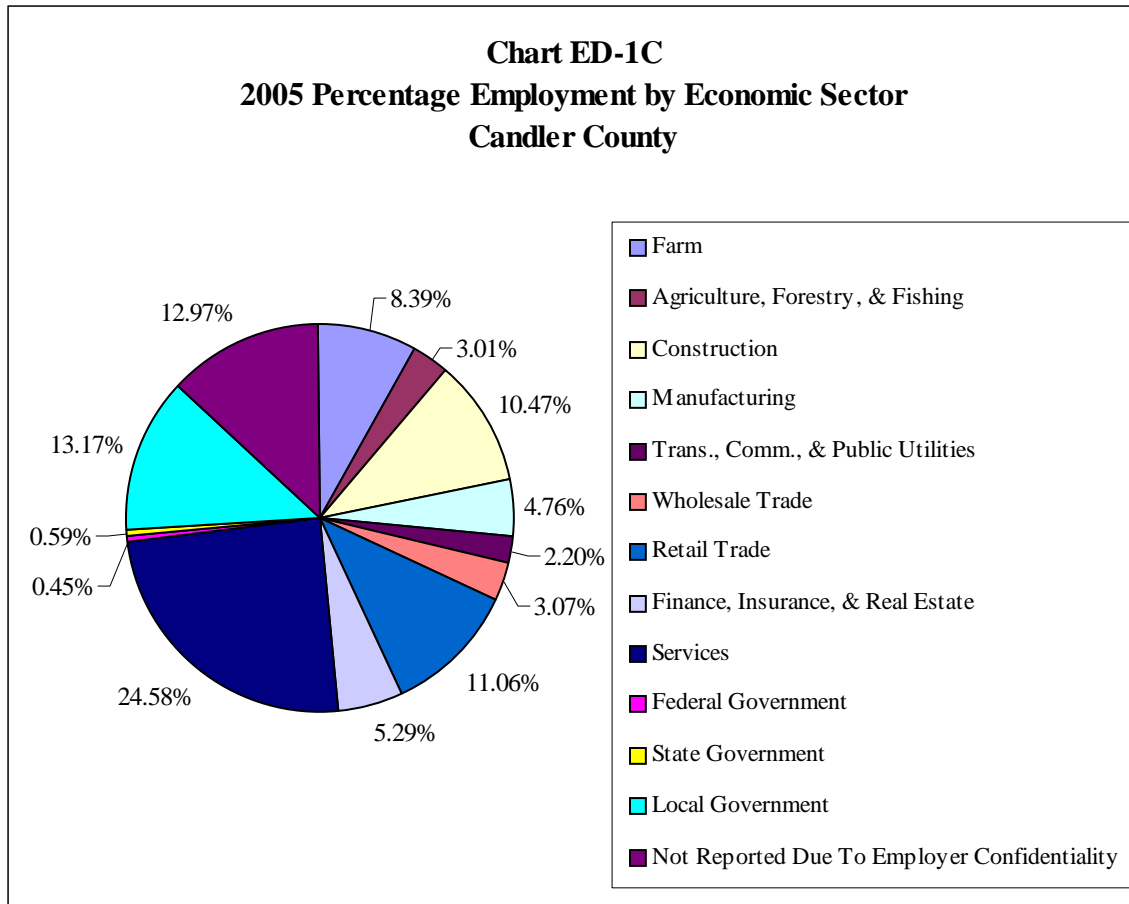
Employment By Sector. The detail of employment by sector, both in terms of non-farm employment and including farming, shown for Candler County in Charts ED-1A, ED-1B, and ED-1C, respectively, and its comparison with Georgia in Charts ED-2A and ED-2B reveal major differences in the two economies. The top four sectors of employment in Candler County in 2005 were, in descending order: Services, Local Government, Retail Trade, and Construction. However, it should be noted that much of the employment figures for Transportation and Public Utilities were not made public in 2005 due to employer privacy concerns in those sectors. Some 12.97 percent of the county's total employment was not reported publicly in 2005 for this reason, a figure roughly equal to Local Government, which was the second leading employment sector locally. Much of this percentage most likely is a combination of the Transportation and Public Utilities sectors, in addition to a couple of individual sectors within the Services sector that also



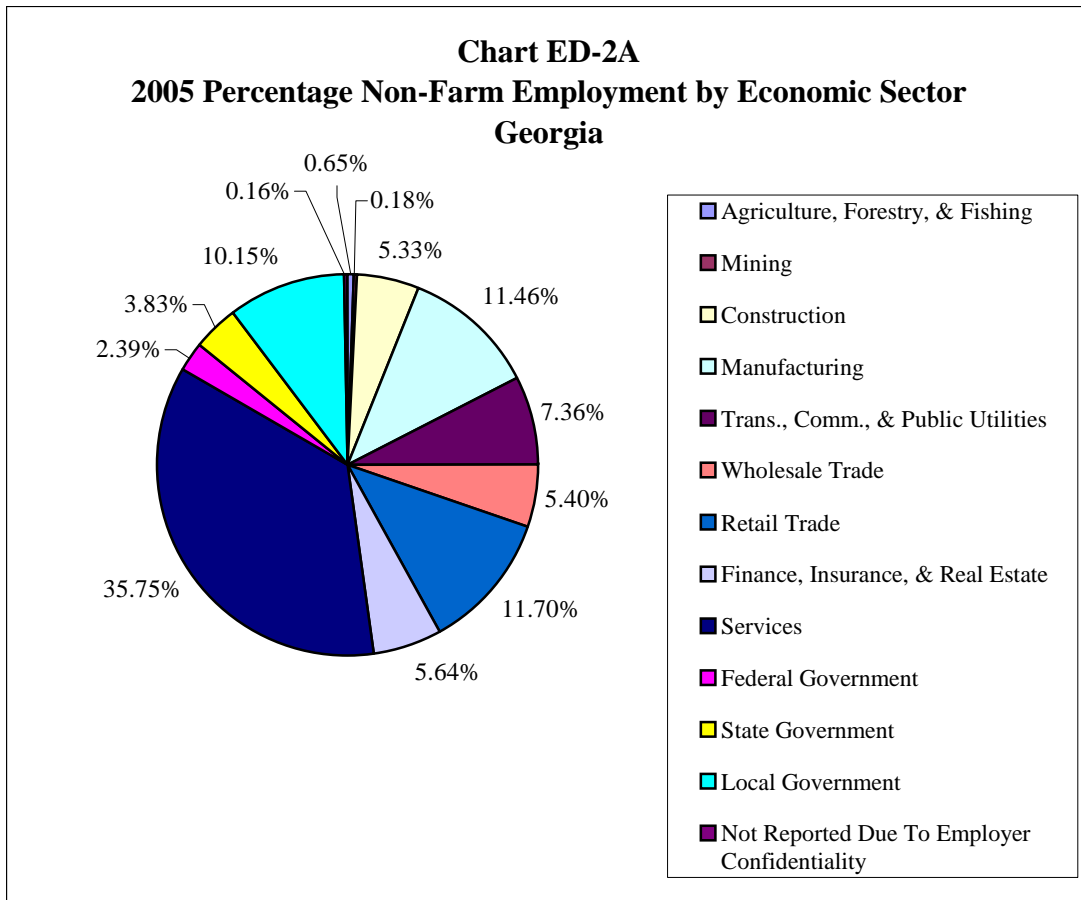
Source: Georgia Department of Labor, 2007.



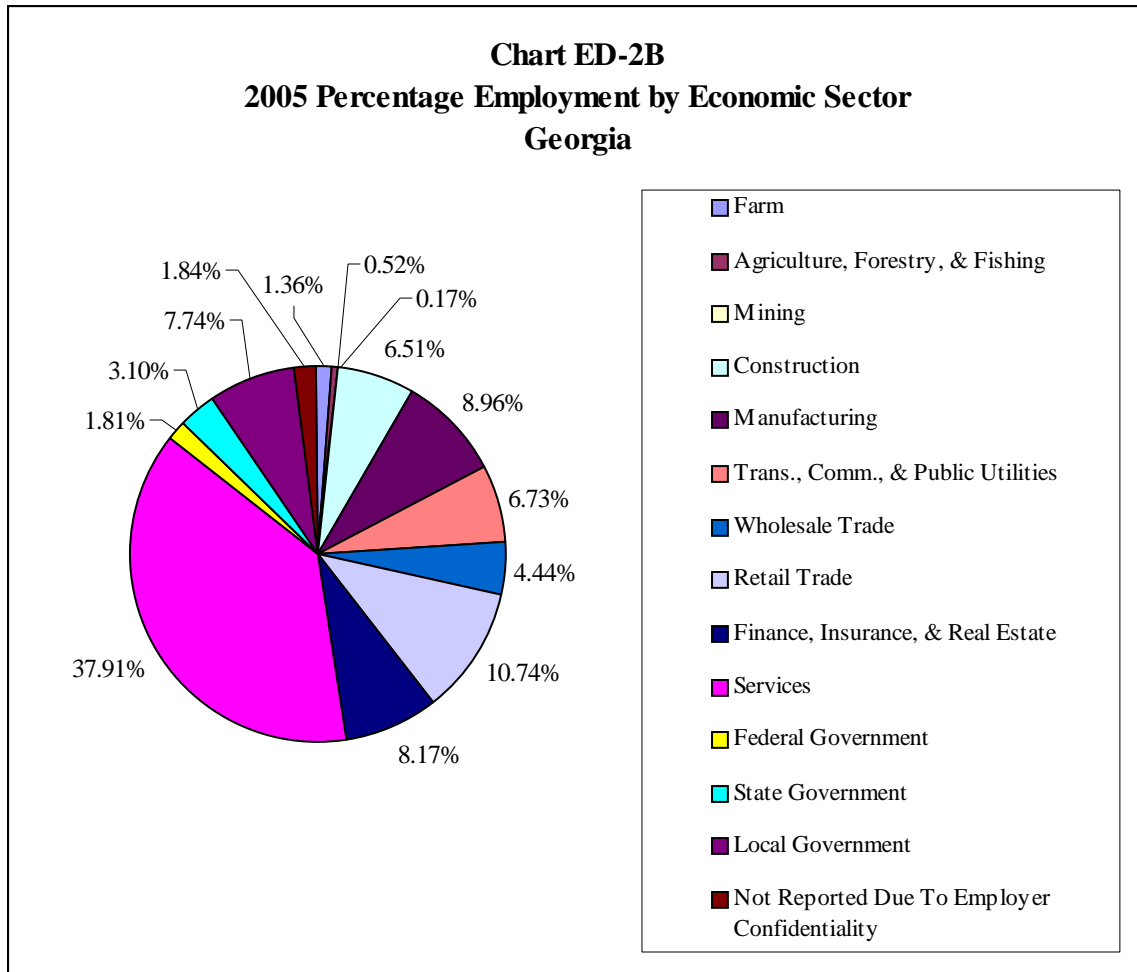
Source: Georgia Department of Labor, 2007.



Source: U.S. Bureau of Economic Analysis, 2007.



Source: Georgia Department of Labor, 2006.



Source: U.S. Bureau of Economic Analysis, 2007.

did not report, meaning that the percentage of employment for Services locally could actually be slightly higher than what is shown. Georgia's top four 2005 employment sectors were almost the same as those for the U.S. These were Services, Retail Trade, Manufacturing, and Local Government. Nationally, Services were first, followed by State and Local Government, Retail Trade, and Manufacturing. Since 1990, Services has been the top employment sector in Candler County for those sectors whose figures were released publicly, and it has experienced slight growth over the last decade or so. Local Government was fourth in 1990 locally, but has consistently moved up with steady growth from third since 1995 to now second as of 2005. Retail Trade, which had consistently been second for some time, experienced a noticeable drop-off in its percentage of total employment and is now third. In 1990, Georgia began the switch

from an economy that was led in employment by the Manufacturing sector to an economy where the Services sector employed the greatest number of people. Simultaneously, Candler County was also in the process of transitioning away from an economy with manufacturing as a primary employer. In the state as a whole, this change had occurred some decades ago.

In terms of percentages, farming jobs were six times as prevalent in Candler County in 2005 as Georgia, and five times as prevalent as the U.S. Other sectors with a larger presence in Candler County in 2005 than in Georgia were agriculture, forestry, and fishing; construction (some four percentage points above Georgia's percentage); retail trade (slightly above Georgia's percentage); and local government (almost double that of Georgia). On the other hand, the local Manufacturing sector in Candler County in 2005 was about one-half that of Georgia, and the local Federal Government and State Government sectors were about three-fourths, respectively, less than the state. The local Services and Financial/Insurance/Real Estate sectors were somewhat more than one-half that of the state.

The change that has taken place in the Candler County economy over the last decade and a half has been quite significant. As of 2005, some 64 percent of the local economy's total non-farm employment can be found in just three sectors: Services, Local Government, and Retail Trade. Between 1990 and 2005, employment in the Services sector increased by about one-half (20.33% to 30.56%), and Construction employment increased some 476 percent as a percentage (1.53% to 8.82%). On the other hand, substantial declines were found in the Manufacturing (19.82% vs. 6.76%) sector, likely due to major losses in the apparel market, indicating a decreasing reliance on a historically very important component of the local economy. The local Retail Trade sector also suffered a heavy loss as a percentage (20.54% to 12.62%), indicating some significant weakness in this sector in the last couple of years.

At the same time, both the state and national economies have experienced fundamental shifts as well. The largest increase in Georgia's non-farm employment between 1990 and 2005 was in the Services sector (19.97% vs. 35.75%), while the steepest decline was found in the Manufacturing sector (19.00% vs. 11.46%). This mirrors the change in the national economy over the same time period, as the economy at both the state and federal level shifts away from a manufacturing-based economy to one that is more service-based. Between 1990 and 2005 the Services sector increased in terms of total non-farm employment in the U.S. from 28.39 percent to 40.55 percent. Simultaneously, the Manufacturing sector's share of total U.S. employment dropped from 14.46 percent to 8.9 percent, as that sector has experienced hard times over the last two decades due to technological changes and an increasingly competitive global economy.

Although no projections are available at the present time, the current data seems to indicate that the ongoing trends taking place at the local, state, and national level should continue. Total employment in Candler County should continue its steady increase from recent years, barring the location to the county of any future major developments. The largest sectors of employment in Candler County will likely continue to be found in the Services, Local Government, Retail Trade, and Construction sectors. The four aforementioned sectors combined presently comprise some 60 percent of Candler County's total employment, and this will likely remain the case for the foreseeable future. The Services sector is the fastest growing sector in terms of actual numbers, mirroring the current trend at the state and national levels of a more service-based economy. Meanwhile, the Construction sector is the fastest growing sector in terms of its percentage of total employment. The Manufacturing sector is expected to continue a marked and steady decline in terms of its share of total employment. The recent trend towards diversification in a number of small, different industries may ameliorate this trend of declining manufacturing. Despite a slight drop in retail trade employment in the last five years in terms of actual numbers, it is likely that a rebound to some extent could be expected, given the recent new retail/commercial growth in Metter and with future opportunities becoming available as development continues to occur along the GA 23/121 South Corridor near the I-16 interchange at Metter. The Farm sector is expected to continue its slow decline from previous years as the economy continues to become less dependent on agriculture.

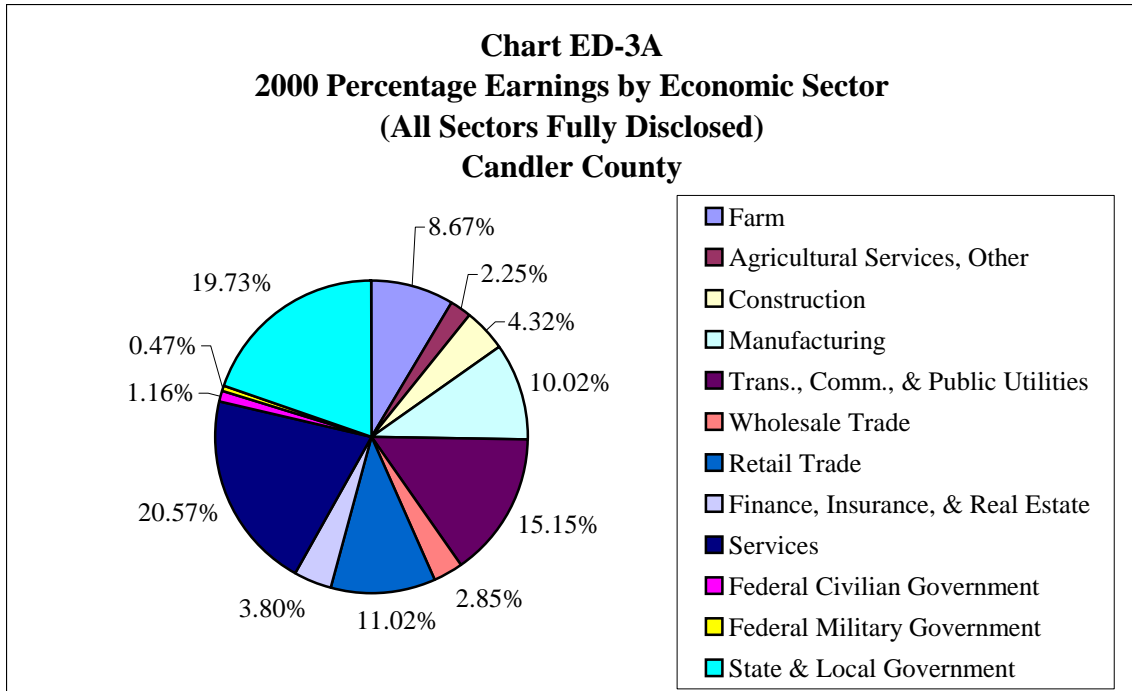
The state of Georgia's economy could reasonably be expected to head in much the same direction as it has been. The largest sectors of employment in Georgia are expected to likely continue to be in the Services, Retail Trade, Local Government, and Manufacturing sectors; currently comprising some two-thirds of Georgia's total employment. The Services sector is expected to continue to see the biggest increase statewide in the near future, as it becomes an even more dominant player in the state's economy than even at present. This trend mirrors that currently ongoing at the national level as well. Manufacturing is expected to continue a slow and steady decline in terms of its share of total employment, remaining only a shadow of what it used to be in terms of being a major player in the state's employment picture. The same is ongoing at the federal level. Some of the void is being filled through local government and retail trade jobs, although the percentage of total employment in these sectors is only slightly higher than manufacturing at the present time.

Earnings By Sector. In terms of 2005 earnings, the four highest employment sectors in Candler County were Services, State & Local Government, Construction, and Retail Trade. The

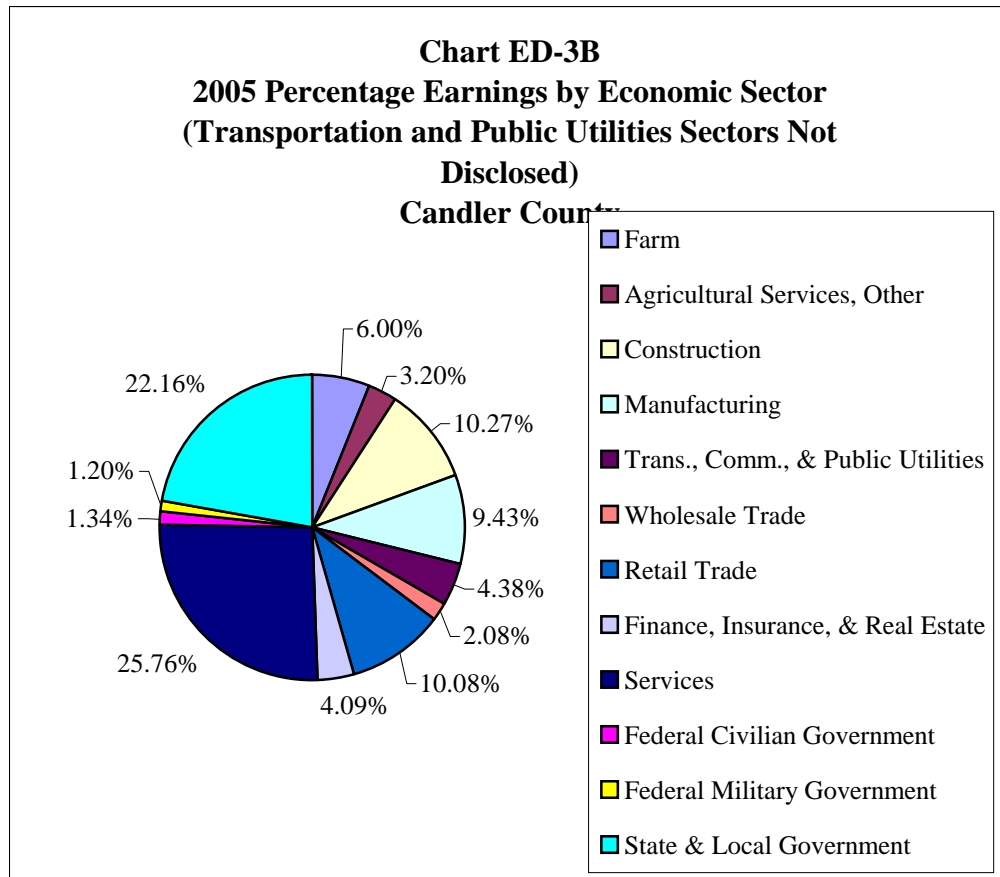
Services and State & Local Government sectors are the highest sectors by far in terms of total earnings, more than twice as high as that for the Construction and Retail Trade sectors, due in large part to the much greater presence of service and government jobs within the county. However, it should be noted that prior to 2005, the Transportation/Communications/Public Utilities sector was third in terms of earnings, having increased locally to some 15 percent by 2000. However, in 2005 Transportation and Public Utilities earnings were not reported due to confidentiality reasons, making it difficult to ascertain the current state of earnings in this sector compared to the others. While third in total employment in 2005, the Retail Trade sector is only fourth in total earnings, swapping places with the Construction sector, which is attributable to the lower wage jobs that are commonly found in retail trade compared to construction. The same can normally be said for Services, but the large presence of service jobs, more so than all other jobs, tends to lead to higher total earnings for that sector locally. Although on the decline, agriculture remains important to the local economy, being sixth in terms of total earnings as well as fifth in total employment. It is significant to note the top four sectors provided about 68 percent (two out of every three dollars) of Candler County 2005 earnings. Services alone provided one-fourth of total earnings (25.76 percent), while State & Local Government provided over one-fifth (22.16 percent). Charts ED-3A and ED-3B illustrate the state of total earnings in Candler County as of 2000 and 2005, respectively. Between 1990 and 2005, earnings in the Manufacturing sector declined by almost one-half as a percent of total earnings in Candler County (14.46% vs. 9.43%), accompanying the decline in total employment. Farm earnings did decline by more than one-half (12.49% vs. 6 %). On the other hand, Construction earnings increased by four times as a percentage of total earnings (2.44% vs. 10.27%). Other sectors remained fairly steady, with either a slight increase or decline throughout the period.

Georgia's 2005 top four sectors in terms of earnings were Services, Manufacturing, Transportation/Communications/Public Utilities, and State & Local Government. However, Georgia's top four sectors provided nearly two-thirds of total non-farm earnings, and Services alone accounted for almost one-third (30.85 percent) of total earnings, as shown in Chart ED-4. Between 1990 and 2005, earnings in the Manufacturing sector declined by nearly one-third at the state level in terms of its share of total earnings. The Services sector's share increased by nearly 40 percent over that same time.

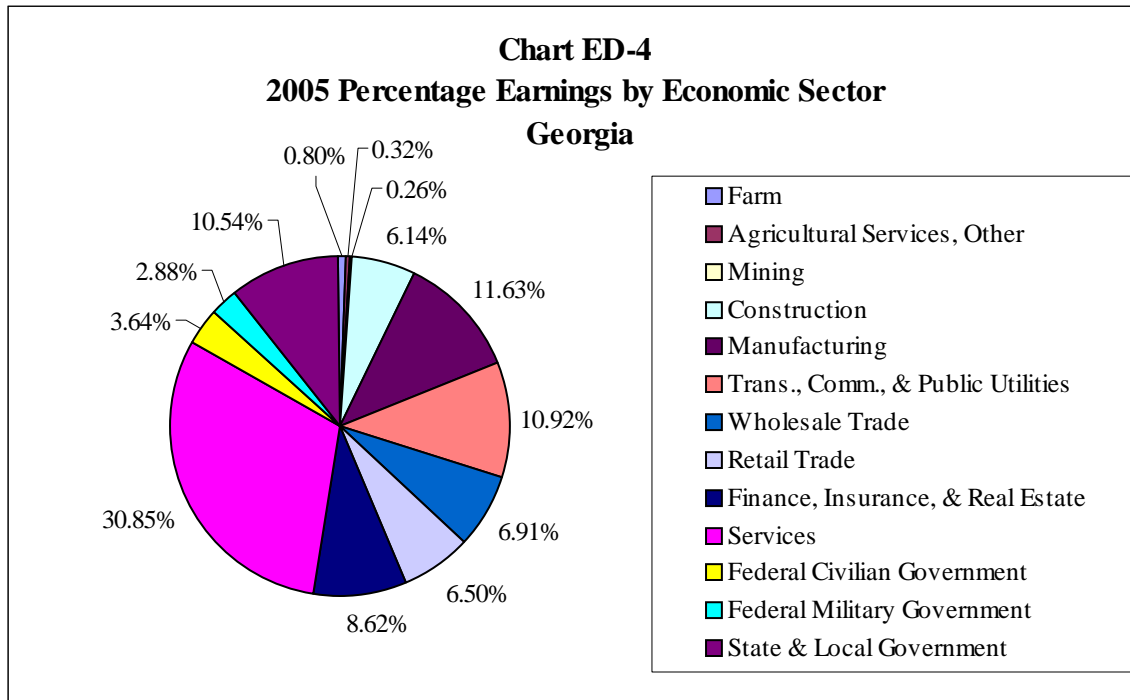
In 2005, the top four sectors in terms of earnings at the national level were Services, Manufacturing, State & Local Government, and Finance, Insurance, and Real Estate. These four sectors combined to make up some 67 percent of total earnings nationwide. Interestingly, while



Source: U.S. Bureau of Economic Analysis, 2007.



Source: U.S. Bureau of Economic Analysis, 2007.



Source: U.S. Bureau of Economic Analysis, 2007.

Retail Trade was one of the top employers in the U.S., it only made up just 6.5 percent of total earnings. This is a reflection of the low-paying jobs that are often found in this particular sector. The changes in total earnings at the national level mirror closely those found in Georgia, with Manufacturing steeply declining in terms of its share of the total and Services sharply rising.

Although no projections are again available at the present time, the current data seems to indicate that the ongoing trends taking place at the local, state, and national level should continue. As of 2005, more than 6 in 10 of Candler County’s total earnings can be found in just four sectors: Services, State & Local Government, Construction, and Retail Trade. This mirrors the trends ongoing for total employment, with Construction and Retail Trade switching places. While government jobs should still be a stable source of employment, they are not likely to produce great numbers of new jobs unless expansions or new openings occur sometime in the future. Manufacturing jobs are also not in the numbers locally that they once were, although those that remain seem to be at least somewhat well paying. The county’s manufacturing base does appear to still be strong at least to a limited extent. While the county’s economy is

expected to continue to become more service-oriented, it is interesting to note that earnings in that sector were one-fourth of the county's total earnings as of 2005 as well as about one-fourth of total county employment. This is reflective of the lower wages that are common in many services industries. Although still quite important to the local economy, earnings in Farm jobs are expected to continue to slowly decline as employment numbers level off.

Ongoing trends for Georgia's total earnings could reasonably be expected to continue for some time to come. Almost one-third of Georgia's total earnings in 2005 were in the Services sector, and, with service-oriented industries on the rise statewide, this sector should become an even more dominant part of the state's economy. This seems to indicate that Services will continue to increase its stronghold on the state's economy for the next couple of decades. Another sector that is on the rise, albeit not to the same extent as services, is the Transportation, Communications, and Public Utilities sector. As of 2005, it had become some one-ninth of total earnings statewide, some one-fifth higher as a percentage of total earnings than in 1990. Manufacturing earnings are still another one-eighth of total earnings, slightly higher than this sector's percentage of total statewide employment as large numbers of people remain employed in manufacturing jobs despite steady declines in this sector.

National trends closely resemble those indicated for Georgia. As in Georgia, almost one-half (some 46 percent) of the U.S. total earnings in 2005 were in the Services and Manufacturing sectors. Services jobs alone were responsible for one-third of total U.S. earnings. Earnings trends for state and local government jobs are very similar to those seen in Georgia. Finance, Insurance, and Real Estate earnings, on the other hand, are slightly higher nationally than in the state, and this trend is likely to continue for the next few years.

Detailed Economic Sector Inventory and Analysis

Agriculture and Agribusiness. Agriculture and agribusiness, including forestry, has historically been the most important economic sector in Candler County, but it is steadily on the decline locally as is the case throughout Georgia and the U.S. As described earlier, Candler County's yellow pine forests played an important role in the development of the county, and 40 percent of its current land area is in timberlands, predominantly slash and loblolly pine plantations.

The face of agriculture continues to change in Candler County as elsewhere as it becomes more mechanized and concentrated in larger operations on fewer acres. A rather startling picture

is the loss of farms, just over 50 percent, since 1964. At the same time, however, lands dedicated to cropland and pasture have actually increased over roughly the last 20 years after declining steadily for the two decades prior, although much of the increase may be attributable to lands dedicated to pasture or timber farming. According to the 2002 U.S. Census of Agriculture, from 1964 to 2002 Candler County lost more than one-half of its farms. Between 1992 and 2002 there was a slight increase (although the 2002 number was down somewhat from 1997), according to the 2002 Census of Agriculture, indicating that perhaps the decline in the number of farms was beginning to level off at least to some extent. By 2002 there were 272 farms in Candler County valued at \$1,354 per acre. Many small, family-owned farms have had to give way to larger, more corporate-owned operations due to higher production costs resulting from the changes in technology and increased competition from other countries.

Along with these trends, agriculture is the weakest it has been in the county since 1964 in terms of gross sales. Much of the acreage of cropland/pasture loss has been planted in pine trees. The U.S. Bureau of Economic Analysis data showed that farming in 2005 provided about 12 in 100 local jobs whereas it provided only about 1 in 100 for the state as a whole. The \$11.8 million in agricultural sales in 2002 was down noticeably from \$15.7 million in 1992 and slightly below the \$12.3 million in sales in 1987, reflecting that farm earnings are not quite as healthy at this time as has been the case in the past with jobs being fewer than in previous years. Much of these earnings can be attributed to large amounts of land being in timber production. The forests and natural resources of the county do offer opportunities for the development of value-added enterprises and recreation-based hunting and fishing enterprises. Agriculture will never provide the employment opportunities necessary to support large population numbers, but will remain a very important economic impact in the county, especially if nurtured and properly supported.

Manufacturing. The Manufacturing sector remains an important part of the economy of Candler County, although its decline over the last two decades has been more severe than that seen at the state or national levels due to substantial losses in the apparel industry. Manufacturing provided one-seventh (13.94 percent) of county jobs as well as one-seventh of earnings (14.46 percent) in 1990, although by 2005 the Manufacturing sector provided just one in twenty (4.76 percent) county jobs and just over one-eleventh (9.43 percent) of county earnings. This larger than normal reliance on one sector has suffered from a global economy that has made this particular sector become far more competitive now than 10 or 20 years ago, with increasing competitiveness likely to continue.

Candler County had approximately 11 industries as of 2006, all located either in or near Metter, which provide over 200 jobs total. This trend of diversification toward a number of smaller industries rather than one or two large ones is positive. Three industries employ 100 or more workers. The largest manufacturer is Moore North American, Inc., which operates a printing facility in Metter that employs approximately 140 people, making it the county's second largest single employer. Candler Steel, which produces fabricated structural steel and recently underwent an expansion, employs less than 100 people. The garment industry had been a very important component of the local economy, although its influence has waned considerably in recent years as it has been decimated by foreign competition. The garment industry as a whole in the U.S. is very unhealthy and is suffering greatly due to foreign competition with cheap labor costs. This Manufacturing sector has virtually vacated the county at this time. The prospects for luring any new major employers in the garment sector back to the county are almost non-existent. The low wages of this sector are somewhat of a handicap.

The transportation access, abundant water supply, and the vast forests and agricultural potential are among many assets for growth of manufacturing in the county. Value-added industries utilizing forest or agricultural products and firms needing international shipping for export are potential manufacturing concerns that could flourish in Candler County.

Government. This sector was defined to include local, state, and federal offices and institutions such as the local public school system and the hospital. However, the Georgia Department of Labor data shown in Tables ED-1A and ED-2A, along with the U.S. Bureau of Economic Analysis data shown in Tables ED-1B, ED-2B, ED-5 and ED-6, do show even with limitations, that State and Local Government alone was the second leading local economic employment sector and earnings sector among those sectors whose figures were made public. State and Local Government alone was shown in 2005 to provide nearly 1 in 5 local jobs, and over 1 in 5 local dollars of earnings.

The data shown may not reflect the full impact of individual establishments in this sector on the local economy. According to a Georgia Department of Labor Area Labor Profile for Candler County that was conducted in 2006, 23 separate offices with over 700 employees were operational in Candler County. This is between one-fourth and one-fifth of local employment. The county's largest single employer, the Candler County Board of Education, employs approximately 200 people. A fair amount of the growth in local employment since 1990 as indicated by the Georgia Department of Labor data has taken place in this sector, since this sector was also second only to the Services sector in employment growth during the 1990s in

terms of actual numbers of employees. This sector provides much stability to the local economy. Although no projections are available, recent trends would likely indicate that growth for this sector would look to continue to be small but steady as reflected in the Labor Department data, as there is positive potential for growth through population expansion, expansion of service, and/or the securing of new governmental functions.

Services. The Services sector in Candler County is an increasingly important presence in the local economy, much as it is at the state and national levels. However, growth at the local level, while quite healthy, has not been quite as robust as that at the state and national levels over time. Actual employment in this sector approximately doubled in Candler County between 1990 and 2005. As of 2005, it was the leading sector both in employment and earnings countywide, as was the case in 1990, but still somewhat below state figures. Services are an essential element of modern daily living, whether they are industrial, medical, physical, or social. Although services are continuing to expand in the county, the lack of extent of services locally, compared to the state or nation, could be the result of several factors. These may include the self-reliance of a rural population, the same lack of an outlying population that has plagued retail trade, the lack of population growth since 1980 when services have exploded nationally, and the lack of available training. The upward movement of this sector locally does provide opportunity and room for further growth and expansion. Professional services are limited. An aging population offers potential markets for medical and support services. There are already identified needs for more physicians. There are two nursing homes and several personal care homes and assisted living facilities available locally to help serve the county's elderly population, and there is room for additional facilities in the future. The Pulaski Nursing Home alone employs approximately 50 people, making the largest employer in that municipality and one of the larger employers in the county. The increase in technology and computer use provides a need for new types of services. The availability of a Swainsboro Technical College satellite facility in Metter provides a source for training in specific service areas that may be identified by the community.

Retail Trade. The Retail Trade sector has historically been one of the strongest sectors in terms of both actual numbers and percentage of employment in Candler County over the last decade or two, but has experienced a significant decline in terms of actual numbers and percentage within the last five years or so. The Georgia Department of Labor and U.S. Bureau of Economic Analysis data indicates that the Retail Trade sector is now the third leading sector of employment, and is down more than six percentage points over the five years (after holding steady for much of the last decade) in terms of its percentage of total countywide employment. However, its percentage locally still ranks slightly ahead of the percentage for the state as a

whole. As of 2005, one in every nine county jobs were in this sector, compared to about one in six as recently as 2000.

Historically, Candler County has never been considered a major retail area in southeast Georgia. The major retail trade destination for local residents historically has been and continues to be the regional growth center of Bulloch County (Statesboro), with other activity in Emanuel County (Swainsboro) and Toombs County (Vidalia). Additional retail opportunities abound in the relatively nearby major cities of Savannah and Augusta. The major sources of local retail trade are Candler, Evans, and Tattnall counties with Bulloch, Emanuel, and Toombs, providing lesser trade activity. The general retail trade climate in Metter has been slow to develop with the lack of significant population growth that leads to the creation of more shopping opportunities. Currently there are no shopping centers in Metter. The most significant retail outlets in the county at present are Fred's and Peebles, which opened many years ago as Moore's until that chain recently sold to its current occupant, and the only chain grocery store in the county is Bi-Lo, although there are future plans for the construction of a new Piggly Wiggly in the offing. The general retail trade climate in Metter, after experiencing relatively stable growth over the last decade or so, has been on a slight upswing in the last couple of years, as several new retail establishments have opened their doors, including Fred's, Peebles (conversion from Moore's), Zaxby's, Crabby Joe's, and Choffee Cafe. Geography plays an important part in limiting retail trade development in the Metter-Candler County area, with the area's lack of population making it difficult to compete with the more heavily populated and prosperous regional growth centers mentioned earlier. This sector's future development will likely be dependent on the expansion of the other sectors generating population growth. The attraction of tourists and visitors would help. A fair quantity of land is available for continued commercial/retail development in and adjacent to Metter, particularly along the GA 23/121 South Corridor. The continued revitalization of downtown Metter also offers possibilities of growth. Several new merchants have opened establishments in the downtown area within the last 4-5 years, helping to attract more shoppers to the area. The attraction of tourists and visitors would also help.

Transportation/Communications/Public Utilities. Transportation/Communications/Public Utilities is another economic sector with a larger percentage presence in the local economy in 2000 than in the state, particularly in terms of its percentage of earnings. Much of this presence has to do with the presence of Pineland Telephone, which began in Metter over 50 years ago as a means of providing telephone service to rural locales where service was not previously available, and is now a leading area provider of telephone, high speed internet, and

other communication services. USF Holland, a major freight hauling company that serves most of the eastern half of the U.S. as well as the Midwest, operates a regional terminal in Metter, one of three the company operates in Georgia. Although complete data is not often reported for this sector, an examination of 2000 data shows the major influence this sector has on the local economy. Although some 6 percent of total county employment was in this sector alone, almost one-sixth (15 percent) of total countywide earnings were in this sector. With transportation and high speed communications becoming an ever increasing necessity to the area's economy and general quality of life, this sector's employment is likely to remain stable for quite some time.

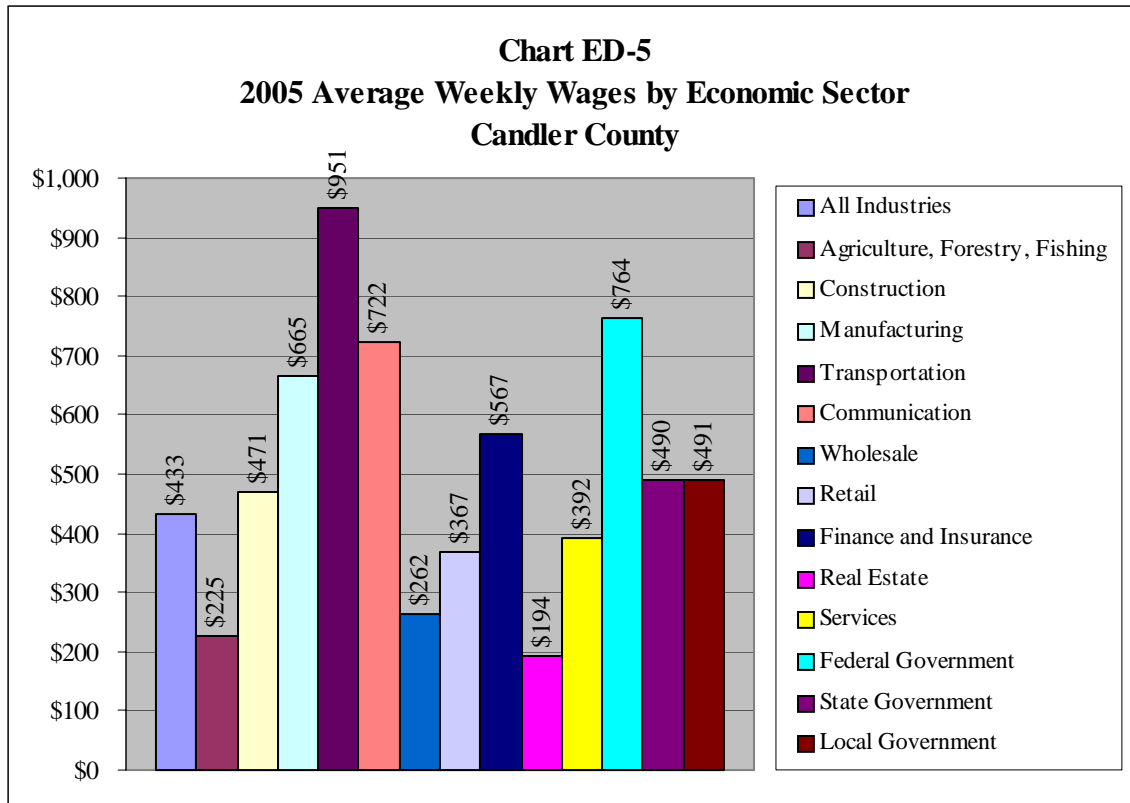
Other Sectors. The remaining sectors of the local economy have a significantly lower percentage presence than in the state. Construction and wholesale trade are rather limited areas of the current local economy, although the local construction sector slightly exceeds the current state figures in terms of percentage of total employment and earnings at this time due to the recent growth along the GA 23/121 South Corridor in Metter. The lack of population and jobs growth severely curtails an abundance of new opportunities for construction work, and the lack of close proximity to a major market limits the ability of wholesale establishments to develop, although some opportunity does exist with the relative close proximity to the port at Savannah.

Labor Force

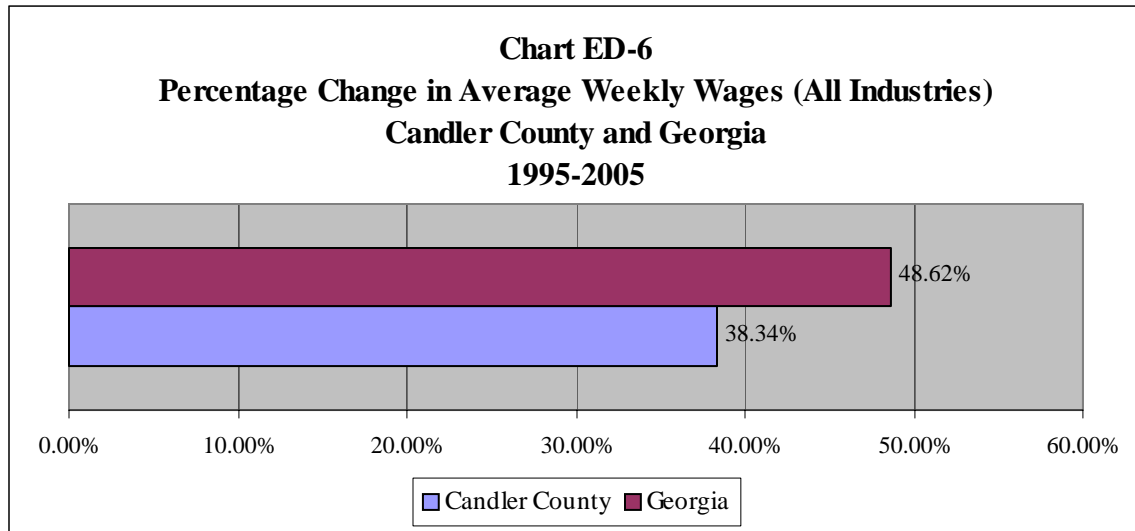
Average Weekly Wages

Average weekly wages for all economic sectors in Candler County with comparisons to Georgia are illustrated in Charts ED-5 and ED-6. This data is shown for the years 1995 through 2005. These figures confirm an economy not keeping pace with that of the state. Averages for all sectors show overall wages in Candler County that were on average \$193 per week behind the state in 1995, falling to \$319 per week behind by 2005. Growth in overall average weekly wages was somewhat higher in Georgia (48.62 percent) than in Candler County (38.34 percent) between 1995 and 2005. Average overall wages in 2005 in Candler County were slightly less than 60 percent of Georgia's, with the Transportation sector in Candler County being the only local sector whose wages exceeded those of the state as a whole, and Manufacturing being the only other sector that was reasonably close locally to the state's total for any respective sector. In 2005, the highest wages in Candler County were in the Transportation (\$951), Federal Government (\$764), Communications (\$722), and Manufacturing (\$665) sectors. The next closest sector was Finance and Insurance (\$567). Georgia's highest average weekly wages in

2005 were in the following sectors: Utilities (\$1,390), Communications (\$1,264), Financial and Insurance (\$1,205), and Federal Government (\$1,134).



Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2007; U.S. Bureau of Labor Statistics, 2007.



Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2007; U.S. Bureau of Labor Statistics, 2007.

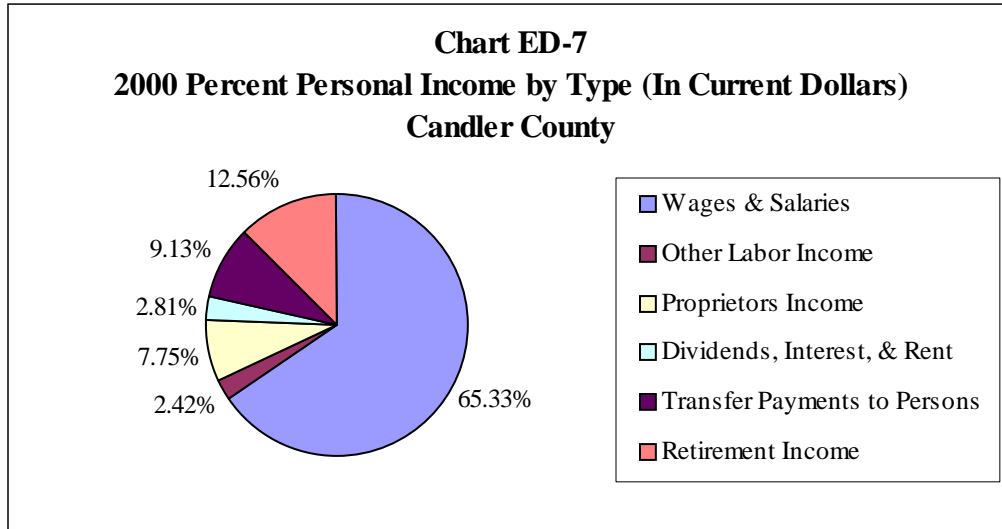
Transportation wages are the only wages in Candler County to being on that exceeds the state, with wages in this sector being 116.54 percent of the state's average. This is likely due to the presence of a local USF Holland terminal in Metter, but it is unusual given that service jobs have a much larger presence in the local economy than transportation jobs. Manufacturing wages were about 82 percent that of the state. Local Government wages in the county are about 78 percent that of the state. This is reflective of lower overall wages and less skilled jobs of a rural government. State and Federal Government wages locally are about 65-75 percent that of the state. It is interesting to note that, with a couple of exceptions, many of these areas with higher local wages are all sectors with lesser local presence than in the state, thus while those jobs may be fewer locally, they are well-paying ones.

The remaining sectors of the local economy have significantly lower (most 30 or more percent less) wages than the state. These same sectors had much lower employment and earnings presence locally than in the state as a whole, with the exception of the local Services sector, although its wages locally are only about one-half that of the state despite being the leading employment and earning sector in the county. Thus, in most of these sectors there are few jobs locally and supply of workers exceeds demand providing no pressure for higher wages. General economic development and the creation of more job opportunities will lessen this situation and tend to put higher pressure on wages through efforts to attract workers.

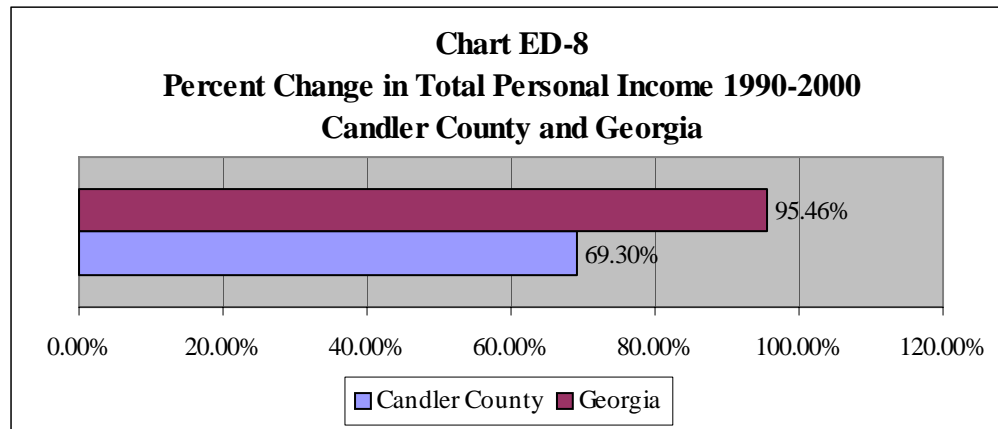
Sources of Personal Income

Chart ED-7 shows the current personal income by type for Candler County as of 2000, as supplied by the U.S. Census Bureau. Chart ED-8 provides the percentage change of total personal income from 1990 through 2000 for Candler County and Georgia. Current data for total personal income shows a significant increase for the county over the last decade. The three sources of personal income with major differences between the county and state are wage and salary income, retirement income, and transfer payments. There is somewhat more "Other Labor" and "Proprietor's" income in the county than in the state.

Wage and salary county income are currently some 13 percentage points less than that of the state in terms of percentages, with a significant decrease from 72.79 percent of the county's total personal income in 1990 to 65.33 percent in 2000. Without a growth in the demand for jobs, there is no pressure being placed on wages and salaries to significantly increase. Between 1990 and 2000, meanwhile, Georgia's total personal income nearly doubled (95.46%) as Candler



Source: U.S. Bureau of the Census, 2007.



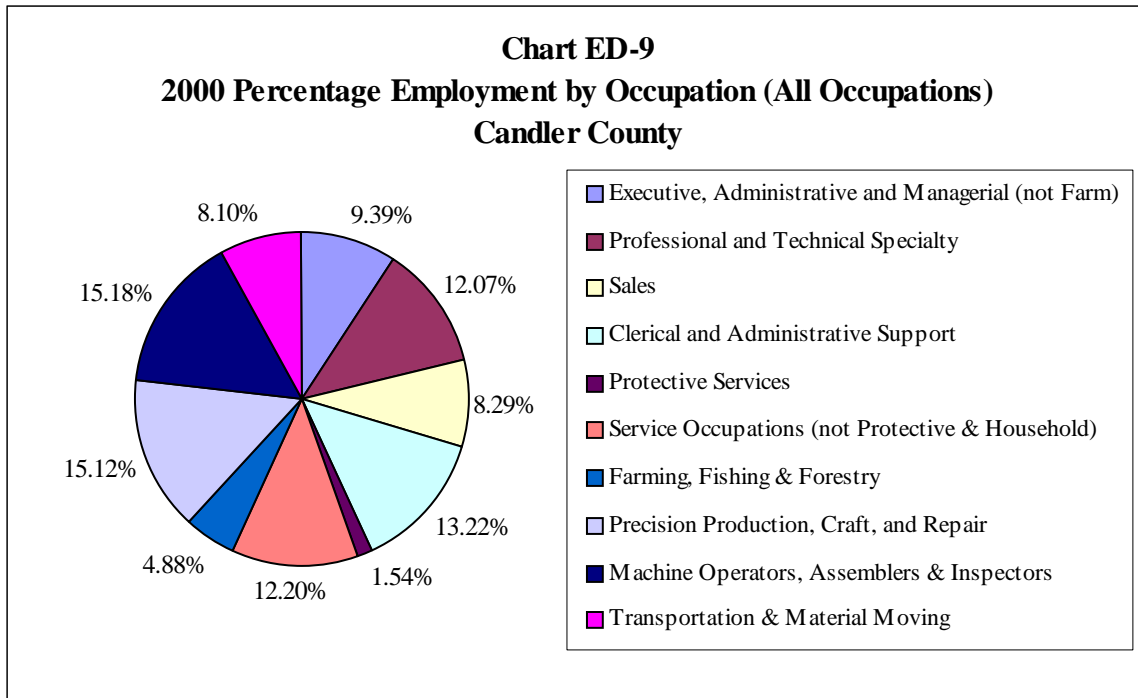
Source: U.S. Bureau of the Census, 2007.

County's increased by 69.3 percent. Transfer payments to households were the source of about 1 out of every 11 dollars of county personal income in 2000, compared to only about 1 out of every 25 dollars of personal income in the state in 2000. This indicates greater county reliance on Social Security, unemployment insurance, food stamps, and other sources of governmental assistance as might be expected in a low wage, generally poor economy. While this is a stable source of income, it is not the type conducive to produce substantive economic growth and job creation.

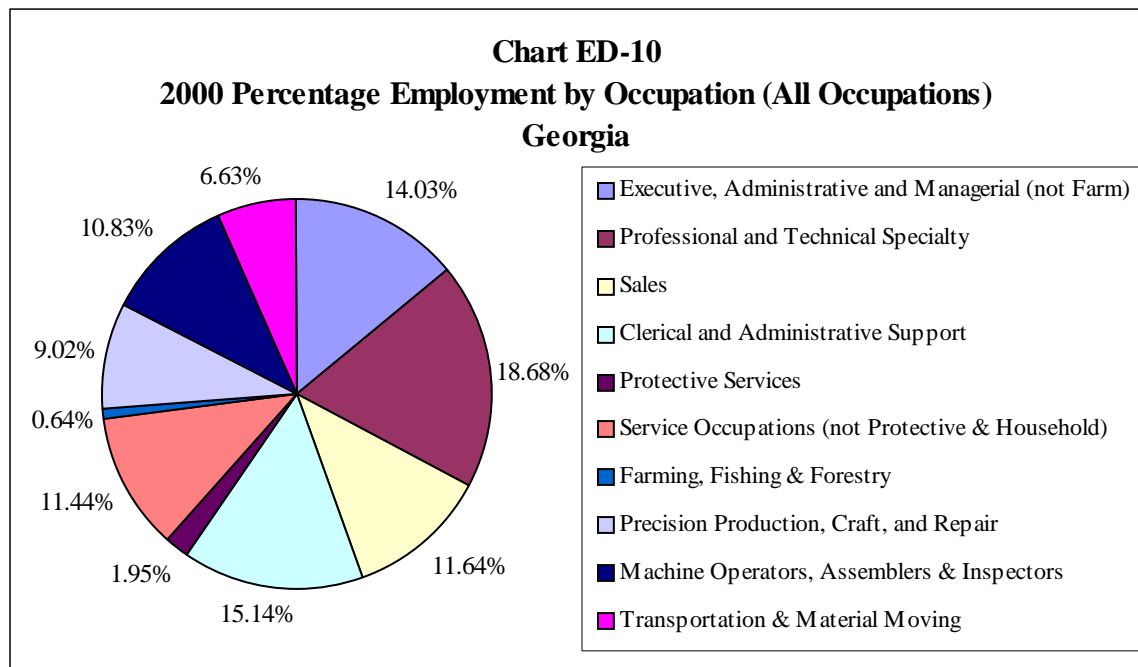
Employment by Occupation

Current employment of the local labor force by occupation (or types of job held) is shown in Chart ED-9, with information at the state level provided in Chart ED-10, and the percentage change over the last decade for Candler County, its municipalities, and Georgia shown in Chart ED-11. The lower growth in the availability of local jobs is seen here once again. From 1990 to 2000, total employment by occupation increased somewhat in Candler County (11.15 percent, a gain of 364 jobs), but this was significantly less than the statewide rate of 24.18 percent. The Town of Pulaski experienced a greater increase than the county as a whole, gaining 24 jobs over the last decade (36.92 percent), while Metter actually lost a total of 84 jobs (-5.85 percent). As of 2000, the top four occupations of Candler Countians were: Machine Operators, Assemblers, and Inspectors; Precision Production, Craft, and Repair; Clerical and Administrative; and Service Occupations. These differ significantly from Georgia where the top four 2000 occupations were: Professional and Technical; Clerical and Administrative; Executive and Managerial; and Sales. The top U.S. occupations of 2000 were similar to Georgia except that Service occupations replaced Sales as fourth. This finding confirms that workers in Candler County are more "blue collar" oriented than other more "white collar" workers in Georgia and the U.S., although the presence of "white collar" jobs is slowly on the rise locally. There again is a reflection of the influence of manufacturing and the agribusiness industry in the local economy, and the local economy's less developed state. It also is an indicator of less educated, though not necessarily less skilled, local workers. However, local work force skills are not the technological skills of an information age either.

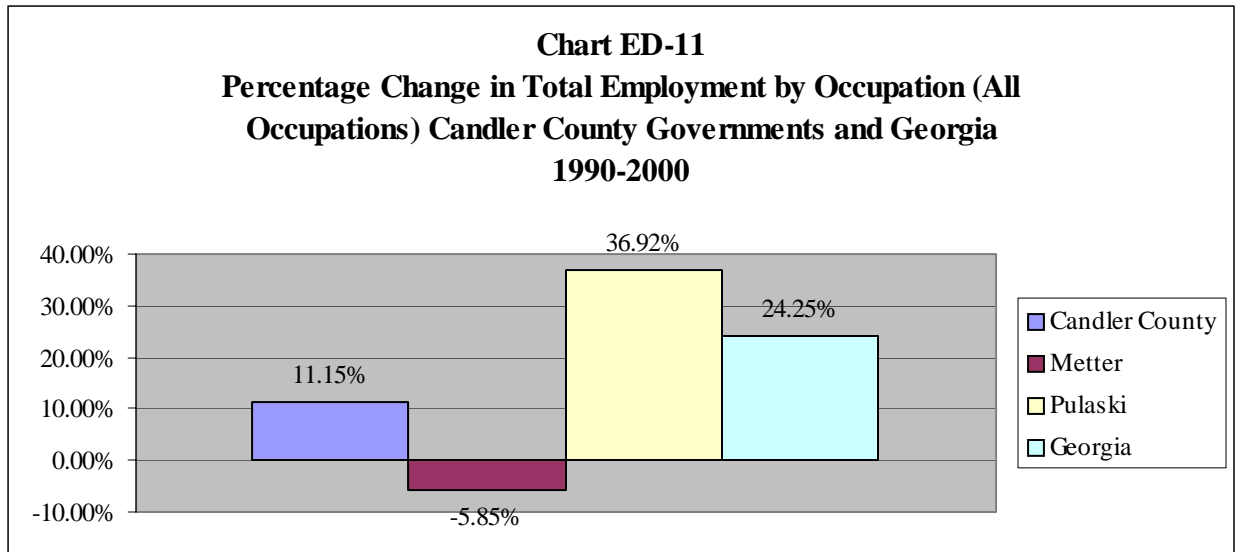
This assessment of a growth in local "white-collar" workers is also seen in analysis of 1990 to 2000 change. While "farming, forestry, and fishing" experienced a substantial decline locally in real numbers, the second leading state and national labor force occupation (clerical and administrative support) increased two percentage points locally, while declining nearly a full percentage point at both the state and national levels. Candler Countians also took just slightly more sales jobs (in absolute numbers) in 2000 as opposed to 1990, while these jobs experienced a noticeable decline at the state and national levels. However, their percentage of the local labor force was still only about two-thirds that of the state and nation. On the other hand "machine operators, assemblers, and inspectors," a standard "blue collar" occupation, increased on a percentage basis locally, and remained substantially greater than that of Georgia and U.S. percentages.



Source: U.S. Census Bureau, www.census.gov; 2007.



Source: U.S. Bureau of the Census, www.census.gov; 2007.

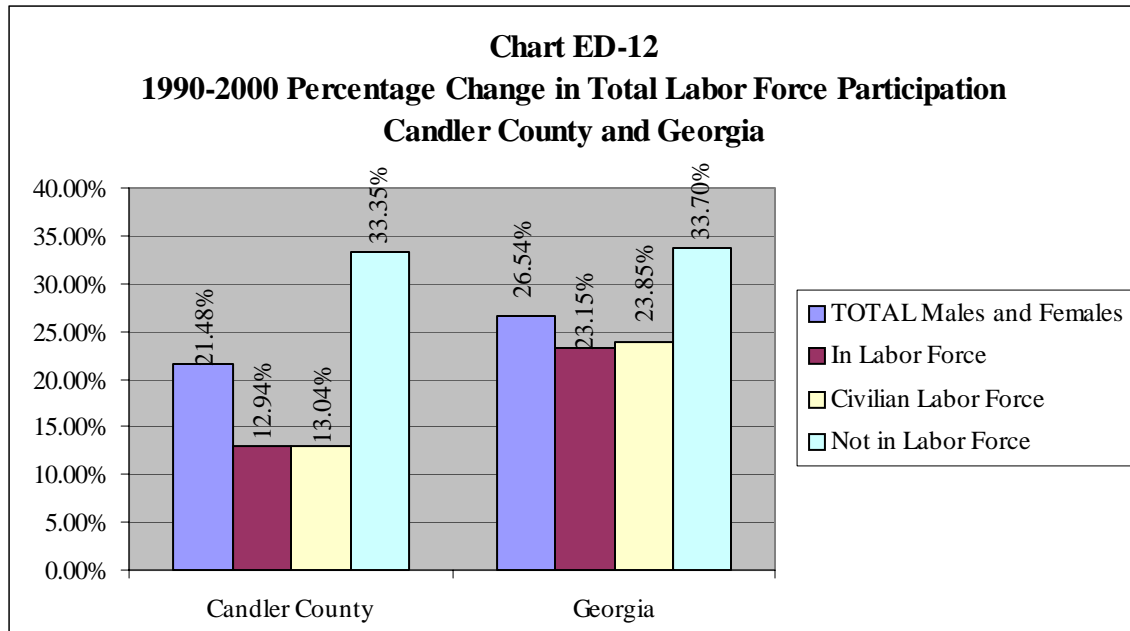


Source: U.S. Bureau of the Census, www.census.gov; 2007.

While the technical, "blue collar" skills of the local work force serve the current manufacturing economic base of the county well, it points to a need for more education and retraining of the labor force to attract information age jobs. Technology is pervasively invading even traditional manufacturing arenas. Greater educational efforts are currently ongoing thanks to the availability of Swainsboro Technical College's satellite campus in Metter and other nearby post-secondary facilities. While these efforts are helping Candler County to develop a greater presence of "white-collar" jobs, more still needs to be done to allow Candler County to catch up to the information age that has propelled the economies of the state and the nation.

Employment Status and Labor Force Characteristics

Current and historic data on employment status and labor force characteristics are shown in Chart ED-12 in a comparison of the percentage change over the last decade for Candler County and Georgia. The total labor force in Candler County grew by 1,282 workers in the ten years from 1990 to 2000, an increase of 21.5 percent. During the same period the state labor force grew by more than 26.5 percent, while the U.S. labor force expanded at 13.5 percent, some two-thirds the rate of Candler County. At the same time, those not in the labor force increased in total numbers by one-third (2,498 persons in 1990 vs. 3,331 persons in 2000, a gain of 833 persons, or 33.3 percent). Some of this change could be the result of people dropping out of the labor force,



Source: U.S. Bureau of the Census, www.census.gov; 2007.

given the slower growth in the local economy compared to the rest of the state, as mentioned earlier.

County employment in the civilian labor force fell somewhat short of Georgia growth but did noticeably outpace the U.S. as a whole during the 1990s. This again may be testament to the increase of government and service jobs and the economic diversification into a number of small businesses/industries. County civilian employment increased by 451 persons during the 1990s, or 13.03 percent, compared to 11.8 percent for the U.S. and 23.8 percent for the state. One important factor affecting those in the labor force is the significant portion of the county's population that is elderly. As of 2000, some 15.2 percent of the county's population was age 65 and older. This percentage is almost two-thirds higher than the state (9.6 percent) but and some one-fourth higher than the nation (12.4 percent). As more young people leave the area in search of good paying jobs elsewhere, the remaining population is aging and, thus, slowly leaving the labor force.

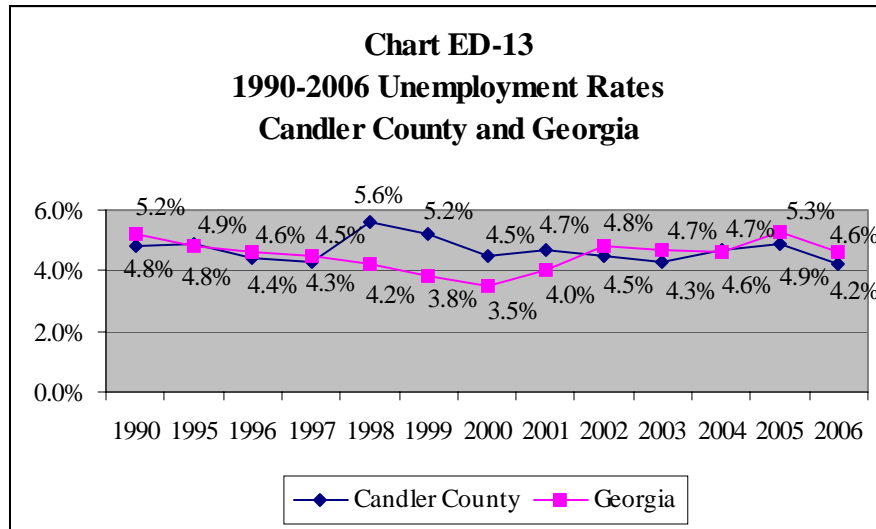
Of the 1,282 new workers added to Candler County's total labor force between 1990 and 2000, 719, or 26.34 percent, were males. This compares to Georgia where 28.6 percent of new workers were males and the U.S. where about 14.3 percent of new workers were males. However, in 2000 males constituted 47.57 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this similar percentage of local male workers compared to the rest of the state and nation, the male participation rate in the county labor force in 2000 was about 63 percent, down noticeably from 70 percent in 1990 and significantly less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. The number of males not in the labor force locally rose by about 60 percent in actual numbers over the last decade. This increase is likely attributable to the loss of some available "blue collar" jobs locally, particularly in manufacturing, while the small decrease in the local participation rate is more the result of modest population growth. The female participation rate in the local labor force is also somewhat below that of the state and nation (just under 52 percent in Candler County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 54.06 percent of persons aged 16 or older in the work force in 2000 compared to Georgia's 66 percent and the U.S.'s 64 percent.

These statistics indicate somewhat less than healthy growth in the local labor force, especially when compared to Georgia, though not as dire as is the case in some other locales, and holding its own when compared to the U.S. However, it also means that there are likely other available workers in the population not currently counted in the labor force. The county population may have larger numbers of elderly and those with transfer payments, but the gap between the local labor force and that of the state and nation is slightly larger than one might like. There may be some indication that welfare and benefits programs are still more attractive than current low wage jobs, in spite of the welfare reforms that have transpired at the state and national levels. This is more evidence of an increased need for labor force education and training to increase participation rates, and greater diversification of the economy.

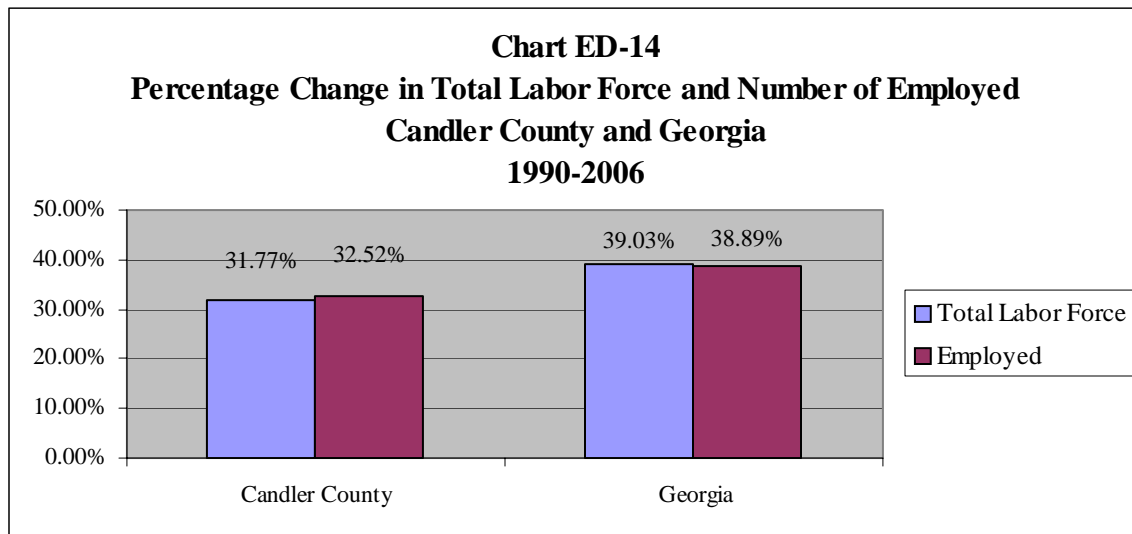
Unemployment Rates

Chart ED-13 details annual average unemployment rates in Candler County from 1990 through 2006, while Chart ED-14 highlights the percentage change in the total labor force and the number of employed persons during the 1990s both on a countywide and statewide level. Unemployment in the Candler County labor force has been, for the most part, below that of Georgia and the U.S. since 1990, with the major exception of the years 1998-2000. Interestingly enough, Candler County was more than able to keep pace with the rapid growth throughout

Georgia while managing to fare much better than the U.S. as a whole, as evidenced by an increase of 1,113 persons from the local labor force between 1990 and 2006 (31.77 percent compared to



Source: Georgia Department of Labor, 2007.



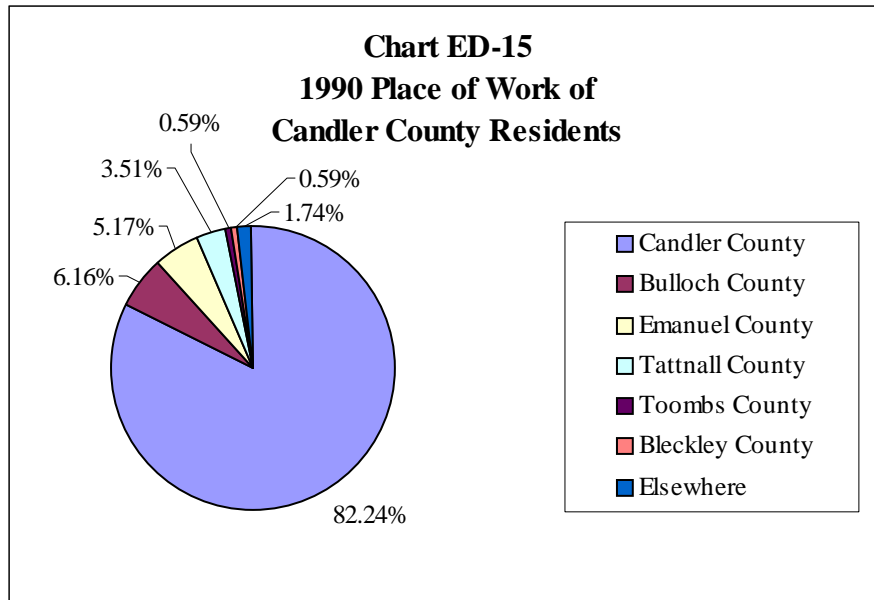
Source: Georgia Department of Labor, 2007.

the state's growth rate of 28.88 percent and the national growth rate of 13.82 percent). Unemployment rates in Candler County are normally below all surrounding counties, except Bulloch and sometimes Evans. The county's unemployment rate has typically fallen anywhere between four (4) and five (5) percent over the last decade and a half, with the exception of a three-year period from 1998-2000 when it was over five percent. Candler County unemployment is usually about 0.5 percentage points above the economic center and much larger Bulloch County, as well as usually about less than 0.5 percentage points below the Georgia rate and 0 to 1 percentage points below the U.S. rate. Unemployment in Candler County has been less in the 2000s than in the 1990s. There are also indications that Candler County's economy has been adding jobs at nearly the same pace as its labor force growth. It certainly is doing better than many rural areas.

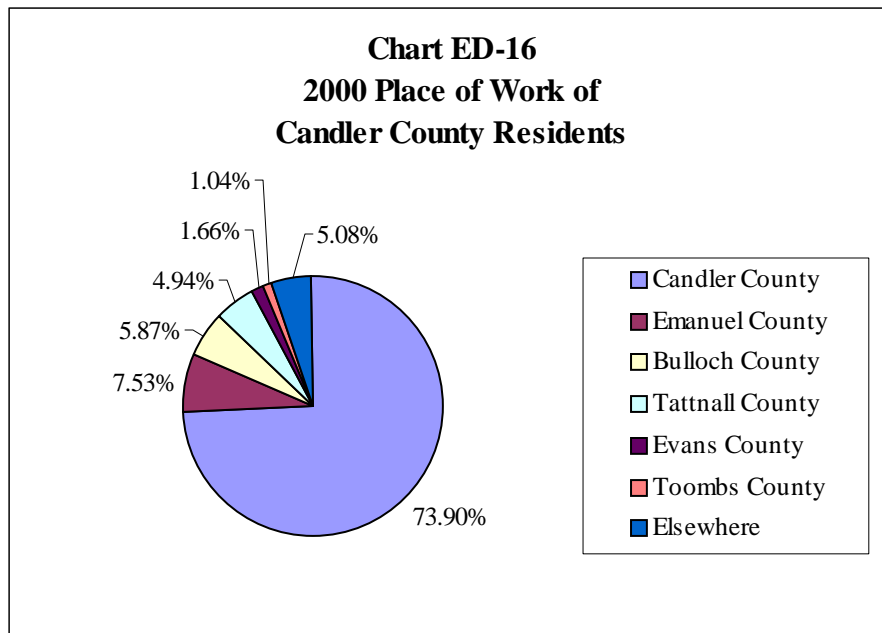
Commuting Patterns

Charts ED-15 through ED-18 depict commuting patterns and trends of the local labor force and details by county where the local resident labor force is working, and where the people working in Candler County live. The charts document that an increasing number of residents have to commute outside the county to find work. Over 35 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to 21.6 percent in 1990. 56 additional residents were working in the county in 2000 than 1990, while 306 additional residents had to go outside the county. During the same period, the local economy gained 363 jobs and added 362 people to the local workforce. These are mostly positive results for the local economy, and are much different than many rural areas. As discussed previously, the modest growth of the labor force in the county has thus far not limited job creation. Overall, this means those in the local labor force are increasingly more likely to pursue employment outside of the county since additional job opportunities are not being created at home in numbers abundant enough to allow those people to work at home.

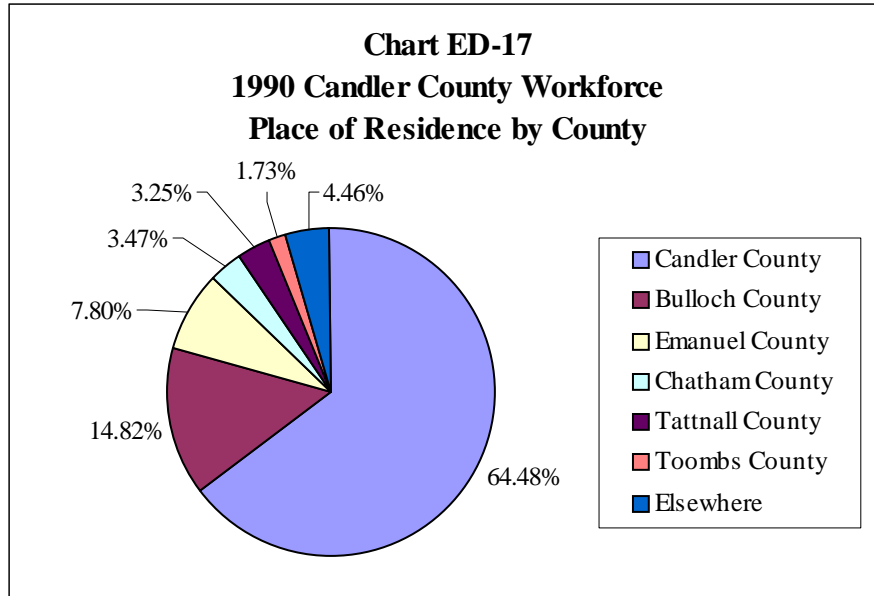
The detailed tables showing what counties workers lived in and what counties local workers lived in document that while 756 Candler Countians traveled outside the county for work in 2000, 1,455 workers from outside the county had jobs in Candler County, more than likely with the county's major employers (Candler County Hospital, Pineland Telephone, and Wallace, for example). Candler Countians not working in their home county usually work predominantly in Emanuel County (Swainsboro), with Bulloch County (Statesboro) and Tattnall County (Reidsville/ Glennville) being other primary destinations. The numbers commuting to Bulloch County increased only slightly between 1990 and 2000, while those commuting to Emanuel and



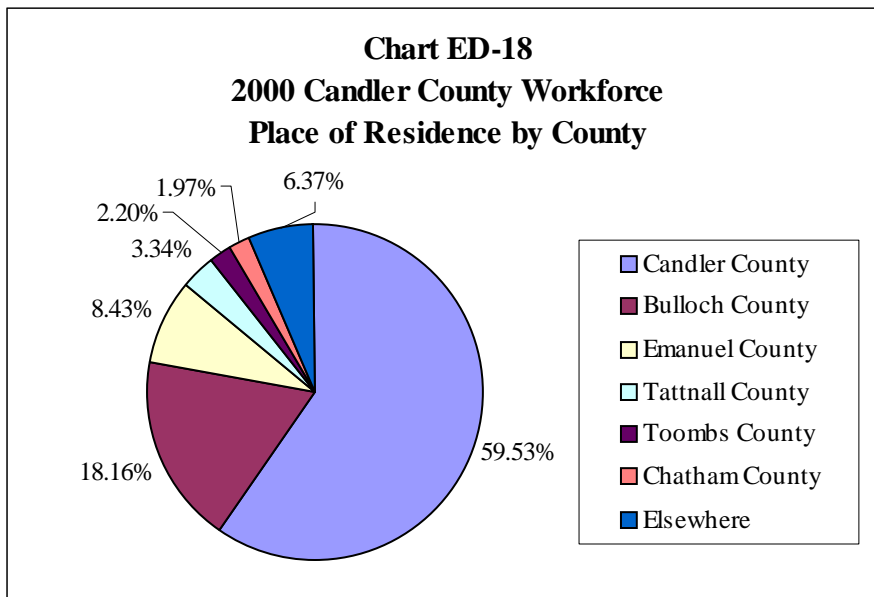
Source: U.S. Bureau of the Census, www.census.gov; 2007.



Source: U.S. Bureau of the Census, www.census.gov; 2007.



Source: U.S. Bureau of the Census, www.census.gov; 2007.



Source: U.S. Bureau of the Census, www.census.gov; 2007.

Tattnall counties increased by some two-thirds. Most of those Candler Countians commuting to these counties are most likely finding employment with the more vibrant manufacturing base in

these areas, particularly in Bulloch County, and their better-paying jobs, in addition to large nearby employers such as Crider Poultry in Emanuel County and several state prison facilities in Tattnall County. People commuting from outside the county to jobs in Candler County are more likely to come from Bulloch County (Statesboro), Emanuel County (Swainsboro), or Tattnall County (Reidsville). Candler County workers increasingly are finding local jobs, but may still have to look elsewhere for a source of appropriate employment.

Metter and Pulaski. The labor force of Candler County's two municipalities is assumed to mirror that of the county because their residents are included in county figures, and there truly is only one local economy. This is especially true for Metter, which is the location for the vast majority of county employment and home for 40.5 percent of county population. Pulaski does have some farming, manufacturing, government, retail trade and service jobs and occupations, even if in limited numbers. All of the public community schools in Candler County are located in or near Metter. Education levels are somewhat lower in the municipalities, primarily because of the high percentage of elderly residents. The age of residents would also tend to lower the participation rates of the city's labor force. Measures designed to increase overall county employment and improve the skills of the local work force will also benefit the municipalities in due measure.

Local Economic Development Resources

Economic Development Agencies

Candler County has a number of important organizations that focus attention on, direct and assist economic development efforts of the community. Most of these organizations are countywide in concern and work to the benefit of all citizens and governments. The following analysis highlights key local economic development resources.

Metter-Candler County Chamber of Commerce

1210 South Lewis Street

P.O. Box 497

Metter, GA 30439

Phone: (912) 685-2159

The Metter-Candler County Chamber of Commerce is the first contact for newcomers, both labor and industry, to the community, providing assistance and information of all types related to the area.

The Metter-Candler County Chamber of Commerce is led by local citizens who are experienced in all fields of community activities. The Chamber has a segment devoted to industry, both old and new, and provides help in areas of labor education, business retention and industry recruitment. The Chamber is funded by dues paid by the local members and has built a reputation of being an active and effective force for business development in the area. It is a rallying point, and should take a lead role, when the community needs to band together. It was instrumental in the community locating Swainsboro Technical College's satellite campus in Metter and other recent economic development activities.

Candler County Industrial Authority
2 SW Broad Street
P.O. Box 1130
Metter, Georgia 30439
Phone: (912) 685-4950

The Candler County Industrial Authority was constituted in 1962, and is a public authority founded by Georgia public law. This act set up an authority with five board members appointed by the Candler County Commissioners who serve staggered four-year terms. Officers are elected from the members of the board. The Authority is funded by a 1/2 mill of property tax per year. This funding is to finance Authority activities, recruit new industry, and assist present industry. The Industrial Authority, along with the Chamber, has built a reputation as being an active player in local economic development efforts and is striving to continue to be effective. New developments in recent years include the location of Fred's and Zaxby's to Metter, as well as the expansion of Candler Steel and Dollar General.

Metter Downtown Development Authority
P.O. Box 537
Metter, Georgia 30439
(912) 685-2527 Fax: (912) 685-3364

The Metter Downtown Development Authority is a public authority formed by the City of Metter in 1985 to promote development of the central business district. Members serving on

the Authority are appointed by the City, and funding is received through annual appropriations from the City's general fund budget. The funds are used for operation of the Authority and to assist and promote downtown development. The Downtown Development Authority serves to promote business retention and building improvements through grants and loans to qualifying individual businesses.

Middle Coastal Unified Development Authority
c/o Statesboro-Bulloch Chamber of Commerce
102 South Main Street
P.O. Box 303
Statesboro, Georgia 30459
(912) 489-9116 Fax: (912) 489-3108

The Middle Coastal Unified Development Authority (MCUDA), created in 1994, has the distinction of being designated as the first multi-county joint development authority in Georgia. Consisting of 13 counties in Southeast Georgia (including Tattnall), MCUDA seeks to promote economic and industrial recruitment on a regional scale. Its most successful promotional activity is its sponsorship of the annual Green Diamond Tour, which began in 1999. The tour invites industrial prospects from throughout the U.S. to spend several days meeting with economic developers from all 13 counties, and provides an informal setting including hunting excursions, dinner, and other forms of hospitality. By building relationships between economic developers and potential industrial prospects, the hope is that the foundation can be laid to attract these companies to consider locating new facilities to the area in the future. The MCUDA also allows the participating counties to be available for various state job tax credits.

Swainsboro Technical College
346 Kite Road
Swainsboro, Georgia 30401
(478) 289-2200 Fax: (478) 289-2214

Swainsboro Technical College's main campus is located 25 miles northwest of Metter on GA 57. Swainsboro Tech is a state funded school and guarantees the ongoing availability of state-of-the-art trained employees whose skills match those required in today's competitive work place. In 2001, Swainsboro Tech opened its Candler County Adult Learning Center in Metter to provide adult literacy and continuing education services to residents of Candler County. Georgia's Quick Start Training program is offered at Swainsboro Tech. This program enables

new industry to train their work force while their facility is under construction or allow an expanding existing industry to train additional workers in new technologies. The Quick Start Program also offers an Existing Industries Program to aid retention and expansion efforts. Individual referrals which match client needs for specific training is available through Swainsboro Tech. All graduates of Swainsboro Tech are covered by the Department of Technical and Adult Education "Technical Education Guarantee" which assures industry that graduates can either perform as advertised in their trained field, or the graduate will be retrained at the school's expense. Further discussion about STC's programs will be included under the Training Opportunities section.

Programs

The Candler County Industrial Authority has among its economic development assets the 210-acre Candler County Industrial Park, located on the outskirts of Metter along GA 46 West. The industrial park is fully served with water and sewer access, in addition to natural gas service and access to DSL fiber optic. An additional 100 acres was recently purchased to nearly double the industrial park to its present size, and the Industrial Authority has a "right of first refusal" option to purchase an additional 95 acres of adjoining land in the future. At present, some 148 acres of developable land are available for prospective industries, and a speculative building is also currently available. Present tenants include a USF Holland terminal and a Pepsi distribution facility. Future plans call for possible construction of an Authority-financed "spec building" to further assist in attraction of new industry. Limited resources have prevented Candler County and its municipalities from developing the additional infrastructure necessary to be able to attract and retain industrial development. However, locals do realize the importance of being able to provide jobs and a stable economic base that will allow its citizens to work and keep their wages at home, and there does appear to be continued efforts to make it possible for the area to be more marketable to potential businesses and industries than in times past. At the present time, there is ample room in the county for future industrial growth.

The Metter Better Hometown Program was designated by the Georgia Department of Community Affairs in 1998 to promote development and revitalization of the central business district. The program is headed by a board of directors appointed by the City, and funding is received through annual appropriations from the City's general fund budget. The funds are used for operation of the program and to assist and promote downtown development. The Better Hometown Program is very active in promoting business retention and building improvements

through grants and loans to qualifying individual businesses, has been involved in community beautification efforts, and has been active in the ongoing renovations to Metter's downtown area.

Candler County and its municipalities assist with industrial development with "Freeport" exemption on industrial inventories. An exemption of 100 percent was established countywide and serves those industries located in Candler County, the City of Metter, and the Town of Pulaski. Candler County is also classified as a Tier One county by the OneGeorgia Authority, making qualifying industries locating to Candler County eligible to receive up to \$3,500 per job created. The Development Authority and Chamber also are seeking to continue their ongoing efforts to work closely together to assist existing industry. While the programs and resources of these agencies have had noticeable effectiveness, they are not remaining static. There are ongoing plans for improvement.

Training Opportunities

Swainsboro Technical College
346 Kite Road
Swainsboro, Georgia 30401
(478) 289-2200

Swainsboro Technical College offers (in addition to the Quick Start Training described above) Associate in Applied Technology programs along with diploma and certificate programs and continuing education programs on the main campus in Swainsboro, and adult education programs in Swainsboro as well as the Candler County Adult Learning Center in Metter. Associate in Applied Technology degrees are offered in such areas as accounting, business (office technology and information office technology), early childhood care and education, and forestry technology, in addition to such diploma and certificate programs such as microcomputer specialty, machine tool technology, electronics technology, automated manufacturing technology, and health care (medical assistant and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care.

Adult education classes for basic literacy for those not able to read and write through the General Equivalency Degree are offered at the Candler County Adult Learning Center. Special classes have been set up at local companies.

East Georgia College
131 College Circle
Swainsboro, Georgia 30401
(478) 289-2017

East Georgia College, located within 25 miles of Metter, is a two-year unit of The University System of Georgia. A two-year community college based in Swainsboro, EGC provides students with various associates degrees to prepare them for further education in a four-year college or university. Many students have found that attending East Georgia College is the best option for them since Metter/Candler County is close enough to commute back and forth, and it is less costly than many other colleges.

Georgia Southern University
Statesboro, Georgia 30460
(912) 681-5611

Georgia Southern University is the main college of choice for students who want to attend a university located nearby. It is located in Statesboro, Georgia, which is approximately 20 miles from Candler County. The university status that Georgia Southern achieved over a decade ago has provided a multitude of Candler County students with many opportunities to receive a better education. This is a plus to Candler County because these students may choose to bring some of their knowledge back home.

In addition to these training resources, job-training programs through the Workforce Investment Act Program are also available in Candler County. The program for Service Delivery Region Nine, administered through the Heart of Georgia Altamaha Regional Development Center and provided by Job Training Unlimited, Inc., based in Claxton, provides assistance to adults, youths, welfare recipients, and displaced workers through its local One-Stop Center in Metter. The One-Stop Center is currently located at Job Training Unlimited's satellite office at 310 Broad Street in Metter and serves as a single access point for Candler County residents in need of work-related services. Workers who have been laid off from their present job can receive individual training accounts to obtain training at a local technical college or four-year college and receive assistance in paying for tuition, books, and support services such as child care and transportation. Services for youth are available, such as after school programs, tutoring, mentoring, and work experience to help prepare them for life after graduation. Those currently on public assistance programs can receive help in making the transition from welfare to

the workforce. The WIA Program and the local One-Stop Center have been a tremendous resource in helping many local residents either get back on their feet or find their niche in the workplace.

Economic Trends

Recent Major Economic Activities

There have been several changes in the local economy in the last few years or so. The continuing development of the county's industrial park, including its recent expansion, has helped to stimulate some needed industrial growth while still leaving ample space available for continued growth. Candler Steel, specializing in steel construction services, recently expanded its facility in Metter. The most significant change in the local economy has been on the retail front. Several new restaurants have opened in Metter in recent years, most along or near the I-16/GA 121 interchange, including Zaxby's, Crabby Joe's, Wendy's, and Choffee Café, although Wendy's would unfortunately close within the last year or so. A long time fixture of the local retail scene, Moore's Department Store, was converted to Peebles as one franchise chain purchased the other. Fred's Discount Store has opened a new facility in Metter on GA 46 East, while the local Dollar General store expanded its facility. A new grocery store has recently opened its doors in Downtown Metter, Broad Street Market, with a Piggly Wiggly possibly locating to Metter in the near future. Another important development, although not recent, is the location of Swainsboro Technical College's satellite campus in Metter, the Candler County Adult Learning Center. This activity was discussed previously under the Training Opportunities section, but the presence of STC is an important component in the efforts to upgrade the educational and skill levels of the local population, a development that is critical to future local economic development efforts.

Special Economic Activities

The most unique or special economic activity in Candler County is tourism. While still a fledgling activity to some extent, its current impact is beginning to be realized, and there is plenty of room for continued growth. Tourism is often misunderstood because of recent developments and narrowly construed as amusement attractions. Candler County will likely never be a major tourist destination, and should not be, given its unique rural character and important natural resources. But defining tourism as simply visitor attraction, Candler County does now enjoy limited tourism benefits, and has some potential, particularly with its location

along I-16. The presence of Guido Gardens, home of “The Sower”, evangelist Michael Guido and Guido Ministries, generates some significant tourist visit numbers, particularly during the Christmas season and its annual “Christmas in the Gardens” light display. George L. Smith State Park, located just across the border in Emanuel County, is nearby as well. The resurrection of the regional promotion of SR 121 as the Woodpecker Trail also offers increased tourism potential.

Metter has an annual Another Bloomin’ Festival in the spring where its population swells to well over its normal 3,900 residents, serving as the area’s major festival. Another Bloomin’ Festival has been held annually since 1990 and is the community’s way of celebrating the importance of the timber industry to the local economy. Today the festival attracts hundreds of visitors to Metter each year during the first full weekend in May, and includes such items ranging from arts and crafts in addition to food and entertainment. The creation of a “First Saturday” program in 2006 also helps to promote visitor attraction. On the first Saturday of each month, a plethora of food and entertainment is provided to encourage residents and visitors are to visit Downtown Metter and its merchants. The creation of additional such festivals or other daylong gatherings on an annual basis or otherwise would help to draw greater numbers of people to the area, particularly those from surrounding communities. This would be a ready source of increased tourism expenditures locally.

Hunting and fishing recreation in the county will likely grow, especially with declining opportunities in Florida because of population and development. Some 40 percent of Candler County’s total land area consisted of forestland as of 1997, offering an abundant area for hunting opportunities. Excellent fishing opportunities abound in the Canoochee and Ochoopee rivers near Metter. Alternative hunting and fishing enterprises could flourish, and could provide secondary income for farmers and landowners. The county has the potential to develop into a local agri-tourism hub, given the natural resources available. With the success of the local farming industry, farm tours could be developed providing another secondary source of income for farmers. Enough farming is available to use the local agri-tourism industry as a sort of “niche” market to attract nature enthusiasts to the area.

Tourism seeking a “natural experience” is a growing phenomenon and has coined a term “nature-based tourism.” The continued development of the George L. Smith State Park and Guido Gardens offers potential for Emanuel County to take advantage of this current tourism phenomenon by utilizing its abundant natural resources for economic gain. As development of these venues continues, Metter could see an increase in the number of visitors to the area. The

City could become a logical overnight lodging point, especially for visitors wishing to engage in hunting or fishing excursions.

Just a cursory examination of the wide range of visitors and impact of local tourism as noted above demonstrates a growing, and generally unrecognized, impact. Yet this is the tip of the iceberg. This sector offers considerable potential principally through completion of highway improvements, and natural resources tourism. Continued growth along I-16, coupled with the revitalization of the Woodpecker Trail (GA 121), could bring about increased interstate and highway traffic and even more visitors. The aging of the population, and growing fear and frustration with the frantic, congested pace of I-95 will divert traffic back to an upgraded GA 121. Travelers taking such an alternative are also likely to travel at a more leisurely pace, and be more willing to make unplanned stops for something of interest.

There are current limitations in hospitality accommodations, particularly lodging and restaurant facilities, in Metter. If agri-tourism and other venues were to be developed, Metter will not long lack the necessary accommodations. In the interim, small natural and cultural resource attractors as currently are available can continue to be developed and nurtured. Completion of planned GA 121 highway improvements would increase travelers and accelerate the opening of new hospitality accommodations. The City of Metter has already provided a mechanism for marshalling local efforts toward tourism growth with a 5 percent hotel/motel tax.

Major Findings of Economic Development Assessment

- In 2005, the four largest sectors of employment in Candler County were the Services (24.58%), Local Government (13.17%), Retail Trade (11.06%), and Construction (10.47%) sectors. These four sectors combined to comprise some 60 percent of Candler County's total employment.
- In 1990, Services (21.67%), Retail Trade (17.22%), and Manufacturing (13.94%) were the largest sectors in the county in terms of total employment.
- Between 1990 and 2005, employment in the Construction sector tripled (3.4% vs. 10.47%), while the Manufacturing sector declined by roughly two-thirds (13.94% vs. 4.76%). The Retail Trade sector also declined noticeably (17.22% vs. 11.06%).
- In 2005, the largest sectors of employment in Georgia were in the Services (35.75%), Retail Trade (11.7%), Manufacturing (11.46%), and State & Local Government (10.15%) sectors; comprising more than two-thirds (69.06%) of the state's total employment.
- The largest increase in the state's employment between 1990 and 2005 was in the Services sector (19.97% vs. 35.75%), while the steepest decline was in the Manufacturing sector (19.00% vs. 11.46%).
- By far, the leading sector in Candler County in terms of earnings in 2005 was Services (25.76%). The next closest sector was State & Local Government (22.16%).
- Between 1990 and 2005, earnings in the Farming and Manufacturing sectors decreased by roughly one-half as a percentage of total county earnings.
- In 2005, the largest sector in terms of the percentage of total earnings in Georgia was the Services (29.94%) sector; comprising almost one-third of the state's total earnings. Approximately two-thirds (64.02%) of Georgia's total earnings came from four sectors: Services, Manufacturing, Transportation, Communications, and Public Utilities, and State & Local Government.
- In 2005, the highest Average Weekly Wages in Candler County were in the Transportation (\$951), Federal Government (\$764), and Communication (\$722) sectors. Georgia's highest

Average Weekly Wages were in the Utilities (\$1,390), Communications (\$1,264), Financial and Insurance (\$1,205), and Federal Government (\$1,134) sectors.

- Growth in Average Weekly Wages (All Industries) was somewhat higher in Georgia (48.62%) than in Candler County (38.34%) between 1995 and 2005. Candler County's Average Weekly Wages in 2005 were just under 60 (57.58%) percent of Georgia's, with the Transportation sector (116.54%) in Candler County being the only sector locally to surpass that of the State.
- In 2000, the largest percentage of Candler County's total personal income consisted of Wages and Salaries by Household (65.33%), which was noticeably lower than that of Georgia (78.24%). The County's percentage of Transfer Payments to Households was more than double that of the state as a whole (9.13% vs. 4.04%), while another one-eighth (12.56%) of the county's total personal income consisted of Retirement Income.
- From 1990 to 2000, employment by occupation increased countywide (11.15%) and in the Town of Pulaski (36.92%) but declined in the City of Metter (-5.85%), while growing statewide at a rate of almost 25 percent.
- The top occupations countywide in 2000 were Machine Operators, Assemblers, and Inspectors and Precision Production, Craft, and Repair (both about one-sixth of the total each). In the City of Metter, Service Occupation (not Protective or Household) jobs were the top occupation (16.80% of the total), followed by Precision Production, Craft, and Repair (another 14.21 percent). Pulaski's top occupation was Transportation and Material Moving (about one-fifth of the total), followed by Farming, Fishing, and Forestry. Georgia's highest percentage was in the Professional and Technical sector (18.68%). Slightly less than one-half of the state's employment by occupation is in the Executive, Professional, and Clerical occupations, while countywide about one-third of total employment was in these occupations.
- Between 1990 and 2000, Candler County's total labor force grew at a rate that was slightly less than that of Georgia as a whole (21.48% vs. 26.54%).
- In 2000, Candler County had slightly more people in the labor force than those who were not (54% vs. 46%). The percentage was roughly equal in the City of Metter, but in Pulaski considerably more people were out of the labor force than those who were (43% vs. 57%).

- In 1990, almost 70 percent of all males in Candler County were in the labor force. By 2000, however, nearly 63 percent of all males countywide were in the labor force. At the same time, the number of females in the county's labor force also decreased but at a lesser rate (48% in 1990 to 46% percent in 2000). The total of all males and females not in the labor force countywide in 2000 was just noticeably higher than Georgia as a whole (45.94% vs. 33.7%).
- Between 1990 and 2006, Candler County's unemployment rates were consistently within one-half percentage point either higher or lower than that of Georgia for each year, with the exception of the years 1998-2001 when the local unemployment rate was about a percentage point higher than the state. The County's rate fluctuated from a high of 5.6% in 1998 to a low of 4.2% in 2006. Georgia's unemployment rate fluctuated from a high of 5.2% in 1990 to 3.5% in 2000. From 1995 through 2004, Georgia's unemployment rate was below 5.0% for each year.
- Among its surrounding counties, only Bulloch County and Evans County had consistently lower unemployment rates throughout the period than Candler County.
- In both 1990 and 2000, Bulloch County was the leading county by far among those commuting into Candler County for work on a daily basis. Other leading counties, though to a lesser extent, were Emanuel and Tattnall.
- For those in Candler County commuting elsewhere to work, Emanuel County was the top destination in 2000, replacing Bulloch County. By 2000, however, Bulloch and Tattnall counties were still increasingly popular choices for those Candler Countians commuting elsewhere, although those commuting to Emanuel and Tattnall counties had increased by more than one-half since 1990 while those commuting to Bulloch County had only increased slightly.
- During the 1990s, the percentage of Candler County residents comprising the county's workforce declined slightly from 64.5 percent in 1990 to 59.5 percent by 2000.
- The County's lead economic development agencies are the Metter-Candler County Chamber of Commerce, the Candler County Industrial Authority, the Metter Downtown Development Authority, and Swainsboro Technical College (through its Metter campus). Among the county's economic development assets include one industrial park: the 210-acre Candler County Industrial Park. The industrial park is located along GA 46 west of Metter and is serviced with water, sewer, natural gas, and DSL, and there is also a speculative building available. The industrial park recently was expanded by 100 acres, and there are also 95 additional acres in

which the county has the right of first refusal to purchase. There is also 100% Freeport exemption on various items countywide. Candler County is a Tier One county as classified by the OneGeorgia Authority, making qualified industries locating to the county eligible for tax credits of up to \$3,500/job created.

- Good education and training opportunities are available locally to improve skill levels of the local labor force through Swainsboro Technical College's satellite facility in Metter (which also offers Quick Start training to industries), nearby secondary institutions such as East Georgia College and Georgia Southern, and Workforce Investment Act program services through the local One-Stop Center in Metter.
- Ongoing economic trends locally within the last decade include the continuing development of the County's industrial park, the location of Swainsboro Technical College's satellite facility, the continued decline of manufacturing jobs as a mainstay of the local economy, the continued growth of service jobs as a leading source of employment, the continued growth in new retail and commercial development in and near Metter, the creation and recent success of Another Bloomin' Festival as a means of visitor attraction, and the sustained viability of state and local government jobs as a leading source of local employment and earnings.

Summary of Needs Assessment

The Candler County economy was developed relying on transportation and its vast forests, and its future to a large extent will depend on these same avenues. The local economy, while continuing to grow at a steady but modest pace, is not adding jobs at the rate its labor force is growing, even though the population and labor force itself is only steadily expanding. The economy overall is less developed and diverse than the state. There is an unhealthy reliance on the relatively low wage service and retail trade industries, although recent retail developments may help provide some future stability at least for the time being. The labor force is in need of modern skills improvement, and higher paying jobs to increase participation rates. Improved infrastructure is much needed in order to attract future business and industrial growth, in particular the development of the Candler County Industrial Park and the continued extension of infrastructure along the GA 121 corridor south of Metter. Within Metter, the downtown area is in need of continued revitalization and improvements to bring needed retail and other businesses back to the heart of the city. Continued improvements along the GA 46 Corridor through Pulaski and the possible development of an I-16 interchange near Pulaski are needed to attract desired retail and other business development there. Likewise, improvements to the gateway corridors in

the municipalities would serve to entice visitors as well. Continued upgrades to the county's school facilities is another important area that needs to be addressed. Quality of life issues, such as the continued development of medical services and improvements to the county's recreation facilities, are also important items that will enhance the area's liveability. Continuing to improve ongoing local cooperation is a key avenue to increase the involvement of all facets of the community to work together for the betterment of both the County and the municipalities.

Despite many structural economic problems, Candler County has a number of important assets and opportunities for growth. Candler County's location on I-16, as well as relatively close proximity to the port of Savannah, continues to offer many opportunities for economic growth including transportation, tourism, and agriculture. The natural resources of the county offer potential for tourism and other economic growth. The abundant groundwater supply will help. Another important advantage is that the County has the presence of abundant, available, and affordable land for industrial development. The continued development of the Candler County Industrial Park is illustrative of this particular opportunity. Good educational facilities in the form of a satellite campus of Swainsboro Technical College are key assets in continuing to raise the educational attainment levels of the community, as well as serving to attract young people from surrounding communities. The "Another Bloomin' Festival" along with Guido Gardens remain the area's major tourist drawing cards, and it will continue to play a vital role in attracting visitors. It is very likely that the same areas that spurred development in the county in the 19th and 20th centuries will again stimulate development in the 21st Century. Transportation and natural resources, the fields and forests of the county, still offer the most potential for growth albeit in new variation. There is much work to be done to prepare for and stimulate this growth, but the unity of the community and its local economic development and training resources already in place can accomplish much.

**TABLE H-1
CANDLER COUNTY
TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others			Total		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Candler County	2,351	2,134	2,258	124	148	171	349	921*	1,451	17**	N/A	13	2,841	3,203	3,893
Metter	1,103	1,041	1,055	156	140	171	67	299*	315	0	0	0	1,326	1,480	1,541
Pulaski	69	61	58	3	0	0	6	25*	28	0	0	0	78	86	86

*Includes Other category.

**Seasonal and Migratory units.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

**TABLE H-2
CANDLER COUNTY
PERCENTAGE OF TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Candler County	82.8	66.6	58.0	4.4	4.6	4.4	12.3	28.8*	37.3	0.6**	N/A	0.3
Metter	83.2	70.3	68.5	11.8	9.5	11.1	5.1	20.2*	20.4	0	0	0
Pulaski	88.5	70.9	67.4	3.8	0	0	7.7	29.1*	32.6	0	0	0
Region	78.2	67.6	61.5	N/A	N/A	7.6	14.7	23.3	30.6	N/A	N/A	0.3
Georgia	75.8	64.9	67.1	16.6	22.7	20.7	7.6	12.4	12.0	N/A	N/A	0.1

*Includes Other category.

**Seasonal and Migratory units.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2007.

TABLE H-3
Current and Projected Occupied Housing Units By Type
2000-2030
Candler County, Metter, and Pulaski

	2000	2010	2015	2020	2025	2030
Candler County						
SF	1,943	2,146	2,270	2,440	2,634	2,872
MF	147	187	211	253	302	372
MH	1,272	1,855	2,197	2,553	2,925	3,330
O	13	0				
Totals	3,375	4,188	4,678	5,246	5,861	6,574
Metter						
SF	908	1,031	1,087	1,142	1,206	1,273
MF	147	187	211	253	302	372
MH	315	449	509	564	616	661
O	0					
Totals	1,370	1,667	1,807	1,959	2,124	2,306
Pulaski						
SF	45	47	50	52	54	56
MF	0					
MH	28	31	33	34	35	35
O	0					
Totals	73	78	83	86	89	91

Note: SF is Single-Family; MF is Multi-family; MH is Manufactured Housing; O is Other.

Source: U.S. Bureau of Census, www.census.gov; Projections made by Heart of Georgia Altamaha RDC Staff, 2007.

**TABLE H-4
CANDLER COUNTY
AGE OF HOUSING BY PERCENTAGE**

	Built 1990 or later			Built 1980-89			Built 1960-79			Built 1940-59			Built 1939 or earlier		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Candler County	N/A	N/A	26.0*	N/A	32.8**	17.5	50.9 ^{1/}	38.8	34.1	28.4	16.4	13.4	20.8	12.1	9.0
Metter	N/A	N/A	17.5*	N/A	28.6**	13.8	49.5 ^{1/}	43.0	41.2	32.9	17.4	16.8	17.6	10.9	10.8
Pulaski	N/A	N/A	18.7*	N/A	8.1**	4.7	N/A	45.5	32.5	N/A	11.1	33.7	N/A	35.4	10.5
Region	N/A	N/A	22.6	N/A	N/A	18.7	N/A	N/A	35.0	N/A	N/A	15.9	N/A	N/A	7.8
Georgia	N/A	N/A	27.9	N/A	32.1	22.0	N/A	41.7	31.3	N/A	18.1	13.0	14.7	8.1	5.9

*Includes housing units built from 1990 to March, 2000.

**Includes housing units built from 1980 to March, 1990.

^{1/}Includes housing units built from 1960 to March, 1980.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2007.

**TABLE H-5
CANDLER COUNTY
CONDITION OF HOUSING, 1980-2000**

	Lacking Complete Plumbing Facilities						Lacking Complete Kitchen Facilities						Overcrowded Units						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Candler County																			
Total Units	286	10.1	31	1.0	97	2.5	230	8.2	12	0.4	109	2.8							
Occupied Units	N/A	N/A	N/A	N/A	33	1.0	N/A	N/A	N/A	N/A	22	0.7	N/A	N/A	196	6.9	275	8.2	
Vacant Units	N/A	N/A	N/A	N/A	64	12.4	N/A	N/A	N/A	N/A	87	16.8							
Metter																			
Total Units	N/A	2.6	0	0	16	1.0	57	4.3	5	0.3	6	0.4							
Occupied Units	N/A	N/A	N/A	N/A	16	1.2	N/A	N/A	N/A	N/A	6	0.4	N/A	N/A	100	7.4	105	7.7	
Vacant Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	0	0							
Pulaski																			
Total Units	N/A	11.5	0	0	0	0	N/A	N/A	0	0	10	15.1							
Occupied Units	N/A	N/A	0	0	0	0	N/A	N/A	0	0	0	0	N/A	N/A	5	6.8	2	2.7	
Vacant Units	N/A	N/A	0	0	0	0	N/A	N/A	0	0	10	100.0							
Region																			
Total Units		7.5		1.7		2.5		N/A		N/A		N/A							
Occupied Units						0.9						0.7		N/A		N/A		4.7	
Vacant Units																			
Georgia																			
Total Units	75,618	3.8	28,462	1.1	29,540	0.9	71,793	3.6	24,014	0.9	31,717	1.0							
Occupied Units	59,491	3.2	22,921	1.0	17,117	0.6			16,794	0.7	15,161	0.5		5.3		4.0		4.8	
Vacant Units	16,127	11.4	5,541	2.0	12,423	4.5			7,220	2.7	16,556	6.0							

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2007.

**TABLE H-6
CANDLER COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000**

	Candler County						Metter					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	2,841	100	3,203	100	3,893	100	1,326	100	1,480	100	1,522	100
Occupied Housing Units	2,527	88.9	2,828	88.3	3,375	86.7	1,230	92.8	1,353	91.4	1,371	90.1
Vacant Housing Units	297	10.5	375	11.7	518	13.3	96	7.2	127	8.6	151	9.9
Owner Occupied Units	1,664	65.8	2,029	71.7	2,468	73.1	765	62.2	904	66.8	896	65.4
Renter Occupied Units	863	34.2	799	28.3	907	26.9	465	37.8	449	33.2	475	34.6
Owner Vacancy Rate				1.2		1.0				1.7		0.8
Renter Vacancy Rate				12.4		11.0				10.6		14.3
Owner to Renter Ratio of Vacancy												
White Householder			2,066	73.1	2,398	71.1			898	66.4	838	61.1
Black Householder			739	26.1	825	24.4			447	33.0	502	36.6
Other Race Householder			23	0.8	152	4.5			8	0.6	31	2.3
Hispanic Householder			35	1.2	188	5.6			10	0.7	41	3.0
Householder Age 65 or Over			759	26.8	821	24.3			395	29.2	397	29.0

**TABLE H-6
CANDLER COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)**

	Pulaski					
	1980		1990		2000	
	No.	%	No.	%	No.	%
Total Housing Units	78	100	86	100	83	100
Occupied Housing Units	72	92.3	73	84.9	73	88.0
Vacant Housing Units	6	7.7	13	15.1	10	12.0
Owner Occupied Units	39	54.2	49	67.1	45	61.6
Renter Occupied Units	33	45.8	24	32.9	28	38.4
Owner Vacancy Rate				0		0
Renter Vacancy Rate				7.7		3.4
Owner to Renter Ratio of Vacancy						
White Householder	N/A	N/A	53	72.6	44	60.3
Black Householder	N/A	N/A	19	26.0	16	21.9
Other Race Householder	N/A	N/A	1	1.4	13	17.8
Hispanic Householder	N/A	N/A	1	1.4	13	17.8
Householder Age 65 or Over	N/A	N/A	26	35.6	21	28.8

TABLE H-6
CANDLER COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)

	Region						Georgia		
	1980		1990		2000		1980	1990	2000
	No.	%	No.	%	No.	%	%	%	%
Total Housing Units	86,488	100	98,346	100	115,484	100	100	100	100
Occupied Housing Units	N/A		N/A		98,923	85.7	92.3	89.7	91.6
Vacant Housing Units	N/A		N/A		16,561	14.3	7.7	10.3	8.4
Owner Occupied Units	N/A		N/A		72,840	73.6	65.0	64.9	67.5
Renter Occupied Units	N/A		N/A		26,083	26.4	35.0	35.1	32.5
Owner Vacancy Rate	N/A		N/A			2.1	1.7	2.5	1.9
Renter Vacancy Rate	N/A		N/A			14.1	7.9	12.2	8.2
Owner to Renter Ratio of Vacancy	N/A		N/A		0.36		0.37	0.34	.44
White Householder	N/A		N/A			73.0	75.8	74.2	68.9
Black Householder	N/A		N/A			24.6	23.5	24.3	26.7
Other Race Householder	N/A		N/A			2.4	0.7	1.5	4.4
Hispanic Householder	N/A		N/A			4.8	1.0	1.3	3.4
Householder Age 65 or Over	N/A		N/A			22.9	18.6	17.9	16.5

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

**TABLE H-7
CANDLER COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000**

	Candler County						Metter					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	297	100	375	100	518	100	96	100	127	100	151	100
For Sale Only	N/A	N/A	25	6.7	26	5.0	N/A	N/A	16	12.6	7	4.6
For Rent	N/A	N/A	113	30.1	112	21.6	N/A	N/A	53	41.7	79	52.3
Rented or Sold, Not Occupied	N/A	N/A	22	5.9	29	5.6	N/A	N/A	10	7.9	9	6.0
For Seasonal, Rec., or Occasional Use	N/A	N/A	47	12.5	171	33.0	N/A	N/A	5	3.9	10	6.6
For Migratory Workers	N/A	N/A	3	0.8	43	8.3	N/A	N/A	0	0	2	1.3
Other Vacant	N/A	N/A	165	44.0	137	26.4	N/A	N/A	43	33.9	44	29.1
Vacant Units for Sale Only as % of Units for Rent or Sale		N/A		18.1		18.8		N/A		23.2	N/A	8.1
Vacant, built 1950-59	N/A	N/A	N/A	N/A	29	5.6	N/A	N/A	N/A	N/A	0	0
Vacant, built 1940-49	N/A	N/A	N/A	N/A	144	27.8	N/A	N/A	N/A	N/A	81	47.4
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	58	11.2	N/A	N/A	N/A	N/A	24	14.0
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	87	16.8	N/A	N/A	N/A	N/A	0	0
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	64	12.4	N/A	N/A	N/A	N/A	0	0

	Pulaski					
	1980		1990		2000	
	No.	%	No.	%	No.	%
Total Vacant Housing Units	6	100	13	100	10	100
For Sale Only	N/A	N/A	0	0	0	0
For Rent	N/A	N/A	2	15.4	1	10.0
Rented or Sold, Not Occupied	N/A	N/A	0	0	2	20.0
For Seasonal, Rec., or Occasional Use	N/A	N/A	2	15.4	6	60.0
For Migratory Workers	N/A	N/A	0	0	0	0
Other Vacant	N/A	N/A	9	69.2	1	10.0
Vacant Units for Sale Only as % of Units for Rent or Sale		N/A		0		0
Vacant, built 1950-59	N/A	N/A	N/A	N/A	0	0
Vacant, built 1940-49	N/A	N/A	N/A	N/A	10	100.0
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	0	0
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	0	0
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	10	100.0

**TABLE H-7
CANDLER COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	N/A	N/A	N/A	N/A	16,561	100	156,698	100	271,803	100	275,368	100
For Sale Only					1,549	9.4	20,915	13.3	38,816	14.3	38,440	14.0
For Rent					4,292	25.9	55,897	35.7	115,115	42.4	86,905	31.6
Rented or Sold, Not Occupied					1,359	8.2	16,598	10.6	20,006	7.4	20,353	7.4
For Seasonal, Rec., or Occasional Use					2,052	15.1	30,485 ^{1/}	19.5 ^{1/}	33,637	12.4	50,064	18.2
For Migratory Workers					207	1.2			617	0.2	969	0.4
Other Vacant					6,652	40.2	32,263	20.6	63,612	23.4	78,637	28.6
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	N/A	N/A	N/A		26.5		27.2		25.2		30.7
Vacant, built 1950-59	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		26,859	9.8
Vacant, built 1940-49	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		16,238	5.9
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		20,958	7.6
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	N/A	N/A	3,762 ^{2/}	4.9	N/A		12,423	4.5
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		16,556	6.0

^{1/} Includes migratory.

^{2/} Includes only vacant for sale or rent, lacking complete plumbing.

^{3/} Includes seasonal and migratory only.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

**TABLE H-8
CANDLER COUNTY
OWNER COST OF HOUSING, 1980-2000**

	Candler County						Metter					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000	N/A	N/A	581	57.5	485	40.2	N/A	N/A	347	54.5	237	36.7
\$50,000 - \$99,999	N/A	N/A	368	36.4	432	35.9	N/A	N/A	243	38.1	274	42.5
\$100,000 or more	N/A	N/A	62	6.1	288	23.9	N/A	N/A	47	7.4	134	20.7
Median	\$28,600		\$44,700		\$62,700		\$29,900		\$46,300		\$65,600	
Median Purchase Price of Single Family Units	N/A		N/A		\$70,686		N/A		N/A		N/A	
Monthly Owner Costs Not Mortgaged	353	37.5	457	47.9	474	39.3	274	42.5	327	52.0	213	33.0
Less than \$300	380	40.4	65	6.8	46	3.8	232	36.0	41	6.5	17	2.6
\$300-\$499	143	15.2	151	15.8	138	11.5	139 ^{3/}	21.6	87	13.8	62	9.6
\$500-\$699	65 ^{2/}	6.9	196	20.5	217	18.0			123	19.6	130	20.2
\$700-\$999			42	4.4	196	16.3			32	5.1	141	21.9
\$1,000 or More			43	4.5	134	11.1			19	3.0	82	12.7
Median with Mortgage	\$250		\$542		\$661		\$264		\$548		\$709	
Median without Mortgage	\$93		\$193		\$237		\$98		\$203		\$253	
Owner Housing Costs as % ^{1/}												
Less than 20%	N/A	N/A	508	53.2	744	61.7	N/A	N/A	336	53.4	347	53.8
20-29%	N/A	N/A	264	27.7	192	15.9	N/A	N/A	176	28.0	93	14.4
30% or More	N/A	N/A	154	16.1	269	22.3	N/A	N/A	107	17.0	205	31.8
Owner Occupied Households Below Poverty Level	323	34.3	N/A	N/A	367	14.9	N/A	N/A	N/A	N/A	165	18.0
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	187	24.2	N/A	N/A	N/A	N/A	54	16.0

**TABLE H-8
CANDLER COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Pulaski					
	1980		1990		2000	
	No.	%	No.	%	No.	%
Owner Specified Value						
Less than \$50,000	N/A	N/A	18	66.7	14	50.0
\$50,000 - \$99,999	N/A	N/A	9	33.3	14	50.0
\$100,000 or more	N/A	N/A	0	0	0	0
Median	N/A	N/A	\$45,500		\$50,000	
Median Purchase Price of Single Family Units	N/A		N/A		N/A	
Monthly Owner Costs Not Mortgaged	N/A	N/A	14	51.9	18	64.3
Less than \$300	N/A	N/A	0	0	2	7.1
\$300-\$499	N/A	N/A	0	0	2	7.1
\$500-\$699	N/A	N/A	10	37.0	6	21.4
\$700-\$999	N/A	N/A	0	0	0	0
\$1,000 or More	N/A	N/A	3	11.1	0	0
Median with Mortgage	N/A	N/A	\$642		\$517	
Median without Mortgage	N/A	N/A	\$117		\$167	
Owner Housing Costs as % ^{1/}						
Less than 20%	N/A	N/A	16	59.3	20	71.4
20-29%	N/A	N/A	3	11.1	4	14.2
30% or More	N/A	N/A	8	29.6	4	14.3
Owner Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	14	27.5
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	7	33.3

**TABLE H-8
CANDLER COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000								69.2		27.6		9.5
\$50,000 - \$99,999								26.3		46.6		34.2
\$100,000 or more								4.5		25.7		56.3
Median						N/A	\$36,900	N/A	\$71,300	N/A	111,200	N/A
Median Purchase price of Single Family Units						\$71,937					150,625	
Monthly Owner Costs												
Not Mortgaged	N/A		N/A		18,722	46.2		32.0		29.7		24.7
Less than \$300					798	2.0		27.4		4.1		0.6
\$300-\$499					3,332	8.2		27.6		12.8		3.9
\$500-\$699					6,099	15.1				15.4		9.5
\$700-\$999					6,685	16.5				20.5		21.3
\$1,000 or More					4,847	12.0		13.0 ^{2/}		17.6		39.9
Median with Mortgage							\$340		\$737		\$1,039	N/A
Median without Mortgage							\$107		\$182		\$259	N/A
Owner Housing Costs as % of income ^{1/}	N/A		N/A									
Less than 20%						63.4				55.5		54.8
20-29%						17.8				24.6		23.3
30% or More						18.8				19.3		21.0
Owner Occupied Households Below Poverty Level	N/A		N/A					11.1	139,479	9.1	146,893	7.2
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A						64,320	19.2	49,363	12.0

^{1/} Does not add to 100% because does not include households "not computed."

^{2/} Includes \$500 or more.

^{3/} Includes \$300 or more.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Georgia State of the State's Housing: Service Delivery Region 9, UGA, 2003.

**TABLE H-9
CANDLER COUNTY
RENTER COST OF HOUSING, 1980-2000**

	Candler County						Metter					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent	106	16.5	112	15.6	119	13.7	42	9.7	28	6.2	24	5.3
Less than \$200	445	69.1	213	29.7	59	6.8	305	70.4	118	26.3	51	11.2
\$200-\$299	80	12.4	200	27.9	198	22.9	76	17.6	145	32.3	50	11.0
\$300-\$499	8	1.2	162	22.6	327	37.8	10 ^{2/}	2.3	128	28.5	193	42.5
\$500 or More	5	0.8	30	4.2	163	18.8			30	6.7	136	30.0
Median	\$129		\$253		\$353		\$127		\$266		\$386	
Gross Rent as % of Income ^{1/}												
Less than 20%	N/A	N/A	293	40.9	235	27.1	N/A	N/A	175	39.0	110	24.3
20-29%	N/A	N/A	90	12.6	192	22.2	N/A	N/A	90	20.0	112	24.6
30% or More	N/A	N/A	215	30.0	302	34.9	N/A	N/A	156	34.7	198	43.6
Renter Occupied Households Below Poverty Level	382	59.3	N/A	N/A	415	45.9	N/A	N/A	N/A	N/A	236	52.0
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	60	7.8	N/A	N/A	N/A	N/A	53	15.7

	Pulaski					
	1980		1990		2000	
	No.	%	No.	%	No.	%
Monthly Gross Rent						
No Cash Rent	N/A	N/A	4	20.0	0	0
Less than \$200	N/A	N/A	8	40.0	0	0
\$200-\$299	N/A	N/A	2	10.0	11	50.0
\$300-\$499	N/A	N/A	6	30.0	5	22.7
\$500 or More	N/A	N/A	0	0	6	27.3
Median	\$141		\$225		\$325	
Gross Rent as % of Income ^{1/}						
Less than 20%	N/A	N/A	9	45.0	14	63.6
20-29%	N/A	N/A	0	0	0	0
30% or More	N/A	N/A	7	35.0	8	36.4
Renter Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	2	9.1
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	0	0

**TABLE H-9
CANDLER COUNTY
RENTER COST OF HOUSING, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent	N/A	N/A	N/A	N/A	3,493	13.9		6.1		5.1		6.1
Less than \$200	N/A	N/A	N/A	N/A	3,448	13.7		42.9		12.1		6.0
\$200-\$299	N/A	N/A	N/A	N/A	4,293	17.1		32.2		12.3		5.8
\$300-\$499	N/A	N/A	N/A	N/A	9,860	39.2		17.5		35.9		20.9
\$500 or More	N/A	N/A	N/A	N/A	4,062	16.1		1.2		34.6		61.2
Median	N/A	N/A	N/A	N/A	N/A		\$211		\$433	N/A	\$613	N/A
Gross Rent as % of Income ^{1/}	N/A	N/A	N/A	N/A								
Less than 20%	N/A	N/A	N/A	N/A	8,333	33.1				30.4		33.0
20-29%	N/A	N/A	N/A	N/A	4,485	17.8				25.8		23.0
30% or More	N/A	N/A	N/A	N/A	7,949	31.6				37.0		35.4
Renter Occupied Households Below Poverty Level	N/A		N/A		N/A		N/A	29.0	218,716	26.4	235,800	24.1
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A		N/A		N/A		43,886	43.6	32,366	31.6

^{1/} Does not add to 100% because does not include households “not computed.”

^{2/} Includes \$300 or more.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov