



DATE: August 12, 2026

ISSUE SUMMARY: Annual Population Estimates

FROM: Ann Carpenter, Chief Research & Innovation Officer

IMPORTANCE:

The Atlanta Regional Commission annually produces population estimates for major jurisdictions in the Atlanta Region. These estimates are the basis for the annual dues provided by each jurisdiction for the following year. Under the law establishing the Atlanta Regional Commission, the estimates and the resulting dues calculation must be adopted by the Commission before the end of August. The per capita rate applied in that calculation is the rate in effect under O.C.G.A. § 50-8-101 following the Commission's action on the CPI adjustment item considered earlier on this agenda. Because the packet is prepared in advance of that vote, the calculation is presented at each possible rate as Exhibit A and Exhibit B depending on the results of the earlier vote.

METHODOLOGY

The foundation for these population estimates is the 2020 United States Census. Counts of housing units are updated to April 1 of the estimate year based on prior year building permit data and previous year estimates. The updated permit trends are translated into population change based on observed 2020 average occupancy rates and household sizes. Attached are:

- A proposed resolution adopting the April 1, 2026 estimates.
- A table detailing the April 1, 2026 estimates and comparing them with data for earlier years.
- Tables detailing the calculation of the appropriation due from each political jurisdiction in the year 2027 — Exhibit A at the current per capita rate and Exhibit B at the adjusted rate.

ACTION REQUIRED:

The ARC Board will be asked to adopt the population estimates and the resulting dues calculation at their August 12 meeting. The exhibit that controls is determined by the Commission's action on the CPI adjustment item considered earlier on this agenda.

RESOLUTION BY THE ATLANTA REGIONAL COMMISSION APPROVING ANNUAL POPULATION ESTIMATES

WHEREAS, under Subsection (b) of Georgia Code Section 50-8-101, as amended, the Atlanta Regional Commission is required to prepare annual estimates of the population of each county within the Area and the City of Atlanta as the basis for determining the operating funds which each county and the City of Atlanta will provide the Commission in the calendar year next following the year in which the estimates were made; and

WHEREAS, Subsection (c) of Georgia Code Section 50-8-101 requires that after the first day of April but before the first day of September of each year the Atlanta Regional Commission shall make the necessary population estimates and compute the amount due from the governing body of each political subdivision in accordance with a formula set forth in Subsection (b) of Georgia Code Section 50-8-101 and certify such population estimates and other data to each such governing body; and

WHEREAS, the staff of the Atlanta Regional Commission has prepared population estimates based on the analysis of a variety of social and economic measures and calculated the amount due from the governing body of each political subdivision as set forth in the attached table;

NOW, THEREFORE, BE IT RESOLVED that the Atlanta Regional Commission hereby approves the April 1, 2026 population estimates set forth in the attached table; approves the computation of the appropriation due from each political subdivision at the per capita rate in effect under O.C.G.A. § 50-8-101 following the Commission's action earlier at this meeting on the incremental Consumer Price Index adjustment, as set forth in Exhibit A if that adjustment was not approved or in Exhibit B if it was approved; and authorizes the Director to certify the estimates and the applicable computation to the governing bodies as required by law.

	2000 Census	2010 Census	2020 Census	2026 ARC Estimate	Average Annual Change, 1980-2010	Average Annual Change, 2010-2020	Average Annual Change, 2020-2026
Atlanta Region	3,527,786	4,283,261	4,967,514	5,339,164	78,643	68,425	61,942
Cherokee	141,903	214,346	266,620	302,830	5,422	5,227	6,035
Clayton	236,517	259,424	297,595	308,665	3,636	3,817	1,845
Cobb	607,751	688,078	766,149	799,349	13,012	7,807	5,533
DeKalb	665,865	691,893	764,382	788,522	6,962	7,249	4,023
Douglas	92,174	132,403	144,237	155,477	2,594	1,183	1,873
Fayette	91,263	106,567	119,194	127,424	2,584	1,263	1,372
Forsyth	98,407	175,511	251,283	286,083	4,918	7,577	5,800
Fulton	816,006	920,581	1,066,710	1,163,040	11,023	14,613	16,055
Gwinnett	588,448	805,321	957,062	1,038,112	21,284	15,174	13,508
Henry	119,341	203,922	240,712	270,652	5,587	3,679	4,990
Rockdale	70,111	85,215	93,570	99,010	1,622	836	907
City of Atlanta	416,474	420,003	498,715	549,615	(167)	7,871	8,483

DRAFT FOR ADOPTION — EXHIBIT A (per capita rate unchanged)

**POPULATION ESTIMATE AND APPROPRIATION DUE BY
POLITICAL JURISDICTION**

<u>Political Subdivision</u>	<u>Estimated Population 4/1/2026</u>	<u>Formula for Fiscal Support of Regional Planning</u>		<u>Appropriation Due for 2027 Budget</u>
<u>Cherokee County</u>	302,830	\$1.20 per capita	plus \$2,000	\$365,396
<u>Clayton County</u>	308,665	\$1.20 per capita	plus \$2,000	\$372,398
<u>Cobb County</u>	799,349	\$1.20 per capita	plus \$2,000	\$961,219
<u>DeKalb County</u>				
City of Atlanta	44,108	\$0.48 per capita		
Outside Atlanta	744,414	\$1.20 per capita		
DeKalb County Total			plus \$2,000	\$916,469
<u>Douglas County</u>	155,477	\$1.20 per capita	plus \$2,000	\$188,572
<u>Fayette County</u>	127,424	\$1.20 per capita	plus \$2,000	\$154,909
<u>Forsyth County</u>	286,083	\$1.20 per capita	plus \$2,000	\$345,300
<u>Fulton County</u>				
City of Atlanta	505,507	\$0.48 per capita		
Outside Atlanta	657,533	\$1.20 per capita		
Fulton County Total			plus \$2,000	\$1,033,683
<u>Gwinnett County</u>	1,038,112	\$1.20 per capita	plus \$2,000	\$1,247,734
<u>Henry County</u>	270,652	\$1.20 per capita	plus \$2,000	\$326,782
<u>Rockdale County</u>	99,010	\$1.20 per capita	plus \$2,000	\$120,812
<u>City of Atlanta</u>	549,615	\$0.72 per capita	plus \$2,000	\$397,723
<u>Total</u>	<u>5,339,164</u>			<u>\$6,430,997</u>

NOTE: The above figures are based on a total estimated population for the Atlanta Region of 5,339,164 as of April 1, 2026

DRAFT FOR ADOPTION — EXHIBIT B (per capita rate as adjusted)

**POPULATION ESTIMATE AND APPROPRIATION DUE BY
POLITICAL JURISDICTION INCLUDING CPI ADJUSTMENT**

<u>Political Subdivision</u>	<u>Estimated Population 4/1/2026</u>	<u>Formula for Fiscal Support of <u>Regional</u> <u>Planning</u></u>		<u>Appropriation Due for 2027 Budget</u>
<u>Cherokee County</u>	302,830	\$1.30 per capita	plus \$2,000	\$395,679
<u>Clayton County</u>	308,665	\$1.30 per capita	plus \$2,000	\$403,265
<u>Cobb County</u>	799,349	\$1.30 per capita	plus \$2,000	\$1,041,154
<u>DeKalb County</u>				
City of Atlanta	44,108	\$0.52 per capita		
Outside Atlanta	744,414	\$1.30 per capita		
DeKalb County Total			plus \$2,000	\$992,674
<u>Douglas County</u>	155,477	\$1.30 per capita	plus \$2,000	\$204,120
<u>Fayette County</u>	127,424	\$1.30 per capita	plus \$2,000	\$167,651
<u>Forsyth County</u>	286,083	\$1.30 per capita	plus \$2,000	\$373,908
<u>Fulton County</u>				
City of Atlanta	505,507	\$0.52 per capita		
Outside Atlanta	657,533	\$1.30 per capita		
Fulton County Total			plus \$2,000	\$1,119,657
<u>Gwinnett County</u>	1,038,112	\$1.30 per capita	plus \$2,000	\$1,351,546
<u>Henry County</u>	270,652	\$1.30 per capita	plus \$2,000	\$353,848
<u>Rockdale County</u>	99,010	\$1.30 per capita	plus \$2,000	\$130,713
<u>City of Atlanta</u>	549,615	\$0.78 per capita	plus \$2,000	\$430,700
<u>Total</u>	<u>5,339,164</u>			<u>\$6,964,913</u>

NOTE: The above figures are based on a total estimated population for the Atlanta Region of 5,339,164 as of April 1, 2026