

Hoschton City Map and Data Report



Planning for the future is one of the most important and rewarding responsibilities taken on by local government leaders today. The day-to-day demands of governing sometimes make it difficult to pull back and think about where you want your community to go and how it is going to get there.

The Georgia Planning Act of 1989 encourages all local governments in Georgia to undertake a comprehensive planning process. In fact, this Act requires local governments to complete plans consistent with the Minimum Planning Standards and Procedures (promulgated under the Act) in order to remain eligible for certain grants, loans, and permits administered by various state agencies.

This Data and Maps for Planning Tool provides most of the maps, data and statistics needed for supporting the analysis and data portion of your Community Assessment. This online Report Generator gives local leadership a head-start in the planning process. Using the provided data and maps, you will be able to get a more clear view of the trends your community is experiencing. Data and Maps for Planning may also be useful for citizens and students interested in their community.

The statistics in the Mapping and Data Report Page were compiled from a number of sources, including the US Bureau of Census. No matter how carefully prepared, no data set is ever completely accurate. While the sources we have used are very reliable, errors can occur at any time – in collecting the data, while transmitting it, or while preparing estimates and projections. We urge the user to evaluate the data provided with their own knowledge of the community. Please send comments and inquiries to GIS@dca.ga.gov

Hoschton City Population Data

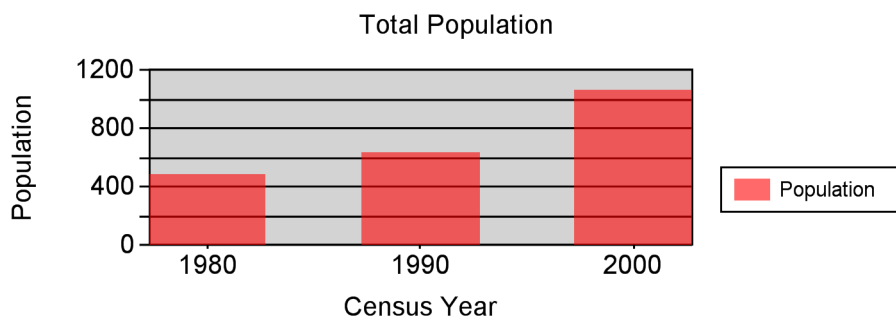
Total Population

What the Georgia Planning Requirements Call For:

Evaluate how the total population of the community has changed in recent years, what is projected for the future, and how the community compares, in terms of growth rate, to other areas.

Total Population Trend	1980	1990	2000
Total Population	490	642	1,070

Source: U.S. Census Bureau, Census 2000 Summary File 1



Total Population Growth Comparison	Georgia	United States	Hoschton
1990 Population	6,478,216	248,032,624	642
2000 Population	8,186,453	281,421,920	1,070
Increase in Population	1,708,237	33,389,296	428
Growth between 1990 and 2000	26.37 %	13.46 %	66.67 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Is the community growing, declining, or remaining stable in population?

Will there be sufficient jobs, housing, community facilities and services for the population five, ten, and 20 years from now?

Has there been a significant change in the community's rate of population change over the last 20 years? What could explain this?

Has the community been growing faster or slower than the state over the last 20 years? What is the reason for the difference in growth rates?

Is the community projected to grow faster or slower than the state over the next 20 years? Why?

Hoschton City Population Data Age Distribution

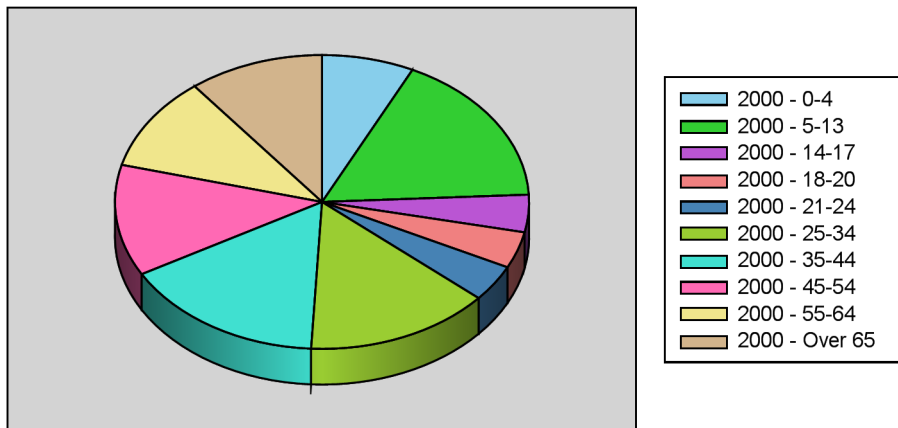
What the Georgia Planning Requirements Call For:

Evaluate the community's age groupings and how these are projected to change over time. Identify implications for the community.

Age Distribution Trend	1980	1990	2000
0-4 Years Old	22	47	77
5-13 Years Old	80	107	182
14-17 Years Old	54	27	44
18-20 Years Old	22	26	43
21-24 Years Old	32	40	43
25-34 Years Old	49	122	155
35-44 Years Old	60	70	171
45-54 Years Old	60	76	131
55-64 Years Old	52	47	111
65 And Over	59	80	113

Source: U.S. Census Bureau, Census 2000 Summary File 1

Age Distribution in Year 2000



Age Distribution Comparison	Hoschton	Georgia	United States
0-4 Years Old	7.20 %	7.27 %	6.81 %
5-13 Years Old	17.01 %	14.94 %	13.06 %
14-17 Years Old	4.11 %	7.42 %	4.28 %
18-20 Years Old	4.02 %	4.53 %	4.35 %
21-24 Years Old	4.02 %	5.71 %	5.30 %
25-34 Years Old	14.49 %	15.87 %	14.18 %
35-44 Years Old	15.98 %	16.53 %	15.65 %
45-54 Years Old	12.24 %	13.19 %	13.39 %
55-64 Years Old	10.37 %	8.08 %	8.63 %
65 And Over	10.56 %	9.59 %	11.78 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider

Is the age distribution of the population changing or remaining fairly constant? What could account for any changes?

Is the total number of people in certain critical age categories (i.e., school age, 5 to 14, or senior citizen, 65 and older) increasing? How will the community meet the special needs (such as schools, recreational or health care facilities) of these age groups?

Does the percentage of population in particular age groups seem abnormally low or high? What does this indicate about the community?

Hoschton City Population Data Race and Ethnicity

What the Georgia Planning Requirements Call For:

Evaluate the community's racial and ethnic composition, how it is changing, and how it compares to neighboring communities. Identify implications these future trends will have for the community.

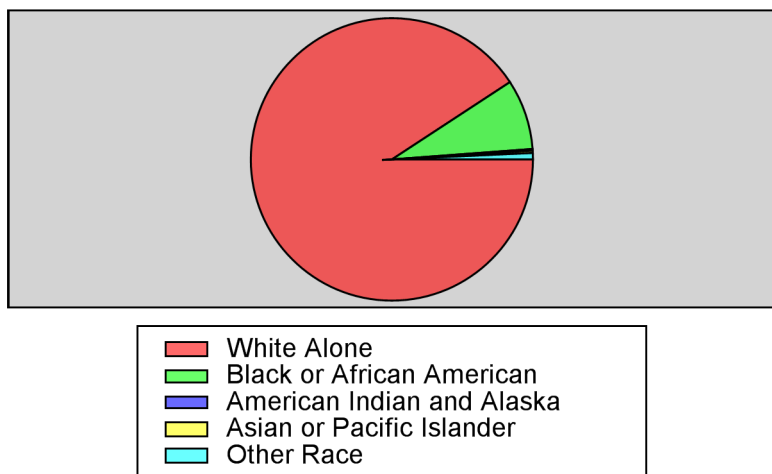
Racial Composition Trend	1980	1990	2000
White Alone	423	577	999
Black or African American Alone	67	58	52
American Indian and Alaska Native Alone	0	2	2
Asian or Pacific Islander	0	5	1
Other Race	0	0	16

Source: U.S. Census Bureau, Census 2000 Summary File 1

Racial Composition Comparison	Hoschton	Georgia	United States
White Alone	93.36 %	65.07 %	75.14 %
Black or African American Alone	4.86 %	28.70 %	12.32 %
American Indian and Alaska Native Alone	0.19 %	0.27 %	0.88 %
Asian or Pacific Islander	0.09 %	2.12 %	3.64 %
Other Race	1.50 %	3.84 %	8.03 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Racial Composition



Hispanic Trend	1980	1990	2000
Persons of Hispanic Origin	5	0	15

Source: U.S. Census Bureau, Census 2000 Summary File 1

Hispanic Population Comparison	Hoschton	Georgia	United States
2000 Population	1070	8186453	281421920
Hispanic Population	15	435227	35305818
Percent Hispanic	1.40 %	5.32 %	12.55 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to Consider:

Is the racial composition of the population changing or remaining fairly constant? What could account for any changes?

Is the total number of people in specific racial categories increasing? How will the community meet the special needs of these groups?

Hoschton City Population Data

Income

What the Georgia Planning Requirements Call For:

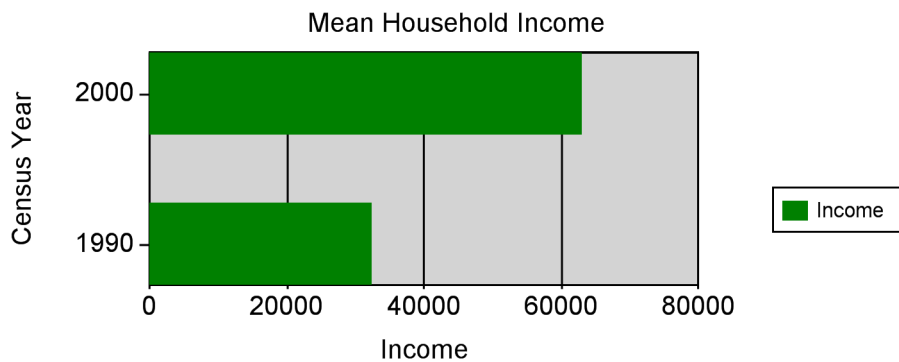
Evaluate income levels, income distribution and poverty levels in the community and how these have changed and are expected to change over time.

Mean Household Income Trend	1990	2000
Income	32433	62991

Source: U.S. Census Bureau, Census 2000 Summary File 1

Mean Household Income Comparison	Hoschton	Georgia	United States
Income	62991	80077	56675

Source: U.S. Census Bureau, Census 2000 Summary File 1



Per Capita Income Trend	1990	2000
Per Capita Income	11337	22416

Source: U.S. Census Bureau, Census 2000 Summary File 1

Per Capita Income Comparison	Hoschton	Georgia	United States
Per Capita Income	22416	21154	21587

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to Consider

In general, are local income levels higher or lower than those of the state? What could account for this?

Have local income levels gained ground or lost ground in comparison to the state over the last 20 years? What are some possible explanations of this?

Hoschton City Economic Development Data

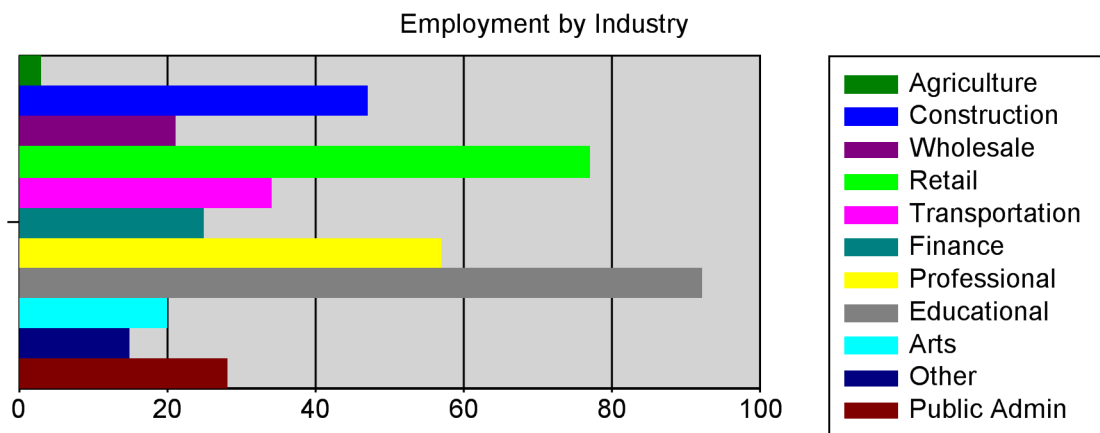
Economic Base

What the Georgia Planning Requirements Call For:

Evaluate economic trends that are ongoing in the community, including which sectors, industries or employers are declining and which are growing. Also evaluate any unique economic situations, major employers and important new developments for their impact on the community.

Employment by Industry Trend Employment by Industry	1980	1990	2000
Total Employed Civilian Population	205	305	497
Agriculture, Forestry, Fishing, hunting & mining	14	19	3
Construction	12	40	47
Manufacturing	90	63	72
Wholesale Trade	9	13	21
Retail Trade		51	77
Transportation, warehousing, and utilities	9	25	34
Information	23	0	6
Finance, Insurance, & Real Estate	7	16	25
Professional, scientific, management, administrative, and waste management services	9	16	57
Educational, health and social services	4	22	92
Arts, entertainment, recreation, accomodation and food services	16	3	20
Other Services	5	21	15
Public Administration	7	16	28

Source: U.S. Census Bureau, Census 2000 Summary File 1



Employment by Industry Trend (Percent)	1980	1990	2000
Total Employed Civilian Population	100.00 %	100.00 %	100.00 %
Agriculture, Forestry, Fishing, hunting & mining	6.83 %	6.23 %	0.60 %
Construction	5.85 %	13.11 %	9.46 %
Manufacturing	43.90 %	20.66 %	14.49 %
Wholesale Trade	4.39 %	4.26 %	4.23 %
Retail Trade	0.00 %	16.72 %	15.49 %
Transportation, warehousing, and utilities	4.39 %	8.20 %	6.84 %
Information	11.22 %	0.00 %	1.21 %
Finance, Insurance, & Real Estate	3.41 %	5.25 %	5.03 %
Professional, scientific, management, administrative, and waste management services	4.39 %	5.25 %	11.47 %
Educational, health and social services	1.95 %	7.21 %	18.51 %
Arts, entertainment, recreation, accommodation and food services	7.80 %	0.98 %	4.02 %
Other Services	2.44 %	6.89 %	3.02 %
Public Administration	3.41 %	5.25 %	5.63 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Employment by Industry (Year 2000) Comparison	Hoschton	Georgia	United States
Total Employed Civilian Population	100.00 %	100.00 %	100.00 %
Agriculture, Forestry, Fishing, hunting & mining	0.60 %	1.39 %	1.87 %
Construction	9.46 %	7.94 %	6.78 %
Manufacturing	14.49 %	14.81 %	14.10 %
Wholesale Trade	4.23 %	3.86 %	3.60 %
Retail Trade	15.49 %	11.97 %	11.73 %
Transportation, warehousing, and utilities	6.84 %	6.02 %	5.20 %
Information	1.21 %	3.53 %	3.08 %
Finance, Insurance, & Real Estate	5.03 %	6.54 %	6.89 %
Professional, scientific, management, administrative, and waste management services	11.47 %	9.44 %	9.30 %
Educational, health and social services	18.51 %	17.59 %	19.92 %
Arts, entertainment, recreation, accommodation and food services	4.02 %	7.15 %	7.87 %
Other Services	3.02 %	4.74 %	4.87 %
Public Administration	5.63 %	5.03 %	4.79 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Has there been significant growth or decline (in either employment or earnings) within any of the economic sectors over the last ten years? What could account for this?

In which economic sectors does the local economy have a greater share of its employment and earnings than does the state? (These sectors will be referred to as the "export sectors" below.)

Does the local economy have several export sectors (representing a diversified economic base) or just a few? If just a few, have these sectors (from a national economic perspective) shown consistent growth, or have they been cyclical (i.e., periods of growth alternating with frequent slowdowns)?

Will the recent or planned economic development activities tend to diversify the local economic base, or are they part of the same export sectors that already exist in the community?

Can any unique local economic activities (tourism, military bases, etc.) be expanded, or can complementary businesses be encouraged to develop to enhance the local economic impact of these activities?

Do the answers to the questions above indicate a need to diversify the local economic base? If so, what types of businesses and industries should be encouraged to develop locally?

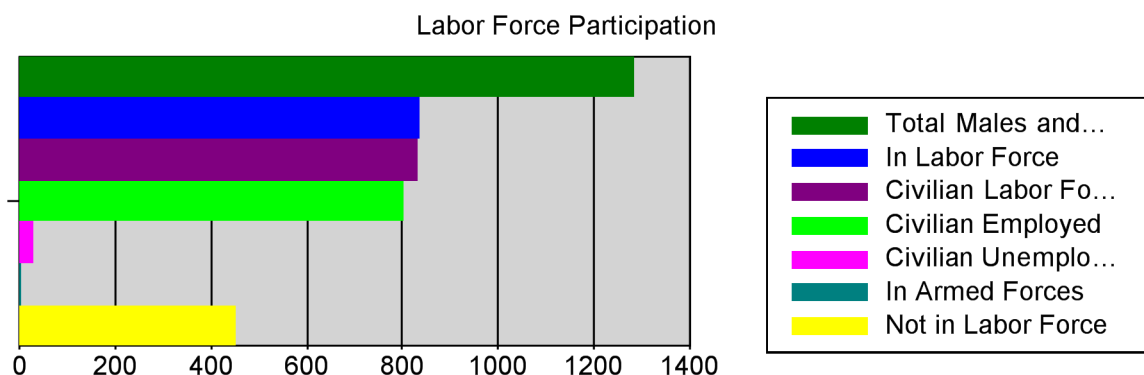
Hoschton City Economic Development Data Labor Force

What the Georgia Planning Requirements Call For:

Evaluate characteristics of the community's labor force, including employment status, occupations, personal income, wages and commuting patterns.

Labor Force Participation	1990	2000
Total Males and Females	490	796
In Labor Force	328	507
Civilian Labor Force	325	507
Civilian Employed	305	497
Civilian Unemployed	20	10
In Armed Forces	3	0
Not In Labor Force	162	289
Total Males	230	374
Male in Labor Force	168	273
Male Civilian Labor Force	165	273
Male Civilian Employed	160	273
Male Civilian Unemployed	5	0
Male in Armed Forces	3	0
Male Not in Labor Force	62	101
Total Females	260	422
Female in Labor Force	160	234
Female Civilian Labor Force	160	234
Female Civilian Employed	145	224
Female Civilian Unemployed	15	10
Female In Armed Forces	0	0
Female Not in Labor Force	100	188

Source: U.S. Census Bureau, Census 2000 Summary File 1



Labor Force by Place of Work Trend	1990	2000
Total Population	642	1070
Worked in State of Residence	301	495
Worked in County of Residence	45	46
Worked outside of County of Residence	256	449
Worked outside of State of Residence	0	0

Source: U.S. Census Bureau, Census 2000 Summary File 1

Personal Income by Type Trend	1990	2000
Total Income	7394646	24440700
Aggregate wage or salary income for households	5275342	19472300
Aggregate other types of income for households	79818	229100
Aggregate self employment income for households	1029635	1300300
Aggregate interest, dividends, or net rental income	338790	717900
Aggregate social security income for households	339693	845500
Aggregate public assistance income for households	85106	81000
Aggregate retirement income for households	246262	1794600

Source: U.S. Census Bureau, Census 2000 Summary File 1

Personal Income by Type Comparison	Georgia	Hoschton
Total Income	100.00 %	100.00 %
Aggregate wage or salary income for households	78.24 %	79.67 %
Aggregate other types of income for households	1.70 %	0.94 %
Aggregate self employment income for households	5.60 %	5.32 %
Aggregate interest, dividends, or net rental income	5.27 %	2.94 %
Aggregate social security income for households	4.04 %	3.46 %
Aggregate public assistance income for households	0.00 %	0.33 %
Aggregate retirement income for households	4.57 %	7.34 %

Questions to consider:

Has there been a significant change in local employment by occupation over the last ten years? What could account for this?

Does the local employment by occupation breakdown differ significantly from statewide and national patterns? What is the reason for this?

Does the local employment status differ significantly from the statewide or national patterns? If so, why?

Is local employment concentrated in occupations requiring high levels of training? Do local residents possess this level of training? Are local training programs able to provide this training?

Are significant numbers of local residents commuting elsewhere to work? What is the reason for this?

Do the answers to the above questions indicate that the types of jobs that exist in your community are suitable for the residents of your community? If not, what could be done to improve this situation?

Hoschton City Economic Development Data

Economic Resources

What the Georgia Planning Requirements Call For:

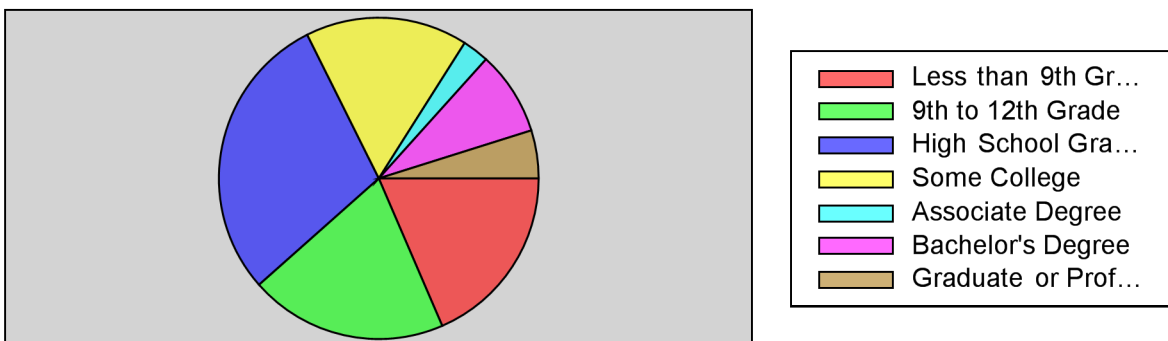
Evaluate the development agencies, programs, tools, education, training and other economic resources available to the community's businesses and residents

Educational Attainment	1980	1990	2000
Less than 9th Grade	125	72	52
9th to 12th Grade (no diploma)	74	107	88
High School Graduate (Includes Equivalency)	36	112	244
Some College (No Degree)	25	45	151
Associate Degree		13	23
Bachelor's Degree	6	28	80
Graduate or Professional Degree	15	8	42

Source: U.S. Census Bureau, Census 2000 Summary File 1

Educational Attainment	Hoschton	Georgia	United States
Less than 9th Grade	7.65 %	7.54 %	7.55 %
9th to 12th Grade (no diploma)	12.94 %	13.86 %	12.05 %
High School Graduate (Includes Equivalency)	35.88 %	28.71 %	28.63 %
Some College (No Degree)	22.21 %	20.40 %	21.05 %
Associate Degree	3.38 %	5.19 %	6.32 %
Bachelor's Degree	11.76 %	16.01 %	15.54 %
Graduate or Professional Degree	6.18 %	8.30 %	8.86 %

Educational Attainment



Questions to Consider:

In general, are local educational attainment levels higher or lower than those of surrounding counties? ... of the state?

Have local educational attainment levels gained ground or lost ground (particularly in comparison with the state) over the last 20 years? What could explain this?

How do local educational attainment levels match up with the requirements of local and regional businesses and industries?

Based on local educational attainment levels, what types of businesses and industries would it be feasible to attract or encourage to develop locally (i.e., those requiring a highly trained workforce or those relying on less-skilled workers?)

Has there been a significant change in dropout rates, achievement test scores, or percentage of graduates continuing on to post-secondary education over the last several years? What could explain this?

Based on the figures for dropout rates, achievement test scores, and percentage of graduates continuing on to post-secondary education, is the local school system enhancing, or limiting, your economic development potential?

Hoschton City Economic Development Data

Economic Trends

What the Georgia Planning Requirements Call For:

Evaluate economic trends that are ongoing in the community, including which sectors, industries or employers are declining and which are growing. Also evaluate any unique economic situations, major employers and important new developments for their impact on the community.

Additional Resources for Economic Element	Click on Item Below:
Bureau of Labor Statistics	Average Weekly Wages
Georgia Department of Labor	Unemployment Rates
Georgia Planning and Quality Growth	Latest in Planning Data, GIS and Tools

Hoschton City Housing Data

Housing Types and Mix

What the Georgia Planning Requirements Call For:

Evaluate the composition and quality of the community's housing stock, how it has changed over time, recent trends in the types of housing being provided, and whether there is a good mix of types (including modular, mobile or stick-built), sizes, and multi-family vs. single family throughout the community

Number of Households Trend	1980	1990	2000
Number of Households	169	228	388

Source: U.S. Census Bureau, Census 2000 Summary File 1

Types of Housing Trend	1980	1990	2000
Total Housing Units	174	251	408
Single Units (detached)	145	154	305
Single Units (attached)	0	1	0
Double Units	0	5	9
3 to 9 Units	4	42	49
10 to 19 Units	0	6	0
20 to 49 Units	0	0	12
50 or more Units	0	0	0
Mobile Home or Trailer	25	42	33
All Other	0	1	0

Source: U.S. Census Bureau, Census 2000 Summary File 1

Types of Housing Comparison	Hoschton	Georgia	United States
Total Housing Units	100.00 %	100.00 %	100.00 %
Single Units (detached)	74.75 %	64.21 %	60.28 %
Single Units (attached)	0.00 %	2.87 %	5.56 %
Double Units	2.21 %	2.75 %	4.31 %
3 to 9 Units	12.01 %	9.32 %	9.41 %
10 to 19 Units	0.00 %	3.94 %	4.00 %
20 to 49 Units	2.94 %	1.76 %	3.34 %
50 or more Units	0.00 %	2.97 %	5.29 %
Mobile Home or Trailer	8.09 %	12.03 %	7.57 %
All Other	0.00 %	0.13 %	0.23 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Is the number of households changing? How will this affect the housing needs of the community?

Will there be sufficient housing to meet demand five, ten, and 20 years from now?

Is the range of local housing types sufficiently diversified? Will future trends lead to a broader range of housing types in the community?

Has there been a significant change in the types of housing available in the community over the last 20 years? What could explain this?

Hoschton City Housing Data Condition and Occupancy

What the Georgia Planning Requirements call for:

Evaluate the age and condition of housing in the community as well as the proportion of units that are owner-occupied and renteroccupied, plus vacancy rates for owners and renter units.

Age of Housing Trend	1990	2000
Built 1970 - 1979	23	38
Built 1960 - 1969	29	41
Built 1950 - 1959	24	26
Built 1940 - 1949	19	19
Built 1939 or earlier	48	30

Source: U.S. Census Bureau, Census 2000 Summary File 1

Age of Housing Comparison	Georgia	Hoschton	United States
Built 1970 - 1979	18.55 %	9.31 %	18.50 %
Built 1960 - 1969	12.68 %	10.05 %	13.73 %
Built 1950 - 1959	8.64 %	6.37 %	12.69 %
Built 1940 - 1949	4.39 %	4.66 %	7.28 %
Built 1939 or earlier	5.88 %	7.35 %	15.00 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Condition of Housing Trend	1990	2000
Total Housing Units	251	408
Complete Plumbing Facilities	250	408
Lacking Plumbing Facilities	9	0
Complete kitchen facilities	256	406
Lacking complete kitchen facilities	3	2

Source: U.S. Census Bureau, Census 2000 Summary File 1

Condition of Housing Comparison	Hoschton	Georgia	United States
Total Housing Units	408	3281737	115904641
Lacking Kitchen Facilities	100.00 %	99.10 %	98.85 %
Lacking Plumbing Facilities	0.00 %	0.90 %	1.15 %
Built 1990 to 2000	99.51 %	99.03 %	98.69 %
Built 1939 or earlier	0.49 %	0.97 %	1.31 %

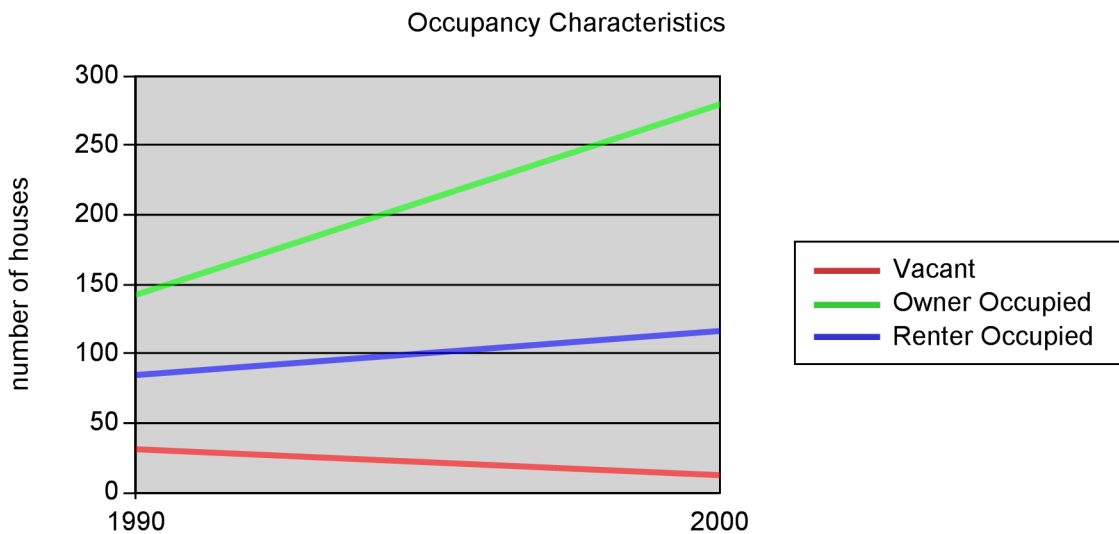
Source: U.S. Census Bureau, Census 2000 Summary File 1

Occupancy Characteristics Trend	1990	2000
Total Housing Units Built	251	408
Housing Units Vacant	31	13
Housing Units Owner Occupied	143	279
Housing Units Renter Occupied	85	116

Source: U.S. Census Bureau, Census 2000 Summary File 1

Occupancy Characteristics Comparison	Hoschton	Georgia	United States
Total Housing Units Built	100.00 %	100.00 %	100.00 %
Housing Units Vacant	3.19 %	8.39 %	8.99 %
Housing Units Owner Occupied	68.38 %	61.84 %	60.24 %
Housing Units Renter Occupied	28.43 %	29.77 %	30.77 %

Source: U.S. Census Bureau, Census 2000 Summary File 1



Questions to consider:

Is the local home ownership ratio above or below the state level? What is the reason for this?

Has there been a significant change in the level of home-ownership over the last 20 years? What could account for these changes?

Are local vacancy rates higher or lower than the statewide levels? Does this indicate either an over-built or an under-built market? ... Or is there another explanation?

Hoschton City Housing Data

Cost of Housing

What the Georgia Planning Requirements Call For:

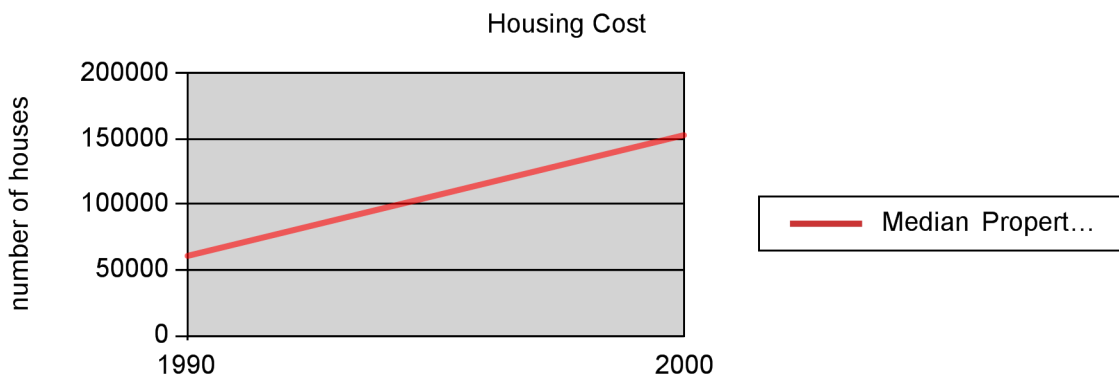
Evaluate the cost of housing in the community, both for owners and renters, in terms of affordability for residents and workers in the community.

Housing Cost Trend (in Dollars)	1990	2000
Median property value	61000	153100
Median rent	418	513

Source: U.S. Census Bureau, Census 2000 Summary File 1

Housing Cost Comparison (in Dollars)	Georgia	Hoschton	United States
Median property value	111200	153100	119600
Median rent	613	513	602

Source: U.S. Census Bureau, Census 2000 Summary File 1



Questions to consider:

Has there been a major change in local housing costs over the last 20 years? If so, what could account for this?

Are local housing costs lower or higher than the statewide averages? Why?

If local housing costs are high, does this explain the commuting patterns information gathered in the Economic Development Element?

Is there an adequate supply of affordable housing available to residents of the community?

Hoschton City Housing Data Cost Burdened Housing

What the Georgia Planning Requirements Call For:

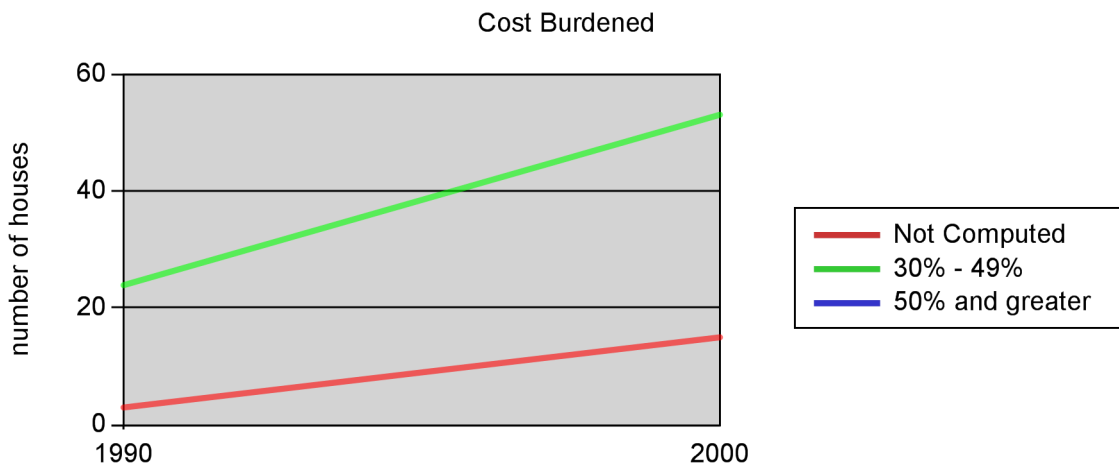
Evaluate the needs of households that are cost-burdened (paying 30% or more of net income on total housing costs) and severely cost-burdened (paying 50% or more of net income on total housing costs). Also evaluate the relationship of local housing costs and availability to the socioeconomic characteristics of these households, including income, income from social security or public assistance, employment status, occupation, household type, age of householder, household size, race, and unit type.

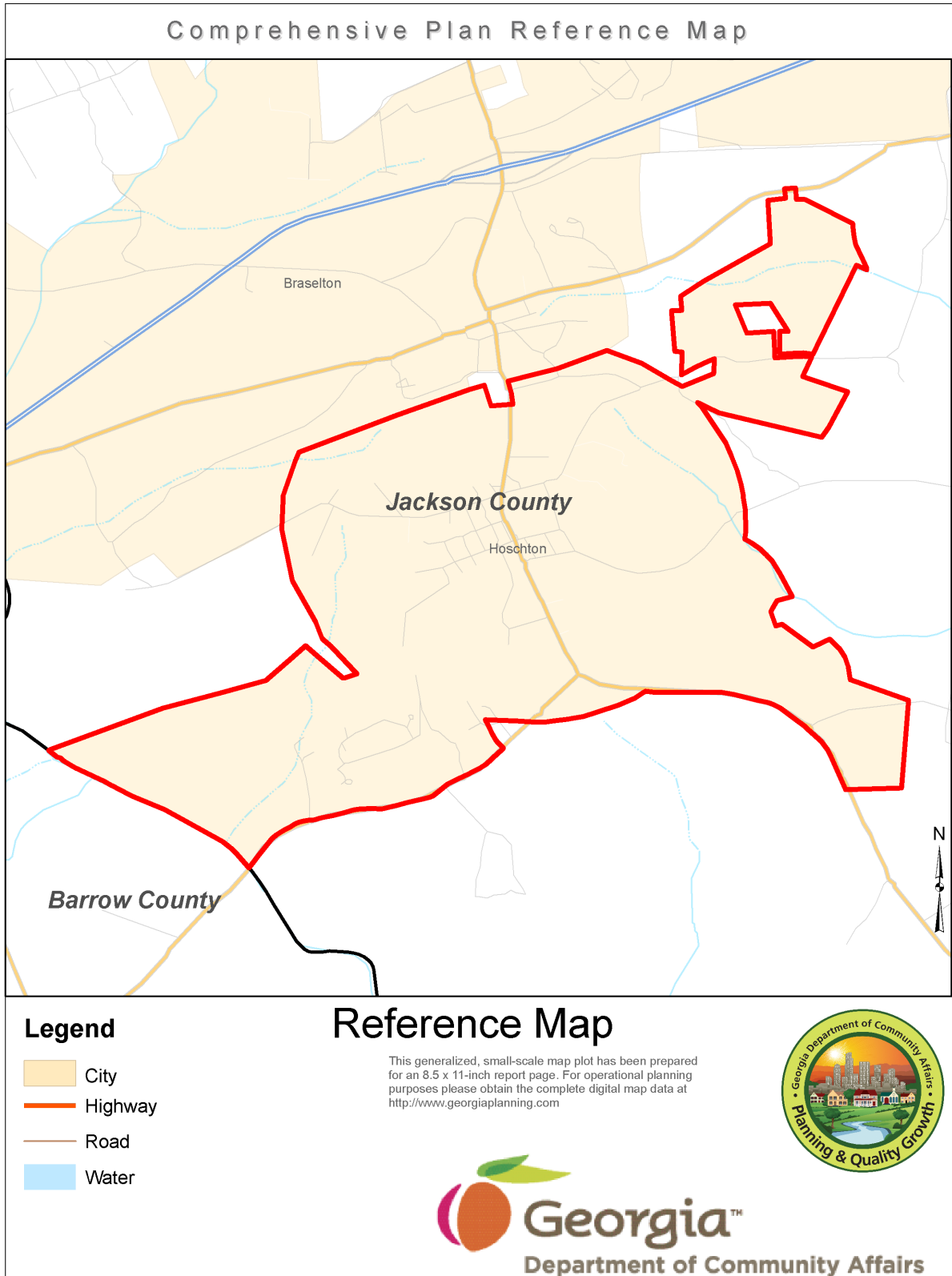
Cost Burdened Trend	1990	2000
30% - 49%	24	53
50% and greater		35
Not computed	3	15

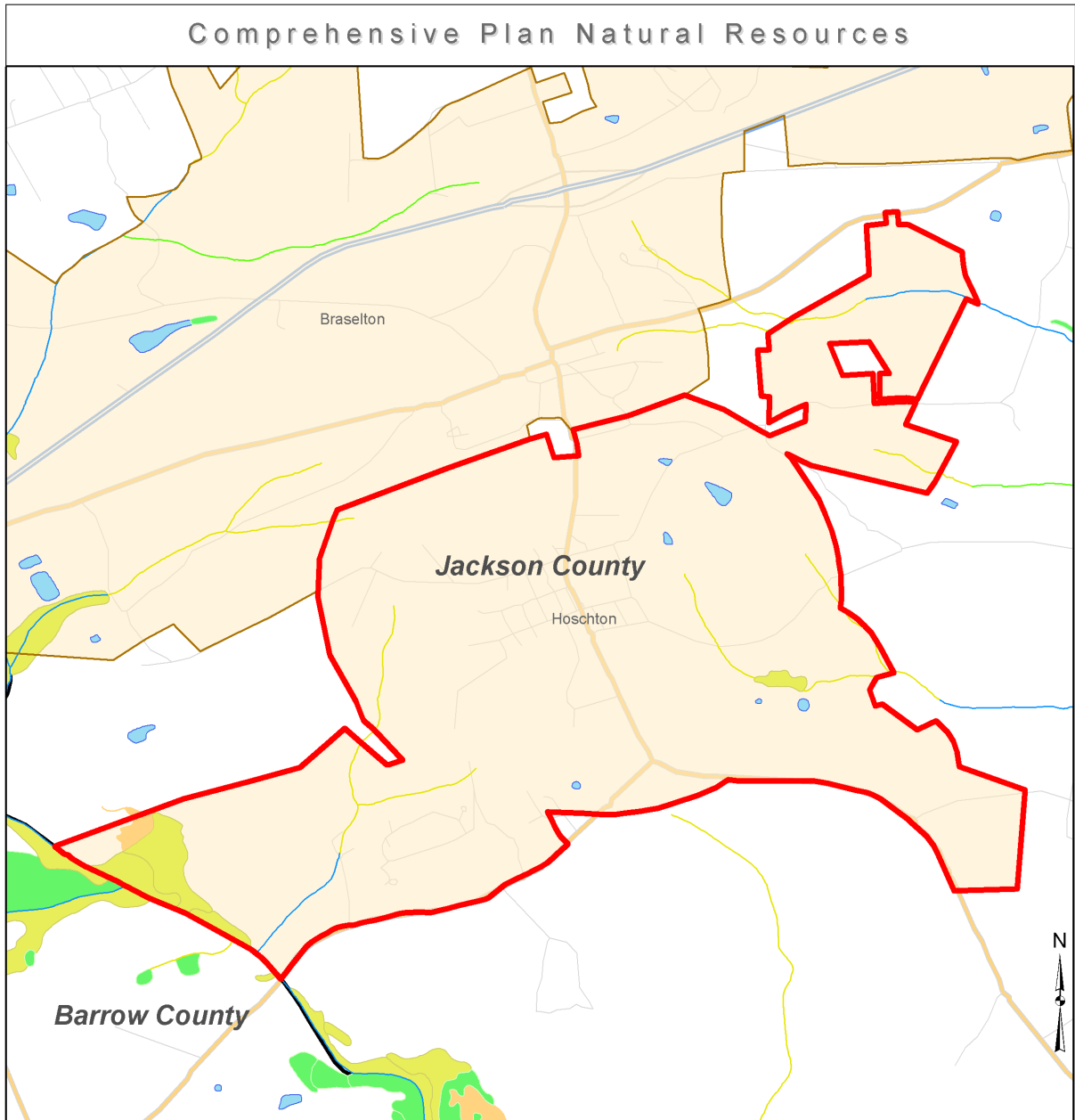
Source: U.S. Census Bureau, Census 2000 Summary File 1

Cost Burdened Comparison	Georgia	Hoschton	United States
30% - 49%	12.13 %	12.99 %	12.61 %
50% and greater	8.48 %	8.58 %	8.98 %
Not computed	2.96 %	3.68 %	2.67 %







Source: U.S. Census Bureau, Census 2000 Summary File 1







Legend

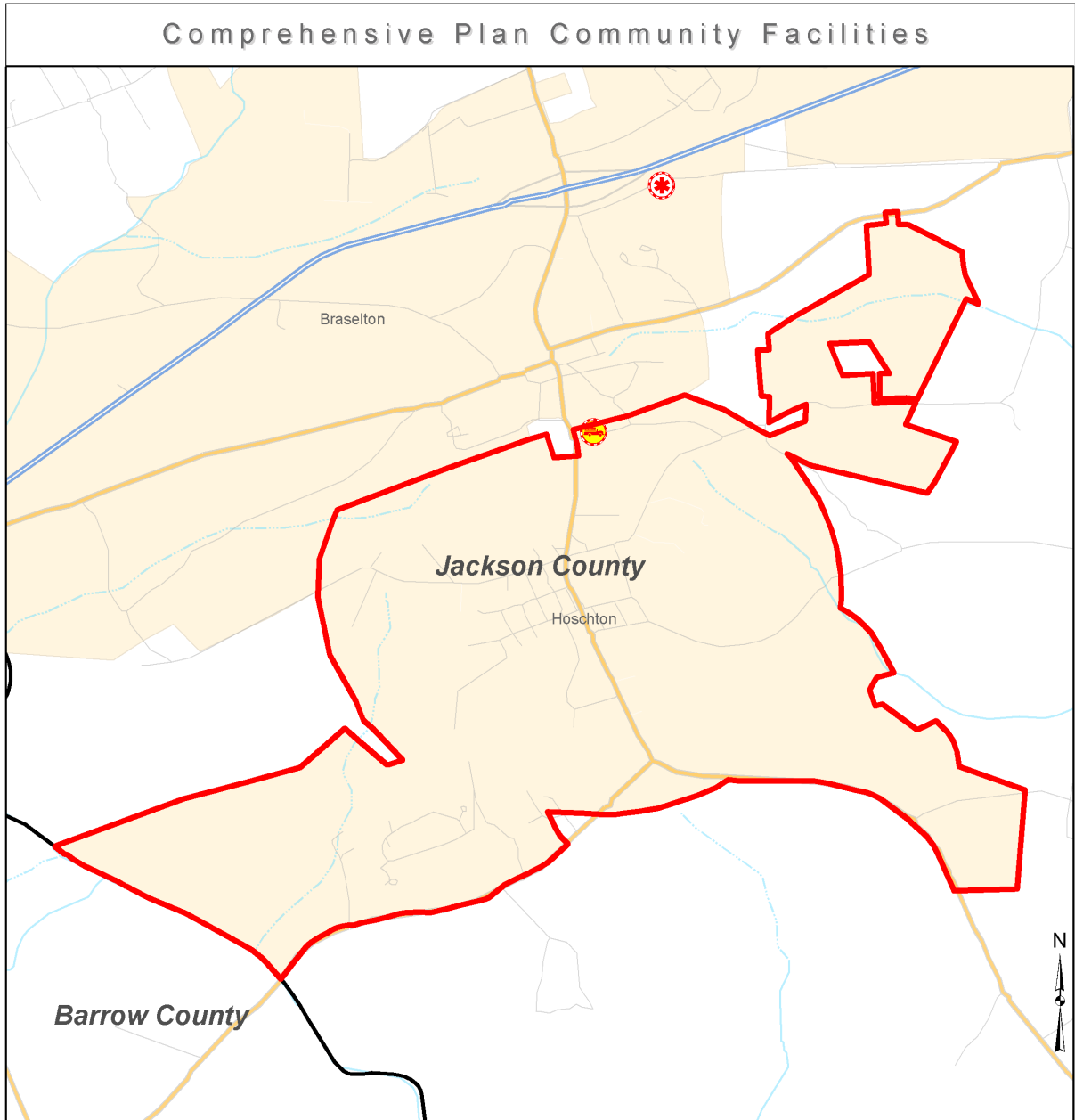
-  Coastal Marshland
-  Forested Wetland
-  Non-Forested Emergent Wetland
-  Scrub/Shrub Wetland
-  Open Water
-  Not Classified

Wetlands







DRAFT: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and it's accuracy is NOT warranted. The Georgia Department of Community Affairs assumes no liability for the quality, content, accuracy or completeness of the information and other items contained on the map. Individuals are advised to independently verify information before use. For more information on this map or if you need additional map products contact Lisa Westin at 404-679-3135 or email lisa.westin@dca.ga.gov



Department of Community Affairs (DCA)
Planning and Environmental Management Division (PEMD)
Office of Planning and Quality Growth (OPG)
Office of Decision Support Services (ODSS)



Legend

-  State Building
-  Hospital
-  Fire Station
-  Corrections
-  College
-  EMS

Community Facilities

This generalized, small-scale map plot has been prepared for an 8.5 x 11-inch report page. For operational planning purposes please obtain the complete digital map data at <http://www.georgiaplanning.com>

