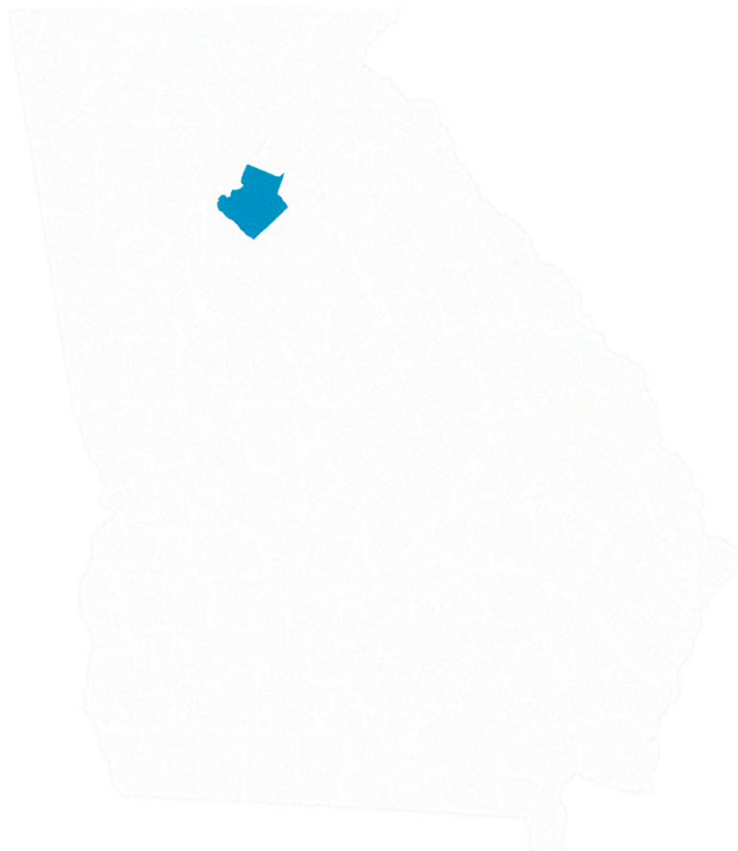


May 4, 2016



Economic Overview

Gwinnett County, Georgia



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Demographic Profile

In 2014, the population in Gwinnett County, Georgia was 895,823. Between 2004 and 2014, the region's population grew at an annual average rate of 2.3%.

The region has a civilian labor force of 441,336 with a participation rate of 70.1%. Of individuals 25 to 64 in Gwinnett County, Georgia, 35.6% have a bachelor's degree or higher which compares with 30.9% in the nation.

The median household income in Gwinnett County, Georgia is \$60,329 and the median house value is \$167,700.

Demographic Profile ¹						
	Percent			Value		
	Gwinnett County, Georgia	Georgia	USA	Gwinnett County, Georgia	Georgia	USA
Demographics						
Population ²	—	—	—	895,823	10,214,860	321,418,820
Population Annual Average Growth ²	2.3%	1.4%	0.8%	18,485	128,894	2,590,222
Median Age ³	—	—	—	33.7	35.3	37.2
Under 18 Years	29.1%	25.7%	24.0%	234,707	2,491,552	74,181,467
18 to 24 Years	8.5%	10.0%	9.9%	68,532	970,157	30,672,088
25 to 34 Years	14.3%	13.8%	13.3%	115,054	1,335,560	41,063,948
35 to 44 Years	16.6%	14.4%	13.3%	133,548	1,397,540	41,070,606
45 to 54 Years	15.1%	14.4%	14.6%	121,973	1,391,252	45,006,716
55 to 64 Years	9.5%	11.0%	11.8%	76,402	1,069,557	36,482,729
65 to 74 Years	4.2%	6.3%	7.0%	34,060	606,429	21,713,429
75 Years, and Over	2.6%	4.4%	6.0%	21,045	425,606	18,554,555
Race: White	53.3%	59.7%	72.4%	429,563	5,787,440	223,553,265
Race: Black or African American	23.6%	30.5%	12.6%	190,167	2,950,435	38,929,319
Race: American Indian and Alaska Native	0.5%	0.3%	0.9%	4,038	32,151	2,932,248
Race: Asian	10.6%	3.2%	4.8%	85,292	314,467	14,674,252
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.2%	477	6,799	540,013
Race: Some Other Race	8.8%	4.0%	6.2%	70,492	388,872	19,107,368
Race: Two or More Races	3.1%	2.1%	2.9%	25,292	207,489	9,009,073
Hispanic or Latino (of any race)	20.1%	8.8%	16.3%	162,035	853,689	50,477,594
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over) ⁴	70.1%	62.6%	63.5%	441,336	4,819,365	157,940,014
Armed Forces Labor Force ⁴	0.1%	0.6%	0.4%	715	49,477	1,025,497
Veterans, Age 18-64 ⁴	5.0%	6.9%	5.8%	26,574	432,360	11,371,344
Median Household Income ^{3,4}	—	—	—	\$60,329	\$49,342	\$53,482
Poverty Level (of all people) ⁴	13.8%	18.5%	15.6%	115,201	1,781,388	47,755,606
Mean Commute Time (minutes) ⁴	—	—	—	32.0	27.2	25.7
Commute via Public Transportation ⁴	1.1%	2.1%	5.1%	4,128	89,210	7,157,671

Demographic Profile ¹						
	Percent			Value		
	Gwinnett County, Georgia	Georgia	USA	Gwinnett County, Georgia	Georgia	USA
Union Membership ⁵	4.6%	4.6%	11.1%	—	—	—
Educational Attainment, Age 25-64						
No High School Diploma ⁴	11.8%	13.2%	12.0%	54,801	694,310	19,939,890
High School Graduate ⁴	22.2%	27.6%	26.5%	102,713	1,453,169	44,000,387
Some College, No Degree ⁴	20.8%	21.8%	21.9%	96,165	1,151,557	36,270,359
Associate's Degree ⁴	9.5%	7.7%	8.7%	44,082	403,820	14,487,486
Bachelor's Degree ⁴	24.3%	19.1%	19.7%	112,636	1,007,873	32,646,533
Postgraduate Degree ⁴	11.3%	10.6%	11.2%	52,255	561,451	18,533,513
Housing						
Total Housing Units ⁴	—	—	—	294,336	4,114,496	132,741,033
Median House Value (of owner-occupied units) ^{3,4}	—	—	—	\$167,700	\$148,000	\$175,700
Homeowner Vacancy ⁴	2.7%	3.0%	2.1%	5,008	71,360	1,591,421
Rental Vacancy ⁴	8.6%	9.7%	6.9%	8,324	137,849	3,105,361
Renter-Occupied Housing Units (% of Occupied Units) ⁴	32.5%	35.8%	35.6%	87,899	1,268,689	41,423,632
Occupied Housing Units with No Vehicle Available (% of Occupied Units) ⁴	3.1%	6.9%	9.1%	8,393	243,211	10,594,153
Social						
Enrolled in Grade 12 (% of total population) ⁴	1.6%	1.5%	1.4%	13,316	145,727	4,443,768
Disabled, Age 18-64 ⁴	6.0%	10.7%	10.2%	32,014	652,372	19,703,061
Foreign Born ⁴	24.6%	9.7%	13.1%	206,816	962,746	41,056,885
Speak English Less Than Very Well (population 5 yrs and over) ⁴	14.8%	5.7%	8.6%	115,161	522,940	25,305,202

Source: [JobsEQ®](#)

1. Census 2010, unless noted otherwise

2. Census 2015, annual average growth rate since 2005

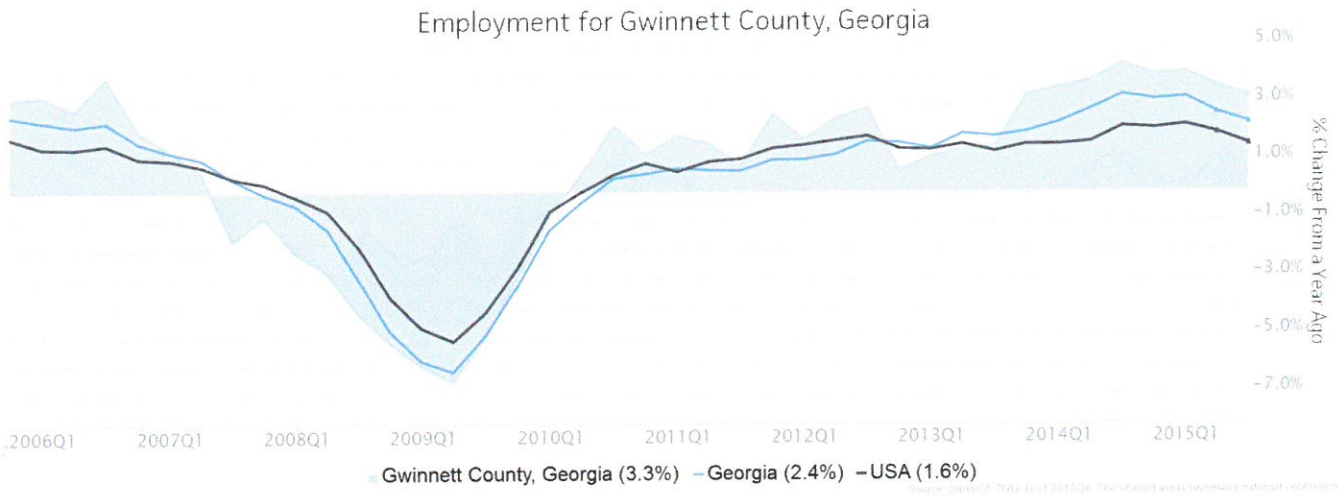
3. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

4. ACS 2010-2014

5. 2014; Current Population Survey, unionstats.com, and Chmura; county- and zip-level data are best estimates based upon industry-, MSA-, and state-level data

Employment Trends

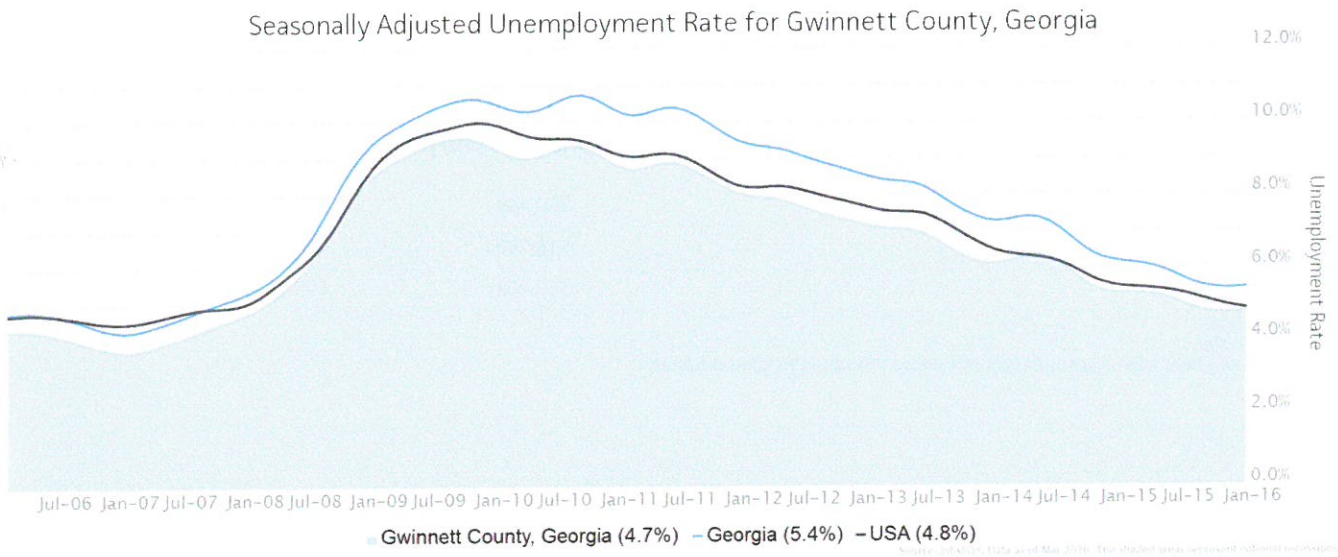
As of 2015Q4, total employment for Gwinnett County, Georgia was 379,740 (based on a four-quarter moving average). Over the year ending 2015Q4, employment increased 3.3% in the region.



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q2 with preliminary estimates updated to 2015Q4.

Unemployment Rate

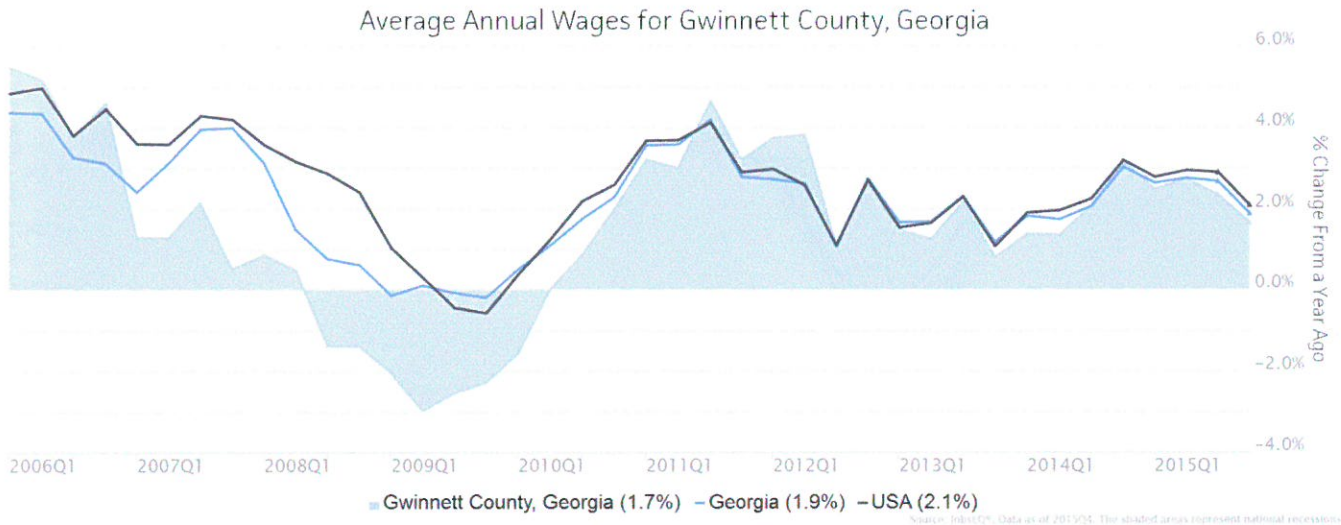
The seasonally adjusted unemployment rate for Gwinnett County, Georgia was 4.7% as of March 2016. The regional unemployment rate was lower than the national rate of 4.8%. One year earlier, in March 2015, the unemployment rate in Gwinnett County, Georgia was 5.2%.



Unemployment rate data are from the Local Area Unemployment Statistics, provided by the Bureau of Labor Statistics and updated through March 2016.

Wage Trends

The average worker in Gwinnett County, Georgia earned annual wages of \$48,717 as of 2015Q4. Average annual wages per worker increased 1.7% in the region during the preceding four quarters. For comparison purposes, annual average wages were \$51,444 in the nation as of 2015Q4.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q2 with preliminary estimates updated to 2015Q4.

Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 3.0% lower in Gwinnett County, Georgia than the U.S. average.

Cost of Living Information			
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Gwinnett County, Georgia	\$50,443	97.0	\$51,990
Georgia	\$48,980	95.7	\$51,191
USA	\$52,402	100.0	\$52,402

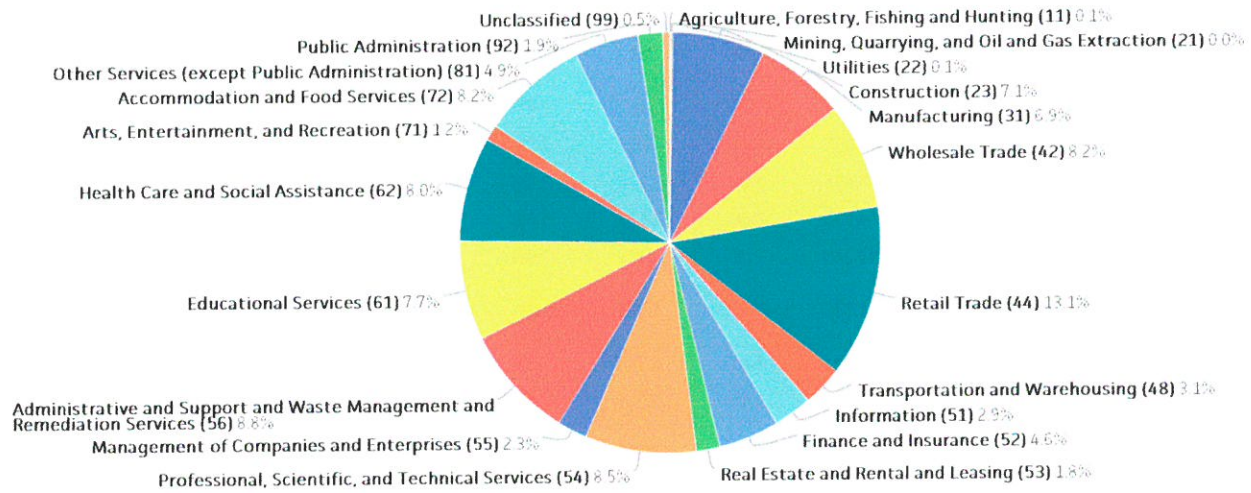
Source: [JobsEQ®](#)
Data as of 2015Q4

The Cost of Living Index is developed by Chmura Economics & Analytics and is updated quarterly.

Industry Snapshot

The largest sector in Gwinnett County, Georgia is Retail Trade, employing 49,897 workers. The next-largest sectors in the region are Administrative and Support and Waste Management and Remediation Services (33,295 workers) and Professional, Scientific, and Technical Services (32,319). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Wholesale Trade (LQ = 2.06), Management of Companies and Enterprises (1.58), and Information (1.47).

Total Workers for Gwinnett County, Georgia by Industry



Source: Bureau of Economic Analysis

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q2 with preliminary estimates updated to 2015Q4.

Sectors in Gwinnett County, Georgia with the highest average wages per worker are Management of Companies and Enterprises (\$116,264), Information (\$81,543), and Utilities (\$73,914). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Accommodation and Food Services (+6,015 jobs), Professional, Scientific, and Technical Services (+5,700), and Retail Trade (+4,725).

Over the next 10 years, employment in Gwinnett County, Georgia is projected to expand by 48,298 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.5% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+8,500 jobs), Professional, Scientific, and Technical Services (+6,441), and Retail Trade (+5,486).

NAICS	Industry	Current			Historical				Forecast		
		Four Quarters Ending with 2015q4			Total Change over the Last 5 Years	Average Annual % Change in Employment 2010q4-2015q4			Over the Next 10 Years		
		Empl	Avg. Annual Wages	Location Quotient		Empl	Gwinnett County, Georgia	Georgia	USA	Total Approx Repl Demand	Total Growth Demand
11	Agriculture, Forestry, Fishing and Hunting	313	\$36,507	0.06	2	0.1%	0.5%	1.2%	111	7	0.2%
21	Mining, Quarrying, and Oil and Gas Extraction	77	\$65,175	0.04	54	27.4%	-0.5%	2.9%	19	6	0.8%
22	Utilities	491	\$73,914	0.24	0	0.0%	0.4%	0.1%	126	6	0.1%
23	Construction	26,843	\$51,561	1.31	2,827	2.3%	1.0%	2.1%	5,705	5,099	1.8%
31	Manufacturing	26,110	\$67,493	0.82	3,119	2.6%	1.8%	1.4%	5,935	-1,045	-0.4%
42	Wholesale Trade	31,255	\$69,793	2.06	2,135	1.4%	1.9%	1.4%	7,246	3,652	1.1%
44	Retail Trade	49,897	\$32,015	1.20	4,725	2.0%	2.1%	1.5%	16,194	5,486	1.0%
48	Transportation and Warehousing	11,614	\$49,972	0.75	1,749	3.3%	2.0%	2.2%	3,044	229	0.2%
51	Information	11,196	\$81,543	1.47	1,762	3.5%	0.8%	0.3%	2,798	915	0.8%
52	Finance and Insurance	17,541	\$68,545	1.16	2,559	3.2%	2.1%	0.8%	4,335	1,945	1.1%
53	Real Estate and Rental and Leasing	6,889	\$52,374	1.07	187	0.6%	1.8%	1.2%	1,599	661	0.9%
54	Professional, Scientific, and Technical Services	32,319	\$67,245	1.30	5,700	4.0%	3.4%	2.5%	7,254	6,441	1.8%
55	Management of Companies and Enterprises	8,784	\$116,264	1.58	2,746	7.8%	4.3%	3.5%	1,943	866	0.9%
56	Administrative and Support and Waste Management and Remediation Services	33,295	\$34,543	1.36	2,184	1.4%	3.5%	3.1%	7,942	4,921	1.4%
61	Educational Services	29,187	\$39,178	0.92	767	0.5%	-0.4%	0.2%	6,416	3,460	1.1%
62	Health Care and Social Assistance	30,399	\$45,239	0.57	4,614	3.3%	2.0%	2.2%	6,546	8,500	2.5%
71	Arts, Entertainment, and Recreation	4,494	\$20,051	0.61	1,039	5.4%	2.7%	1.8%	1,443	578	1.2%
72	Accommodation and Food Services	31,211	\$16,677	0.93	6,015	4.4%	3.5%	3.0%	11,452	3,517	1.1%
81	Other Services (except Public Administration)	18,687	\$29,467	1.10	1,562	1.8%	1.1%	-0.2%	4,918	2,134	1.1%
92	Public Administration	7,173	\$47,622	0.39	-113	-0.3%	-1.0%	-0.8%	1,807	667	0.9%
99	Unclassified	1,965	\$45,318	2.83	1,068	17.0%	12.5%	12.5%	505	250	1.2%
	Total - All Industries	379,740	\$48,717	1.00	44,701	2.5%	1.9%	1.6%	97,512	48,298	1.2%

Source: JobsEQ®

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2015Q2 with preliminary estimates updated to 2015Q4. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in Gwinnett County, Georgia is Office and Administrative Support Occupations, employing 60,422 workers. The next-largest occupation groups in the region are Sales and Related Occupations (51,586 workers) and Food Preparation and Serving Related Occupations (31,667). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Computer and Mathematical Occupations (LQ = 1.46), Sales and Related Occupations (1.30), and Building and Grounds Cleaning and Maintenance Occupations (1.21).

Occupation groups in Gwinnett County, Georgia with the highest average wages per worker are Management Occupations (\$110,400), Legal Occupations (\$94,900), and Computer and Mathematical Occupations (\$77,800). The unemployment rate in the region varied among the major groups from 1.2% among Legal Occupations to 11.8% among Farming, Fishing, and Forestry Occupations.

Over the next 10 years, the fastest growing occupation group in Gwinnett County, Georgia is expected to be Healthcare Support Occupations with a +2.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Sales and Related Occupations (+5,829 jobs) and Office and Administrative Support Occupations (+4,703). Over the same period, the highest replacement demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Sales and Related Occupations (16,758 jobs) and Office and Administrative Support Occupations (13,913).

Occupation Snapshot in Gwinnett County, Georgia													
SOC	Title	Current					Total Change over the Last 5 Years	Historical			Forecast		
		Four Quarters Ending with 2015q4			2015q4			Avg Ann % Chg in Empl 2010q4-2015q4			Over the Next 10 Years		
		Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	Gwinnett County, Georgia	Georgia	USA	Total Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
11-0000	Management Occupations	22,937	\$110,400	1.00	449	1.8%	2,698	2.5%	1.5%	1.3%	7,298	2,945	1.2%
13-0000	Business and Financial Operations Occupations	20,595	\$67,400	1.11	567	2.5%	3,286	3.5%	2.0%	1.4%	5,049	3,386	1.5%
15-0000	Computer and Mathematical Occupations	15,225	\$77,800	1.46	507	3.2%	2,086	3.0%	2.9%	2.6%	2,487	3,085	1.9%
17-0000	Architecture and Engineering Occupations	6,723	\$74,800	1.05	149	2.1%	549	1.7%	2.2%	1.3%	1,754	666	0.9%
19-0000	Life, Physical, and Social Science Occupations	1,746	\$61,300	0.57	74	3.2%	268	3.4%	0.8%	0.9%	570	297	1.6%
21-0000	Community and Social Service Occupations	3,715	\$43,100	0.62	89	1.8%	319	1.8%	0.6%	1.3%	861	569	1.4%
23-0000	Legal Occupations	2,242	\$94,900	0.74	34	1.2%	314	3.1%	0.6%	0.0%	479	354	1.5%
25-0000	Education, Training, and Library Occupations	21,837	\$43,500	1.01	445	1.9%	331	0.3%	-0.4%	0.3%	5,074	2,902	1.3%

Occupation Snapshot in Gwinnett County, Georgia

		Current					Historical				Forecast		
		Four Quarters Ending with 2015q4			2015q4		Total Change over the Last 5 Years	Avg Ann % Chg in Empl 2010q4-2015q4			Over the Next 10 Years		
SOC	Title	Empl	Avg. Annual Wages ¹	LQ	Unempl	Unempl Rate	Empl	Gwinnett County, Georgia	Georgia	USA	Total Repl Demand	Total Growth Demand	Avg. Annual Growth Percent
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	6,875	\$49,000	1.04	237	2.9%	716	2.2%	2.4%	1.0%	2,555	686	1.0%
29-0000	Healthcare Practitioners and Technical Occupations	13,495	\$75,400	0.63	241	1.3%	1,796	2.9%	2.0%	1.4%	3,185	3,399	2.3%
31-0000	Healthcare Support Occupations	6,801	\$27,900	0.61	442	4.9%	1,151	3.8%	2.1%	2.2%	1,609	2,176	2.8%
33-0000	Protective Service Occupations	3,800	\$29,200	0.52	259	4.1%	-59	-0.3%	0.7%	0.6%	923	437	1.1%
35-0000	Food Preparation and Serving Related Occupations	31,667	\$19,400	0.98	2,822	7.3%	5,851	4.2%	3.4%	2.8%	12,615	3,718	1.1%
37-0000	Building and Grounds Cleaning and Maintenance Occupations	16,629	\$24,400	1.21	1,303	7.2%	2,349	3.1%	1.7%	0.9%	3,919	1,991	1.1%
39-0000	Personal Care and Service Occupations	11,596	\$23,600	0.77	597	4.3%	1,411	2.6%	1.7%	2.1%	4,052	2,070	1.7%
41-0000	Sales and Related Occupations	51,586	\$38,800	1.30	2,685	4.9%	5,016	2.1%	1.9%	1.4%	16,758	5,829	1.1%
43-0000	Office and Administrative Support Occupations	60,422	\$33,800	1.06	3,047	4.4%	7,861	2.8%	2.0%	1.5%	13,913	4,703	0.8%
45-0000	Farming, Fishing, and Forestry Occupations	376	\$25,100	0.15	72	11.8%	24	1.3%	0.8%	1.6%	122	8	0.2%
47-0000	Construction and Extraction Occupations	20,172	\$39,200	1.20	1,350	6.6%	2,172	2.3%	1.0%	1.9%	4,073	3,784	1.7%
49-0000	Installation, Maintenance, and Repair Occupations	15,522	\$41,200	1.07	578	3.3%	1,549	2.1%	1.6%	1.7%	3,976	1,980	1.2%
51-0000	Production Occupations	20,795	\$31,800	0.88	1,252	5.3%	2,265	2.3%	2.3%	1.8%	5,575	618	0.3%
53-0000	Transportation and Material Moving Occupations	24,983	\$30,000	0.98	2,101	6.6%	2,748	2.4%	2.4%	2.2%	6,830	2,729	1.0%
00-0000	Total - All Occupations	379,740	\$44,200	1.00	n/a	n/a	44,701	2.5%	1.9%	1.6%	103,677	48,334	1.2%

Source: [JobsEQ®](#)

Note: Figures may not sum due to rounding.

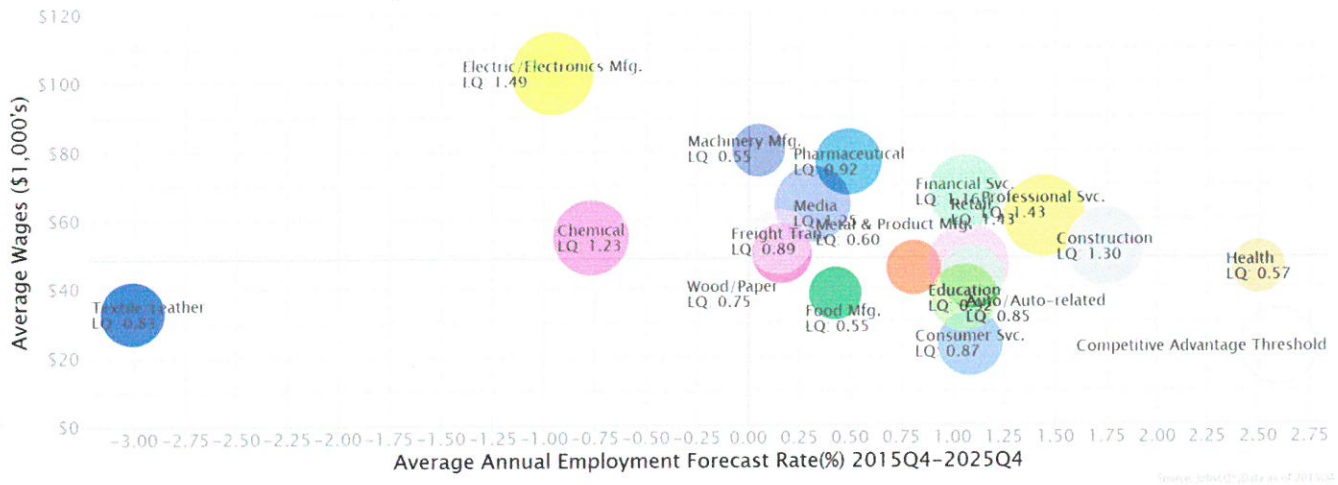
1. Occupation wages are as of 2014 and should be taken as the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2015Q2, imputed where necessary with preliminary estimates updated to 2015Q4. Wages by occupation are as of 2014 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in Gwinnett County, Georgia with the highest relative concentration is Electric/Electronics Mfg. with a location quotient of 1.49. This cluster employs 6,150 workers in the region with an average wage of \$102,700. Employment in the Electric/Electronics Mfg. cluster is projected to contract in the region about 1.0% per year over the next ten years.

Industry Clusters for Gwinnett County, Georgia as of 2015Q4

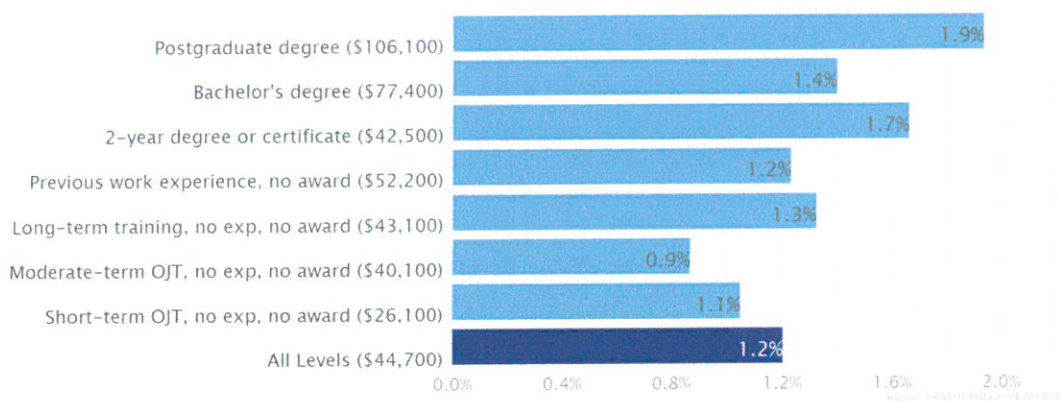


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2015Q2 with preliminary estimates updated to 2015Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in Gwinnett County, Georgia is projected to grow 1.2% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.9% per year, those requiring a bachelor's degree are forecast to grow 1.4% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.7% per year.

Annual Average Projected Job Growth by Training Required for Gwinnett County, Georgia



Employment by occupation data are estimates as of 2015Q4. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

FAQ

What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is replacement demand?

Replacement demand is the number of jobs required due to replacements—retirements and turnover resulting from workers moving from one occupation into another. Note that replacement demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The replacement demand shown in this report may also be understated; thus, it can be taken to be a minimum measure of the number of workers who will need to be trained for the occupation due to replacements. The total projected demand for an occupation is the sum of the replacement demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a *competitive advantage* in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 820 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 23 major groups, 96 minor groups, and 449 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report

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