Primary data sources: U.S. Census Bureau, decennial censuses & estimate; CAED (Center for Agribusiness & Economic Development); OPB (State Office of Planning & Budget).
Population Composition by Age
Habersham County

2004 Estimated Median Age  Habersham Co. = 35.9 yrs.  GA = 33.8 yrs.

Primary data source: U.S. Census Bureau
## 2004 County Population Comparisons

<table>
<thead>
<tr>
<th>County</th>
<th>Total</th>
<th>Total Rank</th>
<th>Density per sq.mi. land area</th>
<th>% Chg. 2000-04</th>
<th>Rank of % Chg.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HABERSHAM</td>
<td>38,978</td>
<td>50</td>
<td>140.1</td>
<td>8.6</td>
<td>47</td>
</tr>
<tr>
<td>BANKS</td>
<td>15,685</td>
<td>103</td>
<td>67.1</td>
<td>8.8</td>
<td>44</td>
</tr>
<tr>
<td>HALL</td>
<td>160,925</td>
<td>10</td>
<td>408.8</td>
<td>15.5</td>
<td>19</td>
</tr>
<tr>
<td>RABUN</td>
<td>16,011</td>
<td>100</td>
<td>43.2</td>
<td>6.4</td>
<td>59</td>
</tr>
<tr>
<td>STEPHENS</td>
<td>24,988</td>
<td>67</td>
<td>139.4</td>
<td>-1.8</td>
<td>147</td>
</tr>
<tr>
<td>TOWNS</td>
<td>10,133</td>
<td>128</td>
<td>60.8</td>
<td>8.7</td>
<td>45</td>
</tr>
<tr>
<td>WHITE</td>
<td>23,595</td>
<td>72</td>
<td>97.7</td>
<td>18.3</td>
<td>14</td>
</tr>
</tbody>
</table>

Primary data source: U. S. Census Bureau
Population Change: 1930-2000

Primary data source: U.S. Census Bureau
## Components of Population Change: 2000-2004
### Natural Increase & Net Migration*

<table>
<thead>
<tr>
<th>Area</th>
<th>Numerical Change</th>
<th># Natural Increase (Births-Deaths)</th>
<th>Rate of Natural Increase</th>
<th># Net Migration</th>
<th>Rate of Net Migration</th>
</tr>
</thead>
<tbody>
<tr>
<td>HABERSHAM</td>
<td>3,080</td>
<td>755</td>
<td>4.7</td>
<td>2,339</td>
<td>14.7</td>
</tr>
<tr>
<td>BANKS</td>
<td>1,263</td>
<td>329</td>
<td>5.1</td>
<td>943</td>
<td>14.7</td>
</tr>
<tr>
<td>HALL</td>
<td>21,610</td>
<td>7,757</td>
<td>12.2</td>
<td>13,699</td>
<td>21.5</td>
</tr>
<tr>
<td>RABUN</td>
<td>961</td>
<td>97</td>
<td>1.5</td>
<td>870</td>
<td>13.2</td>
</tr>
<tr>
<td>STEPHENS</td>
<td>-447</td>
<td>-7</td>
<td>-0.1</td>
<td>-425</td>
<td>-4.0</td>
</tr>
<tr>
<td>TOWNS</td>
<td>814</td>
<td>-209</td>
<td>-5.1</td>
<td>1,030</td>
<td>24.9</td>
</tr>
<tr>
<td>WHITE</td>
<td>3,651</td>
<td>284</td>
<td>3.1</td>
<td>3,383</td>
<td>36.6</td>
</tr>
<tr>
<td>Avg. GA Co.</td>
<td>4,041</td>
<td>1,878</td>
<td>4.8</td>
<td>2,156</td>
<td>8.4</td>
</tr>
<tr>
<td>GEORGIA</td>
<td>642,567</td>
<td>298,562</td>
<td>8.3</td>
<td>342,818</td>
<td>9.5</td>
</tr>
</tbody>
</table>

* Numerical change includes “residual” not represented in either NI or NM.  
Average annual estimates of annual rates per 1,000 population

Primary data source: U. S. Census Bureau
Population Change: 2000-2004

LOSS
0 – 4.3%
4.3 – 7.8%
7.8 – 15.7%
15.7 – 34%

GA = 7.8%
US = 4.3%

Primary data source: U.S. Census Bureau
Selected Vital Statistics

**2004 Rates**

- **Total births per 1,000 pop**: Habersham Co. - 14.9, Georgia - 15.7
- **Unwed per 100 total births**: Habersham Co. - 35.1, Georgia - 39.2
- **Teen pregnancy per 1,000 females age 10-19**: Habersham Co. - 34.7, Georgia - 37.0
- **Deaths per 1,000 pop**: Habersham Co. - 10.5, Georgia - 7.4
- **Induced terminations per 1,000 females age 15-44**: Habersham Co. - 1.7, Georgia - 16.2
- **Low birth weight per 100 births**: Habersham Co. - 8.9, Georgia - 8.8
- **Infant deaths per 1,000 births**: Habersham Co. - 13.3, Georgia - 8.7

**10-yr. rates 1995-2004**

- **2004 Habersham Co. Natality Data**
  - 268 total births, 94 unwed births
  - 5 induced terminations
  - 46 teen pregnancies
  - 24 low birth weight babies

- **2004 Habersham Co. Mortality Data**
  - 189 total deaths
  - 4 infant deaths

Primary data source: GA Dept. Public Health
Habersham Co.
Not completing HS = 29.1%
With a bachelor’s + degree = 15.8%

Primary data source: U.S. Census Bureau
Selected Public School Statistics
School Year 2003-04

- Teachers w/adv degrees: Habersham Co. 65.3%, Georgia 51.8%
- College prep certif: Habersham Co. 73.4%, Georgia 58.6%
- Class '04 Grad Rate: Habersham Co. 76.8%, Georgia 65.4%
- Gifted: Habersham Co. 8.2%, Georgia 13.1%
- Special Ed: Habersham Co. 12.1%, Georgia 13.1%
- Free/Reduced lunch: Habersham Co. 46.4%, Georgia 38.9%
- Retained in grade: Habersham Co. 3.9%, Georgia 3.9%
- Absent >15 days: Habersham Co. 9.5%, Georgia 10.6%
- HS Dropout rate: Habersham Co. 5.1%, Georgia 4.3%

Primary data source:
Governor's Office of Student Achievement

Habersham Co.
K12 enrollment = 6,036
H.S. dropouts = 75
General fund expenditures per pupil = $6,366
Per Capita Income: 1998-2003

2003 PCI
Habersham Co. = $23,202
Georgia = $29,000
U.S. = $31,472

Primary data source: U.S. Bureau of Economic Analysis
Per Capita Income: 1998-2003
Percentage Change

Habersham Co.
Georgia
U.S.

Primary data source: U.S. Bureau of Economic Analysis
## Per Capita Income: 2003

<table>
<thead>
<tr>
<th>County</th>
<th>PCI</th>
<th>Rank of PCI</th>
<th>% PCI of GA Total</th>
<th>% Change 1998-2003</th>
</tr>
</thead>
<tbody>
<tr>
<td>HABERSHAM</td>
<td>$23,202</td>
<td>60</td>
<td>80.0</td>
<td>9.1</td>
</tr>
<tr>
<td>BANKS</td>
<td>$24,059</td>
<td>42</td>
<td>83.0</td>
<td>15.4</td>
</tr>
<tr>
<td>HALL</td>
<td>$25,132</td>
<td>31</td>
<td>86.7</td>
<td>11.7</td>
</tr>
<tr>
<td>RABUN</td>
<td>$23,281</td>
<td>59</td>
<td>80.3</td>
<td>13.9</td>
</tr>
<tr>
<td>STEPHENS</td>
<td>$23,779</td>
<td>48</td>
<td>82.0</td>
<td>14.5</td>
</tr>
<tr>
<td>TOWNS</td>
<td>$24,036</td>
<td>44</td>
<td>82.9</td>
<td>15.0</td>
</tr>
<tr>
<td>WHITE</td>
<td>$21,890</td>
<td>88</td>
<td>75.5</td>
<td>2.3</td>
</tr>
<tr>
<td>GA Avg. Co.</td>
<td>$22,879</td>
<td>--</td>
<td>78.9</td>
<td>15.5</td>
</tr>
</tbody>
</table>

Primary data source: U. S. Bureau of Economic Analysis
Primary data source: U. S. Census Bureau
Transfer Receipts: 2003
Habersham Co. Total = $157,486,000

Primary data source: Bureau of Economic Analysis
### Persons Living Below Poverty Level
#### 2003 Model-Based Estimates

<table>
<thead>
<tr>
<th>County</th>
<th># of Persons</th>
<th>% of all Persons</th>
<th>Rank of %</th>
</tr>
</thead>
<tbody>
<tr>
<td>HABERSHAM</td>
<td>4,481</td>
<td>12.1</td>
<td>33</td>
</tr>
<tr>
<td>BANKS</td>
<td>1,932</td>
<td>12.3</td>
<td>39</td>
</tr>
<tr>
<td>HALL</td>
<td>19,069</td>
<td>12.0</td>
<td>31</td>
</tr>
<tr>
<td>RABUN</td>
<td>1,918</td>
<td>12.1</td>
<td>33</td>
</tr>
<tr>
<td>STEPHENS</td>
<td>3,794</td>
<td>15.6</td>
<td>72</td>
</tr>
<tr>
<td>TOWNS</td>
<td>1,173</td>
<td>12.1</td>
<td>33</td>
</tr>
<tr>
<td>WHITE</td>
<td>2,732</td>
<td>11.8</td>
<td>29</td>
</tr>
<tr>
<td>GA Avg. Co.</td>
<td>7,246</td>
<td>16.0</td>
<td>--</td>
</tr>
</tbody>
</table>

Primary data source: U. S. Census Bureau
Persons Living Below the Poverty Level
2003 Model-Based Estimates

Weighted average poverty threshold for a family of 4 persons in 2003 = $18,810

Georgia
1,152,089 persons
13.3%

US = 12.5%

Primary data source: U.S. Census Bureau
Unemployment Rates

2004 Rates
- Habersham Co. = 3.5
- GA = 4.6
- US = 5.5

Primary data source: GA Dept. of Labor
Employment Comparisons by Industry: 2004

- Total GOODS Producing: 17.7 (Habersham Co.) 33.9 (Georgia)
- Agriculture: 2.2 (Habersham Co.) 17.7 (Georgia)
- Construction: 4.7 (Habersham Co.) 5.2 (Georgia)
- Manufacturing: 11.7 (Habersham Co.) 26.9 (Georgia)
- Total SERVICE Producing: 11.6 (Habersham Co.) 45.4 (Georgia)
- Wholesale trade: 1.6 (Habersham Co.) 5.4 (Georgia)
- Retail trade: 11.6 (Habersham Co.) 11.6 (Georgia)
- Finance-Ins: 1.1 (Habersham Co.) 3.9 (Georgia)
- Transp-warehouse: 2.1 (Habersham Co.) 3.1 (Georgia)
- Information: 1.5 (Habersham Co.) 4.1 (Georgia)
- Prof-Sci-Tech: 1.6 (Habersham Co.) 5.0 (Georgia)
- Adm-Waste svc: 6.9 (Habersham Co.)
- Health-Soc Svcs: 5.4 (Habersham Co.) 8.8 (Georgia)
- Accomo-Food svc: 7.6 (Habersham Co.) 8.4 (Georgia)
- All other svcs: 8.2 (Habersham Co.) 8.7 (Georgia)
- Total GOVERNMENT: 16.5 (Habersham Co.) 20.6 (Georgia)

Primary data source: GA Dept. of Labor
Farm Gate Value by Commodity Group: 2004
Habersham Co. Total Value = $274,483,835

- Poultry-Egg: 91.0%
- Livestock: 4.8%
- Ornamental Horticulture: 1.7%
- Row-Forage crops: 0.6%
- Fruits-Nuts: 0.5%
- All Other: 1.3%

Primary data source: Center for Agribusiness & Economic Development, UGA
Components of Gross Property Tax Digest: 2004
Habersham Co. Gross Digest (40% Value) = $1,179,998,933

- Residential: 55.1%
- Ag/Pref/Environ: 20.7%
- Commercial: 22.6%
- Industrial: 7.7%
- Utility: 7.1%
- Motor Vehicle: 8.9%
- Mobile Home: 1.5%
- Timber: 0.2%

Primary data source: GA Dept. of Revenue
## County Property Tax Digest Comparisons: 2004

<table>
<thead>
<tr>
<th>County</th>
<th>% Residential</th>
<th>% Agricultural</th>
<th>% Commercial</th>
<th>% Industrial</th>
<th>% Motor Vehicle</th>
<th>% Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>HABERSHAM</td>
<td>55.1</td>
<td>15.6</td>
<td>11.7</td>
<td>5.0</td>
<td>7.6</td>
<td>5.0</td>
</tr>
<tr>
<td>BANKS</td>
<td>35.4</td>
<td>31.2</td>
<td>14.4</td>
<td>5.4</td>
<td>9.1</td>
<td>4.5</td>
</tr>
<tr>
<td>HALL</td>
<td>55.4</td>
<td>6.8</td>
<td>16.5</td>
<td>10.8</td>
<td>8.1</td>
<td>2.5</td>
</tr>
<tr>
<td>RABUN</td>
<td>57.1</td>
<td>7.4</td>
<td>6.3</td>
<td>3.6</td>
<td>3.7</td>
<td>21.9</td>
</tr>
<tr>
<td>STEPHENS</td>
<td>52.1</td>
<td>4.7</td>
<td>13.4</td>
<td>15.3</td>
<td>9.0</td>
<td>5.6</td>
</tr>
<tr>
<td>TOWNS</td>
<td>75.8</td>
<td>4.4</td>
<td>10.7</td>
<td>0.2</td>
<td>6.2</td>
<td>2.8</td>
</tr>
<tr>
<td>WHITE</td>
<td>54.6</td>
<td>23.3</td>
<td>9.2</td>
<td>1.4</td>
<td>8.0</td>
<td>3.6</td>
</tr>
<tr>
<td>Avg. GA Co.</td>
<td>40.7</td>
<td>20.8</td>
<td>13.2</td>
<td>7.9</td>
<td>9.0</td>
<td>8.4</td>
</tr>
</tbody>
</table>

Primary data source: GA Dept. of Revenue
## Millage Rates, Taxes Levied, & Sales Tax

<table>
<thead>
<tr>
<th>County</th>
<th>’05 County-wide Millage*</th>
<th>’05 County School Millage*</th>
<th>’04 Taxes Levied* ($000)</th>
<th>Sales Tax Rate as of 1/06</th>
<th>LOST Type* as of 1/06</th>
</tr>
</thead>
<tbody>
<tr>
<td>HABERSHAM</td>
<td>23.123</td>
<td>14.000</td>
<td>$24,996</td>
<td>7</td>
<td>LSE</td>
</tr>
<tr>
<td>BANKS</td>
<td>23.689</td>
<td>12.750</td>
<td>$9,997</td>
<td>7</td>
<td>LSE</td>
</tr>
<tr>
<td>HALL</td>
<td>24.410</td>
<td>16.300</td>
<td>$126,111</td>
<td>7</td>
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<tr>
<td>RABUN</td>
<td>17.400</td>
<td>8.148</td>
<td>$21,150</td>
<td>7</td>
<td>LSE</td>
</tr>
<tr>
<td>STEPHENS</td>
<td>26.850</td>
<td>16.900</td>
<td>$18,461</td>
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<td>LSE</td>
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<tr>
<td>TOWNS ('04)</td>
<td>11.660</td>
<td>5.226</td>
<td>$6,132</td>
<td>7</td>
<td>LOE</td>
</tr>
<tr>
<td>WHITE</td>
<td>21.769</td>
<td>13.215</td>
<td>$18,057</td>
<td>7</td>
<td>LSE</td>
</tr>
</tbody>
</table>

*All tax districts are assessed an additional .250 state millage. Taxes Levied, but not necessarily collected. L=Local Option Sales Tax, S=Special Purpose, E=Educational, O=Other

Primary data source: GA Dept. of Revenue
Retail Sales Analysis: 2004
Habersham Co. Total Retail Sales = $396,254,000

- Total Retail Sales: 0.91
- Health-Personal Care: 3.28
- Bldg Mat-garden equip-supplies: 0.64
- Gas stations: 0.69
- Motor Vehicle-parts: 0.34
- Furniture-Home Furn-Appliance: 1.31
- Clothing & Accessories: 0.25
- General Merchandise: 1.54
- Food Services-Drinking Places: 0.83
- Food-Beverage Stores: 1.35

Sales Activity Index-Wealth Factor

A “pull factor” of 1.0 means that the county’s sales are what would be expected based upon the number of residents and their relative wealth.

Resident workers 16+ = 16,482
Residents working in county = 11,308
Residents working out of county = 5,174
Total working in county = 15,492
Workers commuting into county = 4,184

Primary data source: U.S. Census Bureau
This study was developed to assist community leadership with their future planning and decision making.

Special County Area Report # 06-04 March, 2006

Prepared for Habersham County Cooperative Extension by Susan R. Boatright
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College of Agricultural and Environmental Sciences
The University of Georgia • Athens, GA

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