

EVALUATING RETIREE-BASED
ECONOMIC DEVELOPMENT
IN GEORGIA

Golden Rules

SELIG CENTER FOR ECONOMIC GROWTH
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A Study Commissioned by the
OneGeorgia Rural Policy Center

PART 1

Executive Summary

The OneGeorgia Rural Policy Center asked the Selig Center to answer the question: Is retiree recruitment a good strategy for economic development in rural Georgia? Our analysis shows that it is, and we identified ten reasons why retiree-based economic development makes sense.

1. Georgia is a Retiree Magnet: The state-to-state migration data for 2007-2011 show that Georgia remained very competitive in terms of attracting retirees during some very tough economic times, attracting 15,805 retirees per year on average. Also, many of Georgia's rural counties already do a better than average job of attracting retirees.

2. The Time is Right: Demographic and economic trends are coming together to create an excellent opportunity for retiree-based economic development. The retirement of the baby boomers is a strong demographic trend that is virtually locked in until approximately 2028. Also, economic recovery and improving housing markets will increase geographic mobility.

3. Advantageous Tax Structure: Georgia's tax structure is a comparative advantage in terms of attracting retirees due to its generous retirement income exclusion, sales tax exemptions for food, drugs, and medical services, and there is no estate or inheritance tax.

4. Economic Impacts: It takes only 1.8 in-migrating retirees to generate one job, so 100 in-retirees generate 55 jobs. The annual economic impact of a typical year's inflow of 15,805 retirees is \$941 million and 8,574 jobs.

5. Wealth Effects: The average net worth of retiree households was \$931,465 in 2011, or \$503,495 per capita.

6. Fiscal Impacts: The net impact of recruiting retirees on state and local government finances is either neutral or positive—depending upon whether or not spending on K-12 education is included.

7. Economic Diversity: Retiree-based economic development benefits service industries such as health care, home building, retail-

ing and household services rather than manufacturing, agriculture, or government. Recruiting retirees therefore can help rural areas with economic structures focused on goods producing industries or government to diversify their economies.

8. Reduce Economic Risks: Retiree recruitment can make the rural areas or small towns less vulnerable to the ups and downs of commodity markets, less dependent on the actions of a few large employers, and less exposed to global competition.

9. Promote Steady Incomes: Relative to wage and salary income many retirees have steady incomes that often are not dependent on local economic conditions.

10. Attain Critical Mass: In-migrating retirees may provide the critical mass necessary to support certain types of businesses that previously did not exist, reducing out-shopping by long-term residents.

MAIN RECOMMENDATION

The Selig Center recommends retiree-based economic development as a good way to grow and diversify Georgia's rural economy. We recommend a concerted rather than passive approach to recruit amenity-seeking retirees as well as to retain those who already live here. This should include aggressive marketing of the specific local attributes that attract retirees. For example, amenity-seeking retirees are frequently drawn to the same places that attract tourists. So, for many communities, joint marketing to promote the area's features is a cost-effective way to foster retiree-based economic development.

Marketing should be targeted towards persons close to retirement age—those aged 55 to 64. That's because many over 65 have already decided where they are going to retire. Retiree-based

economic development efforts need to take familial and institutional relationships into account when developing recruitment strategies.

Georgia is a Retiree Magnet

The Selig Center analyzed migration data reported by the U.S. Census Bureau's 2007-2011 American Community Survey (5-year estimates). The state-to-state migration data for persons over 65 indicate that Georgia remained very competitive in terms of attracting the shrinking number of retirees who continued to move. The fact that Georgia remained a retiree magnet during these very tough economic times suggests that retiree-based economic development will be an important economic driver in the future.

Our analysis shows that:

- In an average 12-month period, 15,805 retirees move to Georgia from other states or from abroad, which exceeds the 8,506 elderly persons who move away from Georgia.

- About one in seven in-migrating retirees was born in Georgia, suggesting that family ties are an important reason they move back.

- Many retirees move to Georgia from other southern states, but large numbers also come from Snowbelt states in the Northeast and Midwest.

- The largest inflow of retirees came from Florida (3,589). Others came from New York (986), Alabama (886), Texas (655), Tennessee (617), Pennsylvania (597), South Carolina (538), New Jersey (525), North Carolina (431), and Illinois (374).

- The largest outflows of retirees from Georgia were to Florida, Alabama, North Carolina, Tennessee, South Carolina, Ohio, Texas, Virginia, Pennsylvania, and California.

- The net flow of 4,538 migrating domestic retirees to Georgia equals 35 percent of the gross inflow. Georgia therefore has an excellent balance of trade among the states when it comes to retiree migration.

- Georgia's ten most efficient retiree migration exchanges are primarily with states in the Northeast and Midwest.

- On average, retirees who move here have lower money incomes than retirees who leave the state: the per capita money income of in-migrating retirees was \$24,902 versus \$28,405 for out-migrating retirees.

- Georgia posted an extremely favorable balance of trade when it comes to migrating retirees' money income--\$325 million comes into the state and \$241 million leaves it, for a gain of \$83 million.

- The most favorable balances of trade in terms of migrating retirees' money incomes are with New York (\$26 million), Florida (\$14

million), New Jersey (\$7 million), Massachusetts (\$7 million), and Michigan (\$6 million).

- The least favorable balances of trade are with Texas, Alabama, and North Carolina (-\$6 million each), and South Carolina and Vermont (-\$4 million each).

Popular Counties

Because retirees vote with their feet whenever they move from one county to another, we estimated retiree attraction indices to determine which Georgia counties are popular. The overall retiree attraction index for the state as a whole is 103, indicating that Georgia does better than most states to attract retirees. The more detailed indices show that Georgia is a magnet for retirees who move from other states (index value of 108), but not for retirees moving from abroad (index value of 64). The analysis of U.S. Census county-level mobility data for the period 2007-2011 reveals which counties are retiree magnets. Key findings show that:

- The fifteen counties with the highest overall retiree attraction index values are Quitman, Union, Towns, Candler, Glascock, Seminole, Clay, Wilcox, Irwin, Fannin, Effingham, Peach, Lamar, Miller, and McDuffie.

- Retirees who move to different counties within Georgia favor Candler, Miller, McIntosh, Irwin, Quitman, Wilcox, Evans, Haralson, Greene, Effingham, Towns, McDuffie, Jasper, Polk, and Pierce counties.

- Retirees who move from another state often choose Quitman, Glascock, Union, Clay, Towns, Emanuel, Peach, Hancock, Madison, Jeff Davis, Fannin, Candler, Wayne, Rabun, and Tattnall counties.

- The fifteen counties that attract seniors who relocate here from abroad are Seminole, Lamar, Ware, Baldwin, Forsyth, Gilmer, Heard, Pickens, McDuffie, Evans, Colquitt, Fannin, Gwinnett, Baker, and Liberty.

Although many of the county-level findings make intuitive sense, others may be surprising. It is important to recognize that these findings reflect the influence of many factors, ranging from the presence of natural or man-made amenities to differences in costs of living or local taxes. And, for a county with a small population, a single new residential or commercial development can make a significant difference. Also, despite the utilization of the 5-year American Community Surveys instead of either the 3-year or the 1-year American Community Survey, standard errors are large for groups with small populations (e.g., persons 65 and over who

moved). Also data for a time period other than 2007-2011 might have produced a different result. For these and other reasons, it is important to conduct a detailed county-level feasibility study before committing significant time or financial resources towards recruiting retirees.

Advantageous Tax Structure

Retirees are attracted to places with relatively low state and local taxes, especially if the tax burden falls more heavily on income taxes than on sales or property taxes. Georgia ranks 33 among the states in terms of its state-local tax burden, which appeals to everybody. But Georgia's tax structure is especially attractive to wealthy retirees due to its generous retirement income exclusion—\$130,000 for couples—and Social Security income is fully exempt. Property tax burdens are below the national average, and many local governments provide special property tax breaks for elderly residents. There is no estate or inheritance tax. The bottom line is that Georgia's tax structure is a significant competitive advantage in attracting retirees. Therefore, it is very important for rural communities to provide this information to retirees.

One limitation of relying heavily on tax policy to attract retirees, however, is that the link between tax policy and retiree in-migration does not appear to be very strong. Consequently, extending tax breaks to the elderly results in large revenue losses. So, for retirees who are likely to move—especially for those considering a long-distance move—satisfying their preferences for amenities probably matters much more than local tax policies, but local tax policies still matter.

Moreover, the spending priorities of state and local governments can make a destination more or less attractive to retirees. Spending for public safety, recreation, and parks helps to attract or retain amenity-seeking retirees whereas spending on welfare programs does not.

Economic Impact

In-migrating retirees create substantial economic impacts in terms of output (gross receipts or sales), value added (state GDP), labor income, and employment. In an average 12-month period during 2007-2011, 15,805 retirees moved to Georgia from other states or abroad. The annual statewide economic impact of a typical year's inflow of in-migrating retirees includes:

- \$941million in output (sales);
- \$545 million in value added (gross regional product);

- \$365 million in income; and
- 8,574 full- and part-time jobs.

These benefits permeate both the private and public sectors of Georgia's economy, especially counties identified as retiree magnets. The private-sector jobs are heavily concentrated in ten industries: private hospitals, new home construction, food and beverage services, doctor's and dentist's offices, real estate, home health care, office- and home-related services, nursing and residential care facilities, grocery and general merchandise stores.

Three categories of statewide economic impacts were estimated: (1) annual spending by in-migrating retirees for goods and services as well as the multiplier effects of this spending; (2) annual spending by Medicare on behalf of in-migrating retirees as well as the multiplier effects of such spending; and (3) the one-time impact of new home construction that is related to spending by in-migrating retirees.

In addition, the accumulated wealth (net worth) of 15,805 in-migrating retirees was estimated to be \$8 billion. Although this annual influx of wealth may or may not be invested in Georgia, each year in-migrating retirees significantly expand the capital base that is controlled by the state's residents.

Risks

Finally, there are risks inherent in retiree-based economic development. Some notable ones include:

- Possible changes in Social Security and Medicare.
- Extended periods of high inflation can erode retirees' purchasing power and net worth.
- Very low rates of return on the safer investments that retirees tend to make can reduce retirees' income.
- Severe housing busts and severe recessions can reduce retirees' willingness to move, limiting retiree recruitment opportunities.
- Political power can shift from the existing population towards in-migrating retirees.

PART 2

Retiree Migration

Before the recession, Georgia depended on the in-migration of new residents and businesses to foster yet another round of new development that was based in part on servicing the previous round of new development. In doing so, Georgia became a powerful magnet for retirees.

It was widely recognized that the nation's elderly population would grow much faster than the total population, increasing the economic importance of the elderly. Freed from the geographic constraints of living near their jobs, many retiring baby boomers are expected to move to places more suited to a leisurely lifestyle. Also, compared to recent generations of retirees, baby boomers are well traveled and highly educated, two factors strongly associated with retiree migration. Another factor promoting mobility is that at age 65, many baby boomers will retire in relatively good health and can reasonably expect to live another two decades. A high proportion of the oldest baby boomers would be able to draw upon traditional pensions as well as Social Security and Medicare. In addition, by 2007, household net worth reached an all-time high. The stars were aligned for Georgia's retiree industry, and rural counties were poised to benefit more than ever before.

Then the financial crisis and the bursting of bubbles in the nation's property markets abruptly choked off the inflow of retirees to Georgia (and elsewhere). For primarily economic reasons, people stopped moving. The Selig Center estimates that 68 percent of the decrease in the nation's overall mobility rate was due to economic conditions and only 32 percent was due to continuing long-term trends.

Despite the sharp drop in mobility, the state-to-state migration data for the period 2007-2011 indicates that Georgia was very competitive in attracting the shrinking number of retirees who did move. Unlike some Sunbelt states such as Florida, Georgia continued to attract a healthy share of those retirees who moved from state to state.

As the U.S. economy recovers from the recession, mobility will almost certainly increase. Although the Census Bureau has yet to release detailed data for 2012, the next up-cycle of state-to-state retiree migration probably is underway already, and will gain momentum in 2013. The oldest baby boomers turned 65 in 2011, but the state-to-state migration data show that comparatively few moved to a new home. As economic conditions improve and housing markets normalize, retirees who stayed put will opt to move to places better suited to a more relaxed lifestyle. Georgia's rural counties should be in a good position to attract these retirees. Moreover, new census projections show that from 2015 to 2030, the U.S. population over 65 will grow by 53 percent compared to only 3 percent for the population 18 to 64 years. So barring a major pandemic, economic catastrophe, or a dramatic increase in traditional retirement age, the prospects are good for retiree-based economic development.

Retiree Migration to Georgia

In an average 12-month period (from 2007 to 2011), 15,805 retirees move to Georgia from other states or from abroad, which comfortably exceeds the number of elderly who moved away from Georgia. Net retiree migration therefore is quite positive for Georgia, reconfirming that the state is a retiree magnet. About 87 percent (13,607 persons) of in-migrants came from other states and about 17 percent (2,198 persons) moved here from abroad. Almost one in seven in-migrating retirees was born in Georgia, suggesting that family ties are an important reason why older people move back. For example, the analysis shows that about half of the in-migrating retirees from Colorado, Minnesota, and Kentucky were born in Georgia, as were nearly two out of every five in-migrating retirees from Alabama. Apparently, moving to a nursing home is a not primary reason why retirees move here, because only 565 seniors moved into group quarters.

Geographic Mobility Estimates

To assess Georgia's competitiveness in attracting retirees, the Selig Center analyzed state- and county-level migration data reported by the U.S. Census Bureau in the 2007-2011 *American Community Survey* (5-year estimates) for the population over age 65. The 5-year estimates are now the default estimates to which Census users are first directed. The population and income estimates are for an average single year (12-month period) and are based on data collected for the 5-year period 2007-2011. To be clear, the 5-year estimates should be interpreted as an average over the 5-year collection period and not an average of five one-year estimates. This contrasts with the older decennial censuses, which were interpreted to be snapshots of April 1 of the census years. The main advantage of using 5-year estimates instead of single-year estimates is that the former are based on five times more data than the latter and therefore are much more precise (have smaller standard errors and coefficient of variation (standard error divided by the estimate)). The benefits of increased precision are vital for this study, which focuses on a small subset of the total population (movers who are 65 and older). This is an especially critical concern for the analysis of county-to-county migration flows within Georgia. Despite the use of the most accurate data available (5-year ACS estimates), the actual values for Georgia and its counties may vary from the estimated values expressed in the tables due to standard/sampling errors, and this is especially true for counties where the population of movers was small. Thus, the county-level results should be used cautiously.

The Selig Center created its own tabulations of state-level ACS Census data using the IPUMS USA database that is maintained by the University of Minnesota. IPUMS USA is composed of microdata that consist of individual-level records that contain information collected on persons and households by the U.S. Census Bureau and other sources. IPUMS USA allowed the Selig Center to generate statistics that were not published or otherwise compiled by the Census Bureau. The Selig Center used American FactFinder to obtain the 2007-2011 county-level data from the *American Community Survey*.

Of the 13,607 incoming retirees from other states, 3,589 came from Florida. Others migrated from New York (986 persons), Alabama (886), Texas (655), Tennessee (617), Pennsylvania (597), South Carolina (538), New Jersey (525), North Carolina (431), and Illinois (374). Although many retirees come to Georgia from other southern states, large numbers also migrate the Northeast and Midwest.

Retiree outmigration occurs, too. In a 12-month period, 8,506 seniors moved from Georgia to other states, primarily Florida, Alabama, North Carolina, Tennessee, South Carolina, Ohio, Texas, Virginia, Pennsylvania, and California. Adjacent, or nearby, Sunbelt states dominate the list of states that receive large numbers of Georgia's retirees.

The difference between in-migration and out-migration, or inflow and outflow, is net migration, or net flow. A positive net flow means more retirees moved to Georgia than moved away; a negative net flow means more retirees moved away. Georgia's net flow of migrating domestic retirees was 4,538 persons, which equals 35

percent of the gross inflow. Georgia therefore has an excellent balance of trade among the states when it comes to retiree migration. The Selig Center's analysis of the 2007-2011, 2006-2010, and 2005-2009 five-year ACS surveys identifies the states that are the most consistent top ten net senders (or top ten net receivers) of retirees to (from) Georgia. In alphabetical order, the seven states that were identified as consistent net senders of retirees to Georgia are Connecticut, Florida, Indiana, Michigan, Pennsylvania, New Jersey, and New York. Other consistently strong senders of retirees to Georgia are California, Virginia, and Massachusetts. Conversely, the six states (in alphabetical order) that were identified as consistently top ten net receivers of retirees from Georgia are Alabama, Idaho, Nebraska, New Hampshire, New Mexico, and Washington. Other strong receivers are Hawaii, Ohio, and Tennessee.

An examination of the efficiency of the flows of retirees between Georgia and other states provides additional insights about retiree migration exchanges for the period 2007-2011. The retiree migration efficiency rate is defined as net migration of retirees per 100 gross

migrating retirees. A value of zero means that the exchange of retirees between two states is completely inefficient (equal in both directions). For example, if 500 retirees leave Georgia for Florida and 500 do the reverse, then the net flow is zero. In contrast, the maximum efficiency rate is 100, which implies that the exchange of retirees is all in one direction, or completely efficient. So, if 1,000 retirees move from Florida to Georgia and none moves from Georgia to Florida, the efficiency rate is 100 percent. Efficiency rates have many practical applications as well. For instance, it's better to target recruitment/marketing resources on states with large and efficient flows than on states with simply large flows. Also, a small, but very efficient flow may contribute more in terms of net migration than a large inefficient one.

Highly imbalanced flows with efficiency rates over 50 are uncommon. Less than one percent of all the state-to-state flows of persons (of any age) reported by the U.S. Census Bureau (based on data from Census 2000) had efficiency rates over 50. Georgia has four of these flows from New York, New Jersey, Indiana, and Kentucky. The gross inflows from New York and New Jersey are very large. About 26 percent of in-migrating retirees from New Jersey were born in Georgia, but only 11 percent from New York were. The gross inflows from Indiana and Kentucky are moderately large. Over half of the in-migrating retirees from Kentucky were born in Georgia, but less than 5 percent from Indiana were Georgia born. Georgia's most efficient retiree migration exchanges are primarily with states in the Northeast or Midwest, but it has several very efficient retiree migration exchanges with Mississippi, Florida, and Texas. With the exception of Texas, the most efficient retiree migration exchanges were east of the Mississippi River.

On average, retirees who move to Georgia have lower money incomes than those who leave the state. Specifically, the per capita money income of in-migrating retirees was \$24,902 versus \$28,405 for retirees who moved away. The states from which Georgia receives retirees with the highest per capita money incomes are Rhode Island, Hawaii, Washington, New Mexico, and Utah. The states to which Georgia sends retirees with the highest per capita money incomes are the District of Columbia, Minnesota, Vermont, Montana, and Washington.

Despite a lower per capita money income for in-migrating retirees than for out-migrating ones, Georgia posted an extremely favorable balance of trade when it comes to migrating retirees' money income: \$325 million comes into the state and \$241 million leaves it, for a gain of \$83 million. The most favorable balances are with New York (\$26 million), Florida (\$14 million), New Jersey (\$7 million),

Massachusetts (\$7 million), and Michigan (\$6 million). The least favorable balances are with Texas, Alabama, North Carolina (-\$6 million each), South Carolina, and Vermont (-\$4 million each).

Retirees in Georgia's Counties

Approximately 1 million retirees live in Georgia, but their share of Georgia's population (10.6 percent) is lower than their share of the U.S. population (13.1 percent). The Selig Center estimated retiree population index values for each of Georgia's 159 counties. The retiree population index compares retirees' share of the total population of either a state or a county to retirees' share of the U.S. population. A retiree population index of 100 therefore indicates that retirees' share of the county's population is the same as retirees' share of the U.S. population. An index value over 100 indicates that retirees' share of the county's population exceeds the national average, while an index value of 50 means that retirees' share of that county's population is half the national average.

The retiree population index for Georgia as a whole is 81. Retiree population index values below 100 are common throughout Georgia due to a very uneven distribution of retirees among the state's 159 counties. Two large clusters of counties with relatively high retiree population index values are found at opposite corners of the state: a horseshoe shaped cluster in northeast Georgia and a large irregularly shaped cluster in southwest Georgia. Most of the counties that comprise these two clusters are essentially rural, which may reflect retirees' stated preferences for pastoral settings, low cost of living, less traffic congestion, and a small town atmosphere.

Retiree Migration to Georgia's Counties

The Selig Center's county-level analysis of retirees indicates that 31,338 of them moved from elsewhere: 15,533 persons (50 percent) moved from one county to another in Georgia; 13,607 (43 percent) moved from another state; and 2,198 (7 percent) moved to Georgia from abroad. [People over 65 who moved within the same county were not included in the analysis.] In order to determine which Georgia counties attract retirees, retiree attraction indices were estimated. In essence, retirees vote with their feet whenever they migrate from one county to another. This analysis of Census mobility data for 2007-2011 reveals which counties were retiree magnets and which were not.

The retiree attraction index compares the number of people over 65 who moved to the county as a percentage of that county's

total population to the same ratio estimated for the U.S. An index value that is over 100 indicates that the county is a retiree magnet; an index value that equals 100 indicates that the county does an average job of attracting retirees. An index value below 100 indicates that the county does a below-average job of attracting retirees. Counties with retiree attraction index values over 100 appear to be successful and probably have good potential to attract retirees in the future. In addition, separate indices were estimated for retirees who move from one county to another; retirees who came from another state; and retirees who move from abroad.

Georgia's overall retiree attraction index is 103, indicating that it does better than most states in terms of attracting mobile retirees. The more detailed indices show that Georgia is a retiree magnet for those who move from other states (index value of 108), but is not a magnet for retirees moving from abroad (index value of 64).

At the county level, the retiree attraction indices vary widely, ranging from many times the national average to zero. Counties with values over 100 are retiree magnets. Clusters of counties with high or low index values can be found throughout the state. The pattern is not random. For example, many mountain and lakefront counties are powerful retiree magnets. In order, the fifteen counties with the highest overall retiree attraction index values are Quitman, Union, Towns, Candler, Glascock, Seminole, Clay, Wilcox, Irwin, Fannin, Effingham, Peach, Lamar, Miller, and McDuffie.

Of course, the retirees who know Georgia best are those who already live here. Indeed, a county's best prospects to recruit retirees may be attracting seniors who live in other Georgia counties. The fifteen counties deemed highly attractive include Candler, Miller, McIntosh, Irwin, Quitman, Wilcox, Evans, Haralson, Greene, Effingham, Towns, McDuffie, Jasper, Polk, and Pierce.

Moves from one county to another have regional economic implications, but typically do not have significant impacts on the state's overall economy and are not included in the economic impact estimates presented in Part 3 of this report. Nonetheless, recruiting retirees from within Georgia may not always be a zero sum game. For example, if a retiree is going to relocate, it benefits Georgia's economy when they move within the state instead of to another state. Vigorous competition between Georgia's counties for in-state retirees therefore should be encouraged, not discouraged.

Retirees who move to Georgia from another state or from abroad generate substantial economic impacts for the state, however. Retirees from other states are drawn to Quitman, Glascock, Union, Clay, Towns, Emanuel, Peach, Hancock, Madison, Jeff Davis, Fannin, Candler, Wayne, Rabun, and Tattnall counties. Counties that attract

international retirees include Seminole, Lamar, Ware, Baldwin, Forsyth, Gilmer, Heard, Pickens, McDuffie, Evans, Colquitt, Fannin, Gwinnett, Baker, and Liberty.

The counties that scored high on these lists indicate their broad-based appeal as a place to retire, but while many counties with high retiree population index values are retiree magnets, some are not. For example, nine of the 25 counties with retiree population index values over 125 were not retiree magnets. Policies designed to improve the appeal of these counties should help to reduce the outmigration of retirees to other states, which would improve many of Georgia's state-to-state retiree-migration efficiency flows. Since the per capita income of Georgia's out-migrating retirees exceeds that of its in-migrating retirees, retiree retention is as important as retiree attraction.

Amenity Migration

William Walters' innovative article "Types and Patterns of Later-Life Migration" (*Geografiska Annalar*, 2000, Vol. 82, Issue 3, pages 129-147) identifies three types of later-life migration: amenity migration, assistance migration, and migration in response to severe disability. The first type refers to retirees who move to places that better match their amenity preferences, such as an attractive climate. Amenity migrants tend to be healthy and wealthy. The second type refers to retirees who move to receive help from children or others, frequently resulting in residential and economic dependence. These seniors often have low incomes and no spouses. Migration in response to severe disability includes retirees who move to an institutional setting (e.g., a nursing home) due to disability.

Walters estimates that 46 percent of retired movers are amenity migrants. They move in search of attractive physical environments and leisure opportunities, so Sunbelt states are popular. Because amenity migrants have distinct spatial preferences, attracting them should be the primary focus of retiree-based economic development. Assistance migrants comprise 28 percent of retired movers, but unlike amenity migrants, they do not have a distinctive or coherent spatial pattern. Assistance migrants often are motivated by unacceptable conditions where they live now rather than attractive destination characteristics. Also, the opportunity for co-residence with a particular adult child is not associated, in the aggregate, with particular locations. Moves by assistance migrants are often local rather than long distance (e.g., a move to a less expensive residence or to a nearby relative), so it would not be productive for retiree-based economic development to focus on them. Severely disabled migrants—who comprise 26 percent of retired movers—tend to move to a nearby nursing home or to a

nursing home that is close to an adult child. Like assistance migrants, severely disabled migrants do not have a distinct spatial preference and therefore should not be the focus of retiree-based economic development.

A review of the literature revealed considerable agreement (and some disagreement) about places that attract retirees. Many studies show that migrating retirees seek a mild/warm climate, lakes or ocean, pastoral settings, mountains, parks, recreation, cultural opportunities, low rates of crime, low traffic, small towns, low cost of living, and medical facilities. Georgia's rural counties apparently fit the bill. A 2011 opinion survey conducted for the National Association of Realtors reveals that older Americans were much more likely than the average American to prefer living in small towns or rural areas.

Because many amenity-seeking retirees have narrowly focused interests, they will seek specific communities that cater to their preferences. For example, former military personnel often retire near large military bases, so they should find Georgia attractive for that reason. Moreover, military retirees may be more likely to relocate than civilian retirees. Similarly, college towns attract alumni as well as other retirees who seek intellectual stimulation, continuing education, and cultural activities found on campuses. Boaters will prefer to retire to boating communities. Golfers will prefer to retire to golfing communities. Retirees with artistic or musical interests may gravitate toward communities where the arts thrive. Although these examples are very narrow niches that do not fit too many communities, the range of such niches that appeal to retirees is very broad. So many communities in Georgia will appeal to one or more of these small segments of amenity-seeking retirees.

POLICY INSIGHTS

Common sense and academic research indicate that tax/fiscal policies affect retirees' location decisions. Retirees are attracted to places with relatively low state and local taxes, especially if the tax burden falls more heavily on workers via income taxes than on retirees via sales or property taxes. The Tax Foundation estimates that Georgia's annual state-local tax burden is 9 percent of residents' income compared to the national average of 9.9 percent. Georgia ranks 33 among the states in terms of its state-local tax burden. Moreover, Georgia appeals to retirees with substantial retirement income due to its generous retirement income exclusion—\$65,000 for singles and \$130,000 for couples. Social Security income also is fully exempt. Property tax burdens are below the national average: an effective tax rate on owner-occupied housing as a percentage of

median home values is 0.93 percent in Georgia versus 1.14 percent for the nation. Also, many local governments provide special property tax breaks for elderly residents. Georgia ranks 23 among the states with respect to its combined state and average local sales tax rate (6.87 percent in 2011). Exemptions for food, medicine, and medical services help to shield the elderly from the full impact of the sales tax. There is no estate or inheritance tax. So, overall, Georgia's current tax structure is a significant competitive advantage in attracting retirees.

One drawback to using tax policy to attract retirees, however, is that the linkage between tax policy and retiree in-migration is not very strong. So, extending tax breaks to the elderly result in large revenue losses. If tax breaks could be limited to in-migrating retirees only, then tax policy would be much more cost effective, but that is difficult to do. Creating special tax exemptions for retirement income and property tax breaks for seniors are two ways states/communities use tax policy to attract retirees while limiting revenue losses. The result is that for retirees who are likely to move—especially for those considering a long-distance move—satisfying their preferences for amenities probably matters much more than local tax policies.

The spending priorities of state and local governments also can make a destination more or less attractive to retirees. Spending for public safety, recreation, and parks helps to attract or retain amenity-seeking retirees whereas spending on welfare programs does not. Evidence about spending on education is mixed, or inconclusive. Similar to tax policy, the linkage between government spending priorities and retiree in-migration is weak in comparison to the presence or absence of local attractiveness.

At the local level, retiree-based economic development tends to benefit labor-intensive industries such as health care, home building, restaurants, retailing, and household services rather than manufacturing, mining, agriculture, or government. Hence, retiree-based economic development is one way for a rural area or small town with an economic structure tilted to goods producing industries or government to diversify its economic base.

Diversification achieved via retiree-based economic development can make the rural economy somewhat less vulnerable to the ups and downs in goods and commodity markets while simultaneously reducing the local economy's exposure to global competition. Also, the rural or small town economy will become less dependent on the actions of a few large employers.

Retirees' steady incomes and spending also provide a stabilizing influence on regional economic activity because their incomes and wealth do not depend on local economic conditions. The rebalancing of local economic activity towards the retirement industry and away

from goods producing industries and government therefore may reduce the overall riskiness of the operating environment, especially in small towns and rural counties. Many rural businesses other than those that cater to retirees would benefit from greater stability of the local consumer market.

In small towns and rural areas, in-migrating retirees may provide the critical mass necessary to support certain types of businesses that previously did not exist. Residents therefore will not need to make as many trips to nearby metropolitan areas to shop. This makes the community even more attractive to retirees (and others), potentially creating a virtuous cycle of economic growth and development.

Amenity-seeking retirees frequently gravitate to the same places that attract tourists. For many communities, the joint marketing of amenities to retirees and tourists is a cost-effective way to foster retiree-based economic development. Rural communities can target states that already send vacationers to Georgia. Marketing designed to attract retirees also should target those close to retirement age—persons 55 to 64—because many over 65 have already made their decisions where they are going to retire. Indeed, prior to retirement, many baby boomers buy vacation homes in the places they plan to retire.

Family ties are an important way to attract retirees who plan to move to fulfill their amenity preferences. Family ties also are vital for assistance-related moves, but it is not necessary to market to retirees relocating for assistance-related reasons. Nearly one in seven (2,351 of 15,805) in-migrating retirees were born in Georgia. About half of the in-migrating retirees from Colorado, Minnesota, and Kentucky were born in Georgia. Nearly two out of every five in-migrating retirees from Alabama were born in Georgia. Retiree-based economic development efforts need to take familial relationships into account when developing their retiree-recruitment strategies. For example, public facilities often host family reunions, creating ideal opportunities to market the community to family members.

Although a realistic assessment of a community's potential to attract retirees is essential, this study relies on very broad demographic statistics that merely scratch the surface. Data for a period other than 2007-2011 might have produced a different result, especially since it was an unusual time in modern American economic history. In addition, despite the use of the 5-year *American Community Surveys*, the small number of people analyzed meant that standard errors were large. For these and other reasons, it is important to conduct a detailed county- or metropolitan-level feasibility study prior to committing significant time and money to retiree-based

economic development. Does the community have what retirees seek? Does the area already attract tourists? If so, then retiree-based economic development makes sense. If not, then perhaps other types of economic development would yield better returns.

Finally, consider the risks inherent in retiree-based economic development. In the future, the greatest risks involve possible substantial changes in federal government programs such as Social Security and Medicare. Retirees' spending will be very sensitive to changes in these federal programs and thus could have large economic repercussions on their communities. Another risk is that extended periods of high inflation could erode the purchasing power of retirees' pensions and their net worth. Recent experience highlights yet another risk: periods of very low rates of return on Treasuries or CDs can reduce retirees' current income. We also have just seen that severe housing busts and/or severe recessions can reduce retirees' willingness to move, temporarily limiting the prospects for retiree recruitment.

Consider that success in recruiting retirees can make a community less interested in recruiting other businesses, especially if these conflict with retirees' preferred lifestyles. Success can also bring traffic congestion as well as other overutilization of public infrastructure that some retirees moved to the community to avoid. It should be noted, however, that increased demand for public infrastructure (or public services) generated by retirees does not necessarily result in congestion or higher taxes. In-migrating retirees can provide the additional revenue and demand needed to support improvements and/or expansions that the community might not be able to afford otherwise.

The successful recruitment of retirees can shift the balance of political power away from the working population to in-migrating retirees. For example, retirees may push for spending for public safety and recreation instead of spending on K-12 education. Finally, as more communities recognize the opportunities and the benefits of attracting retirees, the competition for them will intensify.

Despite some risks, the Selig Center recommends retiree-based economic development as a good way to grow and diversify rural Georgia's economy. Rural Georgia can benefit substantially from a strong demographic trend—the retirement of the baby boomers—that is baked in through about 2028. The Selig Center recommends a deliberate rather than a passive approach towards recruiting amenity-seeking retirees as well as retaining retirees who already live in Georgia. ■

PART 3

Retirees' Economic Impact

Retirees create substantial economic impacts in terms of output (gross receipts or sales), value-added (state GDP), labor income, and employment. In an average 12-month period between 2007 and 2011, 15,805 retirees moved to Georgia from other states or abroad. The annual economic impact of a typical year's inflow of retirees includes:

- \$941 million in output (sales);
- \$545 million in value added (gross regional product);
- \$ 365 million in income; and
- 8,574 full- and part-time jobs.

These benefits permeate both the private and public sectors of Georgia's economy, especially counties identified as retiree magnets. The private-sector jobs are heavily concentrated in ten industries: private hospitals, new residential construction, food services and drinking places, doctor's and dentist's offices, real estate, home health care, home- and office-related services, nursing and residential care facilities, grocery stores, and general merchandise stores. It takes only 1.8 in-migrating retirees to generate one job, so 100 in-retirees generate 55 jobs. These economic impact estimates demonstrate that an emphasis on attracting retirees as an economic development strategy translates into jobs, higher incomes, and greater production of goods and services for Georgians.

Three categories of statewide economic impacts were estimated: (1) annual (recurring) spending by in-migrating retirees for goods and services as well as the multiplier effects of such spending; (2) annual (recurring) spending by Medicare on behalf of in-migrating retirees as well as the multiplier effects of such spending; and (3) the one-time impact of new home construction that is related to spending by retirees (to either buy or rent a new home).

In addition to the economic impacts of retiree-related spending, the accumulated wealth (net worth) of 15,805 in-migrating retirees was estimated to be \$8 billion. Although this annual influx of wealth may, or may not, be invested in Georgia, in-migrating retirees

significantly expand the capital base that is controlled by the state's residents.

The economic impact estimates are based on an input-output model of Georgia's economy, certain necessary assumptions, and available data on migration (state-to-state and international) and annual spending by (or on behalf of) retired persons. In addition to gains in retiree-related spending, retiree in-migration adds to the net worth (accumulated wealth) of Georgia's residents. The study reports estimates of expenditures and impacts for a typical single year (one 12-month period) based on data obtained from the U.S. Census Bureau's *Current Population Survey* for the five-year period 2007-2011. Unless otherwise stated, the dollar amounts are expressed in 2011 dollars.

The study does not account for all of the impacts of in-migrating retirees on Georgia, however. For example, we use the Census Bureau's definition of money income, which does not include capital gains or certain lump sum receipts (e.g., lump sum inheritances or insurance payments) that are included in some alternative measures of personal income. Also, we do not estimate the economic impacts generated by several sources of retiree-related spending because doing so would require collecting survey data, a task beyond the resources available to this study. Moreover, the study neither quantifies the many long-term benefits that in-migrating retirees impart to the Georgia's economic development nor does it measure intangible benefits (such as intellectual stimulation, and volunteer work).

Economic Impact Highlights

In the simplest terms, the economic impact of 15,805 in-migrating retirees on Georgia's economy is \$941 million. The output impact of retiree in-migration is the change in regional output that is due to spending by incoming-retirees. Of the total, \$652 million (69 percent) is initial spending by incoming retirees; \$289 million

Methodology

The total economic impact includes the impact of the initial (direct) round of spending by the retiree and the secondary, or indirect and induced spending—the multiplier effect—that occurs when the initial expenditures by retirees are re-spent by the businesses and households that receive those dollars.

Indirect spending refers to the changes in inter-industry purchases as a region's industries respond to the additional demands triggered by spending by the retiree or by spending by Medicare on behalf of retirees. It consists of the ripples of activity that are created when a retiree purchases goods or services from other industries located in the community. Induced spending refers to the additional demand triggered by spending by the region's households as their income increases due to changes in production. Basically, the induced impact captures the ripples of activity that are created when households spend more due to increases in their earnings that were generated by the direct and indirect spending.

The sum of the direct, indirect, and induced economic impacts is the total economic impact, which is expressed in terms of output (sales, plus or minus inventory), value added (gross regional product), labor income, or employment. Total industry output is gross receipts or sales, plus or minus inventory, or the value of production by industry (including households) for a given period. Total output impacts are the most inclusive, largest measures of economic impact. Because of their size, output impacts typically are emphasized in economic impact studies, but one problem with output as a measure of economic impact is that it includes the value of inputs produced by other industries, which means that there inevitably is some double counting of economic activity. The other measures of economic activity are free from double counting and provide a much more realistic measure of economic impact.

The multiplier concept is common to most economic impact studies. Multipliers measure the response of the local economy to a change in demand or production. In essence, multipliers capture the impact of the initial round of spending plus the impacts generated by successive rounds of re-spending of those initial dollars. The magnitude of a particular multiplier depends upon what proportion of each spent dollar leaves the region during each round of spending. Multipliers therefore are unique to the region and to the industry that receives the initial round of spending. The multiplier traces the flows of re-spending that occur throughout the region until the initial dollars have completely leaked to other regions. Obviously, multiplier effects within large, self-sufficient areas (such as the entire state) are likely to be larger than those in small, rural, or specialized areas that are less able to capture spending for necessary goods and services.

Estimating the economic impact of spending by in-migrating retirees on Georgia involved five fundamental steps. First, initial spending by the retirees for goods and services was estimated and then allocated to industrial sectors recognized by the economic impact modeling system. Second, initial spending by Medicare on behalf of the in-migrating retirees was estimated and then allocated to industrial sectors. Third, initial spending by the retirees for newly built homes was estimated and then allocated to industrial sectors. Fourth, the IMPLAN Version 3.0 modeling system was used to estimate the indirect, induced, and total economic impacts of initial spending by in-migrating retirees. The regional model was estimated using 2011 state-level data for Georgia. Finally, wealth (net worth) of in-migrating retirees was estimated.

For analytical purposes, all dollar amounts were converted to 2011 dollars, and the amounts expressed in this report also are in inflation-adjusted 2011 dollars. Type SAM (social accounting matrices) multipliers from the IMPLAN Version 3.0 modeling system were used to estimate the economic impacts associated with all categories of spending. Type SAM multipliers capture the original expenditures resulting from the impact, the indirect effects of industries buying from industries, and the induced effects of households' expenditures based on information in the social account matrix. The multipliers account for Social Security and income tax leakage, institutional savings, commuting, inter-institutional transfers, and people-to-people transfers.

(31 percent) is the induced or re-spending (multiplier) impact. Dividing the total output impact (\$941 million) by initial spending (\$652 million) yields an average multiplier value of 1.44. On average, therefore, every dollar of initial spending generates an additional 44 cents for Georgia's economy, with the majority of the benefits going to the region of the state where the in-migrating retiree resides.

Value added comprises \$545 million (58 percent) of the \$941 million output impact, with domestic and foreign trade comprising the remaining \$396 million (42 percent). The \$545 million value-added impact equals 0.13 percent of Georgia's GDP. Labor income equals \$365 million, and represents 67 percent of the value-added impact. The total employment impact of 15,805 in-migrating retirees, including multiplier effects, is 8,574 jobs.

Each in-migrating retiree generates enough spending to create about 0.54 jobs, which means that it takes about 1.8 retirees to generate one job; therefore, 100 retirees generate about 55 jobs. Although the impacts are small relative to the overall size of Georgia's economy, remember retiree in-migration continues year after year.

It should be noted, however, that because the impact estimates include the impacts of new home construction, they are only appropriate for the first year that a retiree lives here. Because retirees are extremely unlikely to buy a second home, subsequent annual impacts should only include spending related to personal consumption expenditures and Medicare and should exclude amounts related to new home construction.

Retiree Spending

On an annual basis, in-migrating retirees spend significant amounts of money in Georgia as a part of their living expenses. Their per capita annual spending by was estimated by the Selig Center based on an analysis of unpublished U.S. census data obtained from IPUMS, specifically, the 2007-2011 *American Community Survey* (ACS). The resulting per capita is \$24,902, or the total money income of retirees (aged 65 and over) migrating to Georgia divided by the number of these retirees. As expected, this amount is significantly smaller than the per capita money income amounts reported for all persons living in the U.S. (\$27,915) as well as all persons living in Georgia (\$25,383). Since younger, healthier, and wealthier retirees are among those most likely to migrate from state to state, or from abroad, the estimate of \$24,902 in income per retiree in-migrant to Georgia is consistent with the \$38,340 income reported for U.S. retiree households (\$38,340 for the typical 1.7 person household, or about \$22,000 per person) by the U.S. Bureau of Labor Statistics' 2011 *Consumer Expenditure Survey*.

The survey reports that retirees spend 99.9 percent of their pre-tax income on goods and services, so it is assumed that in-migrating retirees spend their entire \$24,902 income on that.

It should be noted, however, that spending for several categories of goods or services was assumed to not have a direct impact in Georgia. For example, expenditures for other lodging (hotels and motels), mortgage interest, pensions, and Social Security were counted as initial spending but were not counted as direct spending in Georgia. After adjustment, the initial average expenditure per in-migrating retiree was reduced by about 8 percent, from \$24,902 to \$22,962 in direct spending. It was assumed that this reduced amount is spent in Georgia. Expenditure amounts were treated as industry changes.

The Selig Center's analysis of the 2011 ACS (5-year data), discussed earlier in this report, indicates that each year (on average during 2007-2011) 15,805 retirees moved to Georgia from other states or from abroad. Thus, initial spending by in-migrating retirees is \$394 million (\$24,902 per retiree multiplied by 15,805 retirees). This amount is spent in the first year after moving as well as in subsequent years (unless the retiree dies or moves out of the state).

Medicare Spending

The 15,805 retirees who migrate here each year bring their Medicare payments to Georgia, too, but neither the money income estimates derived from the 2007-2011 *American Community Survey* nor the expenditures reported by the 2011 *Consumer Expenditure Survey* include the value of non-cash benefits such as Medicare, food stamps, or subsidized/public housing. Medicare payments to hospitals, doctors, and other medical providers are substantial and are separately estimated. In contrast, based on an average per capita money income of \$24,902, the average value of food stamps and public/housing assistance are likely to be very small for this group and therefore are not estimated separately in this report. To the extent that a small portion of in-migrating retirees may qualify for such programs, the estimates expressed in this report therefore are conservative.

According to the Kaiser Family Foundation, Medicare spending per enrollee in Georgia (based on place of residence) was \$9,836 in 2009, which is less than the national average of \$10,365. State-level estimates are not available for 2011, but the Department of Health and Human Services indicates that spending per beneficiary at the U.S. level rose by 1.8 percent in 2010 and by 3.6 percent in 2011. If the national rates of increase prevailed in Georgia, then spending

per enrollee rose from \$9,836 in 2009 to \$10,374 in 2011. If all incoming retirees had Medicare coverage, then the total amount spent by Medicare equaled \$164 million in 2011 (15,805 beneficiaries multiplied by \$10,374).

Medicare spending was allocated to industrial sectors recognized by the IMPLAN model based on the reported distribution of Medicare spending by residence by service type, which was obtained from the Kaiser Family Foundation. It should be noted that in-migrating retirees might be younger and healthier than the average retiree, but over time, their outlays will likely approach and eventually exceed the averages for all retirees.

New Homes

Although the majority of in-migrating retirees reside in older homes, some will buy or rent a new home when they move to Georgia. The construction of new homes for them generates one-time (non-recurring) impacts for the state's economy. The Selig Center's analysis of the 2011 ACS data for Georgia (IPUMS 3-year sample) indicates that 4 percent of Georgia households headed by older people who relocated from other states moved to new homes built in 2009, 2010, and 2011. Thus, 632 of Georgia's 15,805 new retirees live in new homes.

According to the 2011 ACS, the average value of these new owner-occupied homes was \$206,000, but this amount includes the value of the land in addition to the value of new construction. The U.S. Census Bureau reports that 18,493 new private homes, with a total valuation of \$2,760,775 were authorized in Georgia in 2011. The average (mean) valuation per unit authorized therefore was \$149,300. In order to avoid overestimating activity in new construction, the lower amount (\$149,300) estimated from the building permits data was allocated to the new residential construction sector of the IMPLAN model in lieu of the higher amount (\$206,000) estimated from the 2011 ACS. So, the total value of new construction for retirees was \$94,357,606, which was allocated to the new residential construction sector of the IMPLAN model.

It should be noted, however, that the inclusion of spending related to new home construction is only appropriate for the first year that an in-migrating retiree resides in Georgia, because they are extremely unlikely to buy a second new home.

FINDINGS

Total Initial Spending

Total initial spending was \$652 million. Spending originating from a retiree's out-of-pocket expenditures accounts for 60 percent (\$394 million) of the recurring initial spending, spending due to Medicare accounts for 25 percent (\$164 million) of initial spending. One-time (non-recurring) spending for new home construction accounts for 15 percent (\$652 million).

Total Output Impact

Measured in the simplest and broadest possible terms, the total economic impact in-migrating retiree-related spending was \$941 million. Of the output impact, \$652 million (69 percent) was initial spending, while \$289 million (31 percent) was the induced/re-spending impact or multiplier effect (i.e., the difference between output impact and initial spending). The multiplier captures the regional economic repercussions of the flows of re-spending that take place throughout the region until the initial spending has completely leaked to other regions. The average multiplier value was 1.44, obtained by dividing the total output impact (\$941 million) by initial spending (\$652 million). On average, therefore, every dollar of initial spending generated an additional 44 cents for Georgia's economy. Thus, the output impact was 1.44 times greater than their initial spending. The multiplier values for new home construction (1.88) and Medicare (1.73) were higher than the multiplier value for consumer expenditures (1.22), reflecting the labor-intensive and locally focused nature of the primary industries receiving those amounts. The spending and impacts arising from consumer expenditures and Medicare are likely to repeat in subsequent years, but the spending and impacts arising from new home construction are not.

Value Added Impact

Because value added impacts exclude expenditures related to foreign and domestic trade, they provide a much more accurate measure of the actual economic benefits flowing to businesses and households in a region than the more inclusive output impacts. It should be noted that the value added impacts are already included in the output impact and therefore should not be added in again.

(continued on page 18)

Table 3.1
Annual Economic Impact of In-Migrating Retirees
on Output, Labor Income, and State GDP in Georgia
(2011 dollars)

Category	Initial Spending	Total Output Impact	Total Value Added Impact	Total Labor Income Impact	Output Multiplier
Consumer expenditures	393,576,110	480,575,881	279,557,722	175,965,223	1.22
Medicare	163,961,070	283,150,340	172,122,041	126,634,457	1.73
New home construction	94,357,600	176,953,446	92,940,914	62,505,342	1.88
Total, retiree-related spending	651,894,780	940,679,667	544,620,677	365,105,022	1.44

Notes:

The impact of initial spending on output, value added, and labor income was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. Output refers to the value of total production, including domestic and foreign trade. Value added includes employee compensation, proprietary income, other property type income, and indirect business taxes. Labor income includes both the total payroll costs of workers who are paid by employers and payment received by self-employed individuals. The spending and impact estimates are for a single year (one 12-month period) based on population data obtained from the U.S. Census Bureau's Current Population Survey for the five-year period 2007-2011.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

Table 3.2
Annual Economic Impact of In-Migrating Retirees
on Employment in Georgia
(full- and part-time jobs)

Category	Initial Spending	Direct Employment (jobs)	Total Employment Impact (jobs)	Direct Job Employment Multiplier	Employment Multiplier Per \$Million Initial Spending
Consumer expenditures	393,576,110	2,982	4,670	1.6	11.9
Medicare	163,961,070	1,442	2,555	1.8	15.6
New home construction	94,357,600	688	1,349	2.0	14.3
Total, retiree-related spending	651,894,780	5,112	8,574	1.7	13.2

Notes:

The impact of initial spending on employment was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. The employment estimates are for a single year (one 12-month period) based on population data obtained from the U.S. Census Bureau's Current Population Survey for the five-year period 2007-2011.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

Table 3.3
Annual Economic Impact of In-Migrating Retirees
on Tax Collections by State and Local Government in Georgia
(millions of 2011 dollars)

Category	Total State and Local Tax Impact
Consumer expenditures	50.9
Medicare	23.1
New home construction	13.0
Total, retiree-related spending	87.0

Notes:

The impact of initial spending on tax collections was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. The fiscal impacts do not include personal income taxes paid by in-migrating retirees. The estimates are for a single year (one 12-month period) based on population data obtained from the U.S. Census Bureau's Current Population Survey for the five-year period 2007-2011.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

Table 3.4
Annual Economic Impact of 100 In-Migrating Retirees
on Output, Labor Income, and State GDP in Georgia
(2011 dollars)

Category	Initial Spending	Total Output Impact	Total Value Added Impact	Total Labor Income Impact	Total State & Local Tax Impact
Consumer expenditures	2,490,200	3,040,657	1,768,793	1,113,352	321,957
Medicare	1,037,400	1,791,523	1,089,035	801,230	146,049
New home construction	597,200	1,120,719	589,905	396,772	82,517
Total, retiree-related spending	4,124,800	5,952,899	3,447,733	2,311,354	550,523

Notes:

The impact of initial spending on output, value added, and labor income was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. Output refers to the value of total production, including domestic and foreign trade. Value added includes employee compensation, proprietary income, other property type income, and indirect business taxes. Labor income includes both the total payroll costs of workers who are paid by employers and payment received by self-employed individuals.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

Table 3.5
Annual Economic Impact of 100 In-Migrating Retirees
on Employment in Georgia
(full- and part-time jobs)

Category	Initial Spending	Direct Employment (jobs)	Total Employment Impact (jobs)
Consumer expenditures	2,490,200	18.9	29.5
Medicare	1,037,400	9.1	16.2
New home construction	597,200	4.4	8.6
Total, retiree-related spending	4,124,800	32.0	55.0

Notes:

The impact of initial spending on employment was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. Employment refers to full- and part-time jobs.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

Table 3.6
Economic Impact of Building One New Home
on Output, Labor Income, State GDP, and Employment in Georgia
(2011 dollars)

Category	Total Output Impact	Total Value Added Impact	Total Labor Income Impact	Total Employment Impact	Total State & Local Tax Impact
\$150,000 construction value	296,310	180,703	122,411	2.6	24,630
\$250,000 construction value	453,775	213,172	142,477	3.1	30,492
\$500,000 construction value	937,607	492,345	331,111	7.1	68,901
\$1,000,000 construction value	1,875,214	984,689	662,223	14.3	137,804

Notes:

The impact of initial spending on output, value added, and labor income was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. Output refers to the value of total production, including domestic and foreign trade. Value added includes employee compensation, proprietary income, other property type income, and indirect business taxes. Labor income includes both the total payroll costs of workers who are paid by employers and payment received by self-employed individuals. Employment refers to full- and part-time jobs.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

In-migrating retirees generated a value-added impact of \$545 million, or 0.22 percent of Georgia's 2011 GDP. The value added impact equals 58 percent of the \$941 million output impact (with domestic and foreign trade comprising the remaining 42 percent of the output impact).

Labor Income Impact

Retirees generated a labor income impact of \$365 million. The labor income received by residents of Georgia represents 67 percent of the value added impact. Labor income impacts are already included in the output and valued added impacts and should not be added in again.

Employment Impact

The total employment impact of 15,805 in-migrating retirees, including multiplier effects, is 8,574 jobs. About 60 percent of the jobs represent direct economic impacts and 40 percent represent the impacts created by the re-spending of the initial amounts. The results show that retiree migration tends to create jobs in labor-intensive industries that provide services rather than capital-intensive industries that produce goods. Thus, retiree attraction is a good way to produce many jobs in selected industries. Each in-migrating retiree generates spending that creates 0.54 jobs, which means that it only takes 1.8 in-migrating retirees to generate one job.

The 8,574 jobs generated by 15,805 in-migrating retirees account for 0.22 percent of all the nonfarm jobs in Georgia, or about one job in 457. Although the total employment impact is small relative to the overall size of Georgia's economy, keep in mind that retirees continue to spend year after year, and more retirees move here every year. Also, as conditions gradually improve in the nation's housing markets, the opportunity to attract retirees in greater numbers will as well.

State and Local Government Impact

Spending by (or on behalf of) in-migrating retirees generates fiscal impacts for Georgia's state and local governments. In 2011, about \$10,900 in state and local government revenues were generated per in-migrating retiree. That estimate includes revenues generated through taxes, charges for services, miscellaneous sources, and federal transfers.

Tax revenue impacts—estimated by the IMPLAN modeling system—total \$87 million, or about \$5,700 per in-migrating retiree.

These estimates are conservative because they assume no state income taxes are collected from in-migrating retirees due to Georgia's retirement income exclusion—which exceeds the per capita money income of retirees who moved to Georgia in 2011.

Charges for services provided by state and local governments, miscellaneous revenue sources, and federal transfers generate an additional \$5,200 per in-migrating retiree. It should be noted that services provided include utilities such as water, electricity, gas, sewerage, and solid waste management. This estimate was derived from the U.S. Census Bureau's 2011 *Annual Survey of State and Local Governments*. Because the methodology is simplistic, the estimate should be considered to be approximate. Charges and miscellaneous general revenue (\$16.4 billion), utility revenue (\$4.8 billion), and federal transfers (\$16.5 billion) were summed and then divided by the total number of adults living in the state (7.3 million).

Total expenditures by state and local government per in-migrating retirees were derived from the 2011 *Annual Survey of State and Local Governments*. Total expenditures per in-migrating retiree were \$10,700, which equals total expenditures (\$78 billion) divided by the number of adults living in Georgia (7.3 million). That estimate assumes that expenditures per retiree are about the same as expenditures for others. The estimate therefore includes amounts spent by state and local government on K-12 education. If spending for K-12 education (after accounting for the small proportion of retirees with children under 18) is deducted, then spending per in-migrating retiree is only \$8,400. The logic for excluding the costs of K-12 education is that only 4 percent of households headed by persons 65 and over have children under 18. Thus, recruiting retirees is unlikely to be much of a financial burden on local school systems.

In summary: If all expenditures by state and local government are considered, then recruiting retirees has a neutral net impact on state and local government finances, with revenues per in-migrating retirees roughly balanced by expenditures. If expenditures for K-12 education are excluded, then recruiting retirees has a positive impact on state and local government finances, with revenues per in-migrant substantially exceeding expenditures.

Retirees' Net Worth

Although retirees have considerable accumulated wealth that may, or may not, be invested in Georgia, they expand the capital base controlled by Georgia's residents. According to the Census Bureau's Survey of Income and Program Participation, the mean (average) net worth of retiree households was \$931,465 in 2011, or about \$503,495

Table 3.7
Annual Economic Impact of In-Migrating Retirees
on Employment in Georgia, By Major Sector
(full- and part-time jobs)

Impacted Industry Sector	Total of Retiree-Related Spending	Consumer Expenditures	Medicare	New Home Construction
Total	8,573	4,670	2,555	1,349
Agriculture	15	6	4	5
Mining	12	4	1	7
Construction	807	96	16	695
Manufacturing	90	31	19	41
TIPU	185	117	35	32
Trade	1,347	863	283	202
Service	5,857	3,317	2,180	360
Government	261	236	18	7

Notes:

The impact of initial spending on employment was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. The employment estimates are for a single year (one 12-month period) based on population data obtained from the U.S. Census Bureau's Current Population Survey for the five-year period 2007-2011. Employment refers to full- and part-time jobs.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

on a per capita basis (based on 1.85 persons per household). The net worth of 15,805 in-migrating retirees therefore totals \$8 billion (\$503,495 multiplied by 15,805 persons). Home equity accounted for 20 percent of the mean net worth of retiree households, which was the lowest percentage reported for any age group.

Net Economic Impacts

The preceding analysis considers only the spending and economic impacts of retirees who move to Georgia and by design did not estimate the negative economic impacts of retirees who moved away. Obviously an economic development strategy focuses

on attracting in-migrating retirees and keeping those who already are here ensures that Georgia benefits from retirees' ever increasing spending power. Among domestic retirees, the gross inflow, gross outflow, and net flows were 13,044 persons, 8,506 persons, and 4,538 persons, respectively (average per year for 1997–2011). The net flow of domestic migrants (4,538 persons) therefore was approximately 35 percent of the gross inflow (13,044 persons). Assuming that per capita spending levels were similar, the net economic impacts of the net flow of retirees would be about 35 percent of the amounts reported for the gross flow of in-migrating retirees. We also assume that the international flows are roughly proportional to the domestic flows. ■

Table 3.8
Annual Economic Impact of In-Migrating Retirees
on Employment in Georgia, Top Ten Impacted Industries
(full- and part-time jobs)

Industry	Rank	Total Jobs	Percent of Total
Total, All Industries		8,573	100.0
Private hospitals	1	762	8.9
New home construction	2	688	8.0
Food services and drinking places	3	618	7.2
Offices of physicians, dentists, and other health practitioners	4	543	6.3
Real estate establishments	5	383	4.5
Home health care services	6	372	4.3
Services to buildings and dwellings	7	345	4.0
Nursing and residential care facilities	8	316	3.7
Retail Stores - food and beverage	9	298	3.5
Retail Stores - general merchandise	10	292	3.4
Total, Top Ten Industries		4,619	53.9

Notes:

The impact of initial spending on employment was estimated using the IMPLAN Professional System provided by MIG, Inc., version 3.0, Type SAM multipliers, and 2011 data. The employment estimates are for a single year (one 12-month period) based on population data obtained from the U.S. Census Bureau's Current Population Survey for the five-year period 2007-2011. Employment refers to full- and part-time jobs.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2013.

PART 4
Retiree Migration Maps:
United States and Georgia

Notes for Maps

Map 4.2 (page 24)

The map shows the ten states with the highest ratio of the net-to-gross migration of retirees between Georgia and another state. A high ratio indicates that the flow of retirees between the states is highly imbalanced in favor of Georgia. Efficiency rates have many practical applications. For example, it's better to target recruitment/marketing resources towards states with large and efficient flows than toward states with simply large flows. Also, a small, but very efficient flow may contribute more in terms of net migration than a large, but very inefficient flow. Georgia's most efficient retiree migration exchanges are primarily with states in the Northeast or Midwest, but Georgia has several very efficient retiree migration exchanges with Sunbelt states. With the exception of Texas, the most efficient retiree migration exchanges are east of the Mississippi River.

Map 4.6 (page 28)

Metropolitan and micropolitan statistical areas refer to geographic entities created by the Office of Management and Budget for use by federal statistical agencies. A metropolitan area contains a core urban area of over 50,000 people. A micropolitan area contains an urban core of at least 10,000 (but less than 50,000) people.

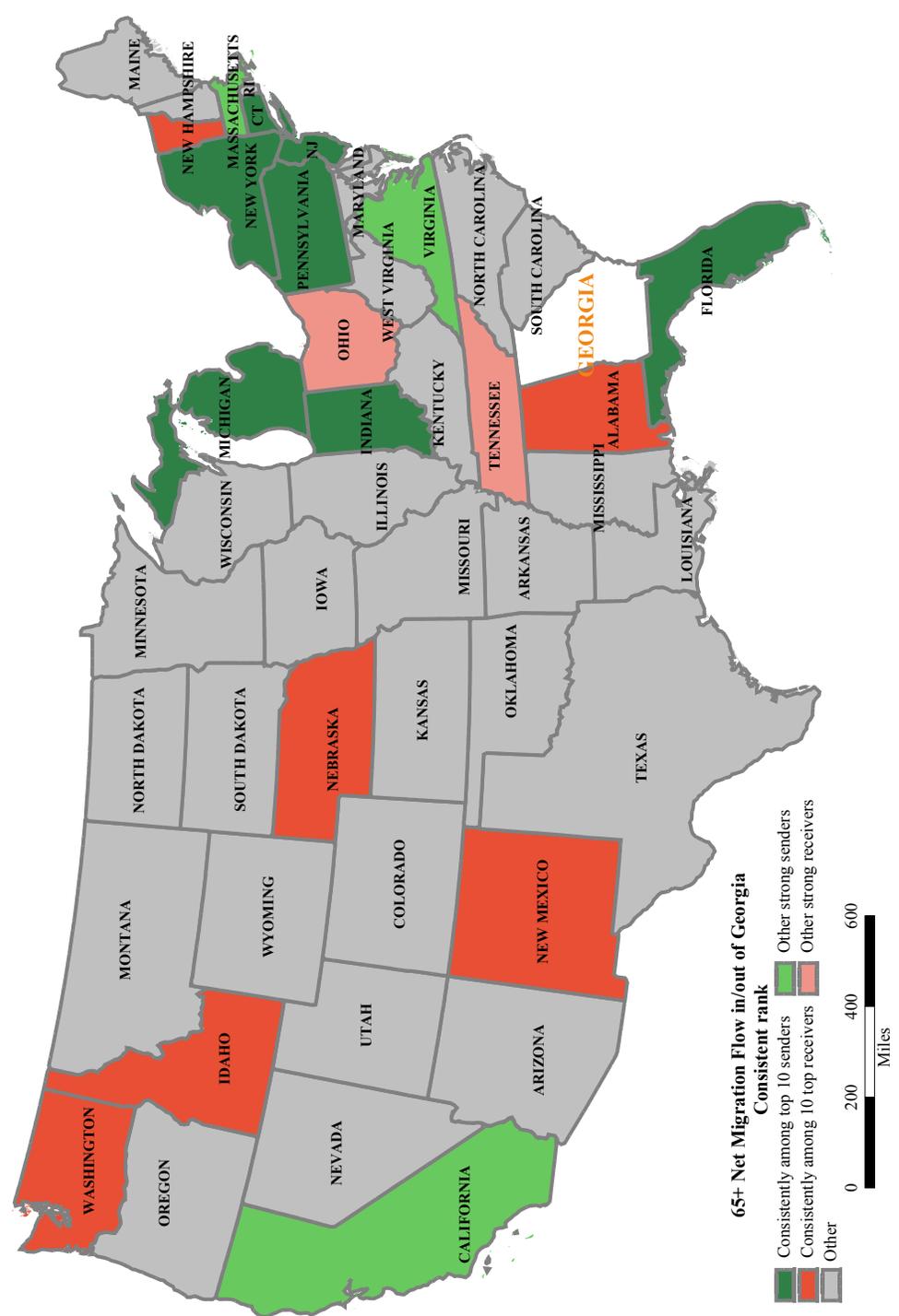
Maps 4.7 through 4.13 (pages 29-35)

The retiree attraction index compares the number of persons 65 and older who moved to the county as a percentage of that county's total population to the same ratio estimated for the U.S. An index value that is over 100 indicates that the county is a retiree magnet—and is successful in attracting retirees. An index value that equals 100 indicates that the county does an average job of attracting retirees, and an index value below 100 indicates that the county does a below average job of doing so.

Map 4.14 (page 36)

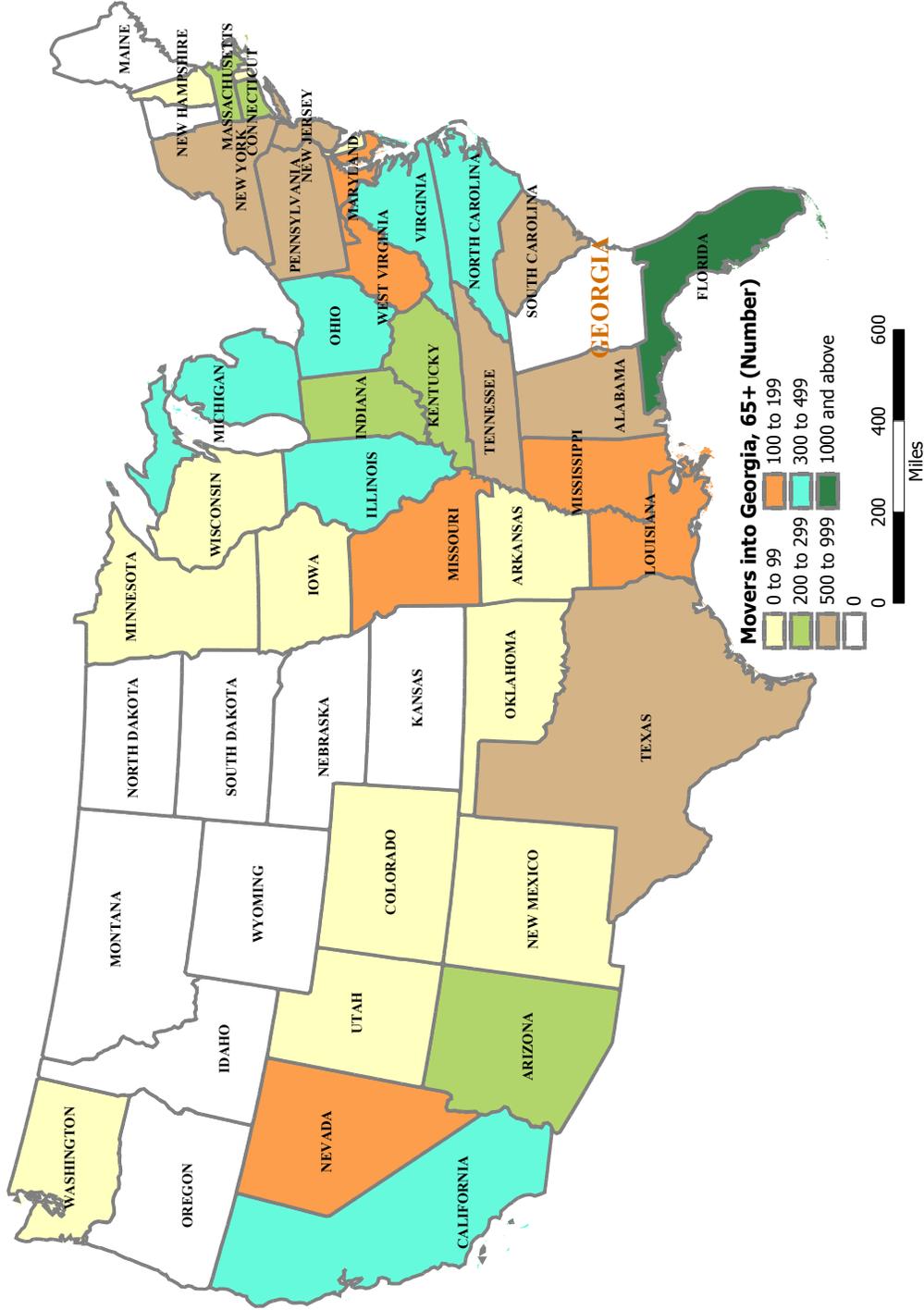
The retiree population index compares retirees' share of the total population of a county to retirees' share of the total population of the U.S. A retiree population index of 100 therefore indicates that retirees' share of the county's population is the same as retirees' share of the U.S. population. An index value that exceeds 100 indicates that retirees' share of the county's population exceeds the national average. An index value under 100 indicates that retirees' share of the county's population is below the U.S. average.

Map 4.1
 Georgia Retiree Flows, Top Ranked Sender and Top Ranked Receiver States, 2005-2009, 2006-2010, 2007-2011



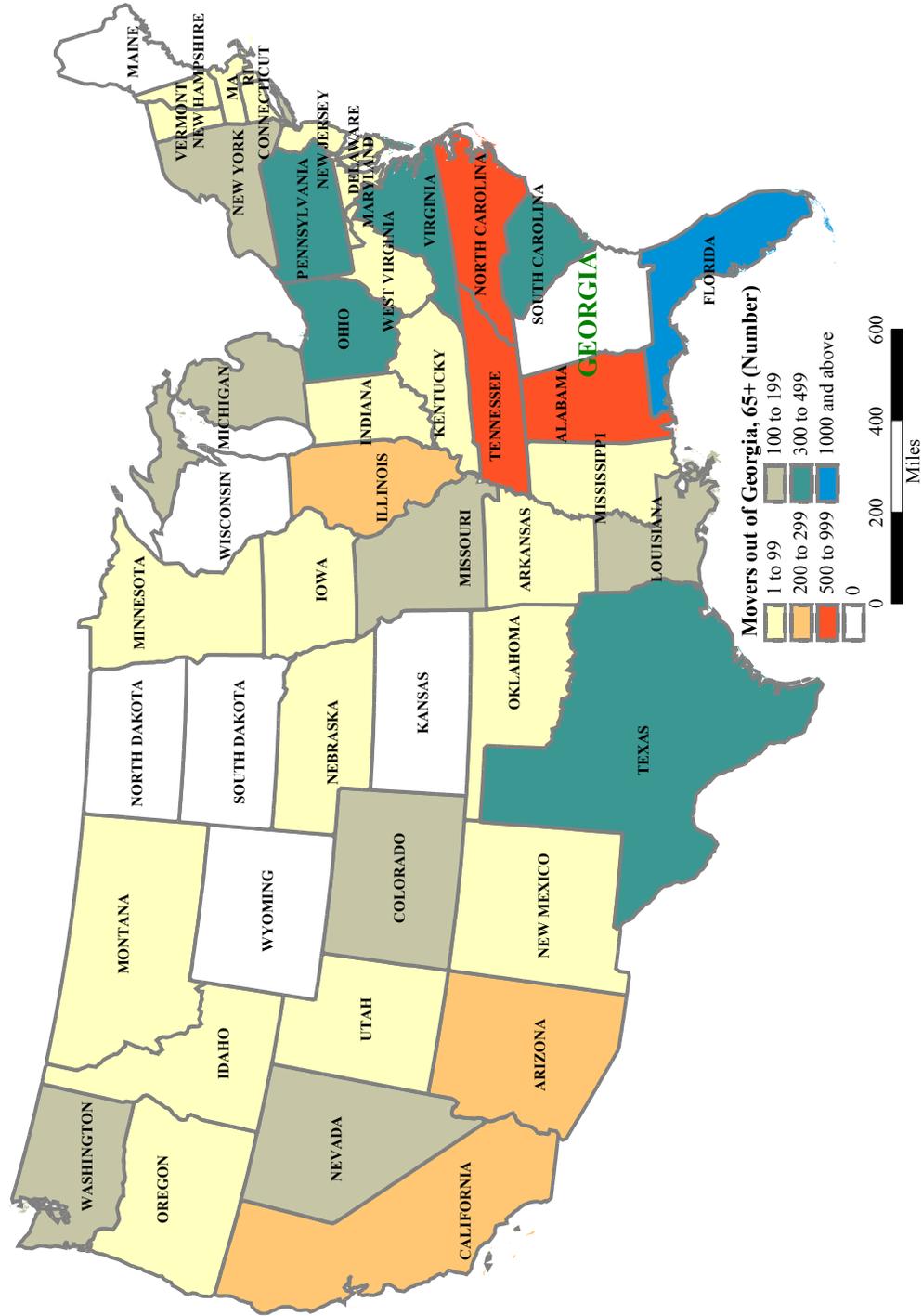
Source: Selig Center for Economic Growth, based on data from U.S. Census Bureau 2007-2011 ACS from the IPUMS USA database; Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Microdata Series: Version 5.0. Minneapolis: University of Minnesota, 2010.

Map 4.3
Gross Inflow of Retirees to Georgia from Other States, 2007-2011



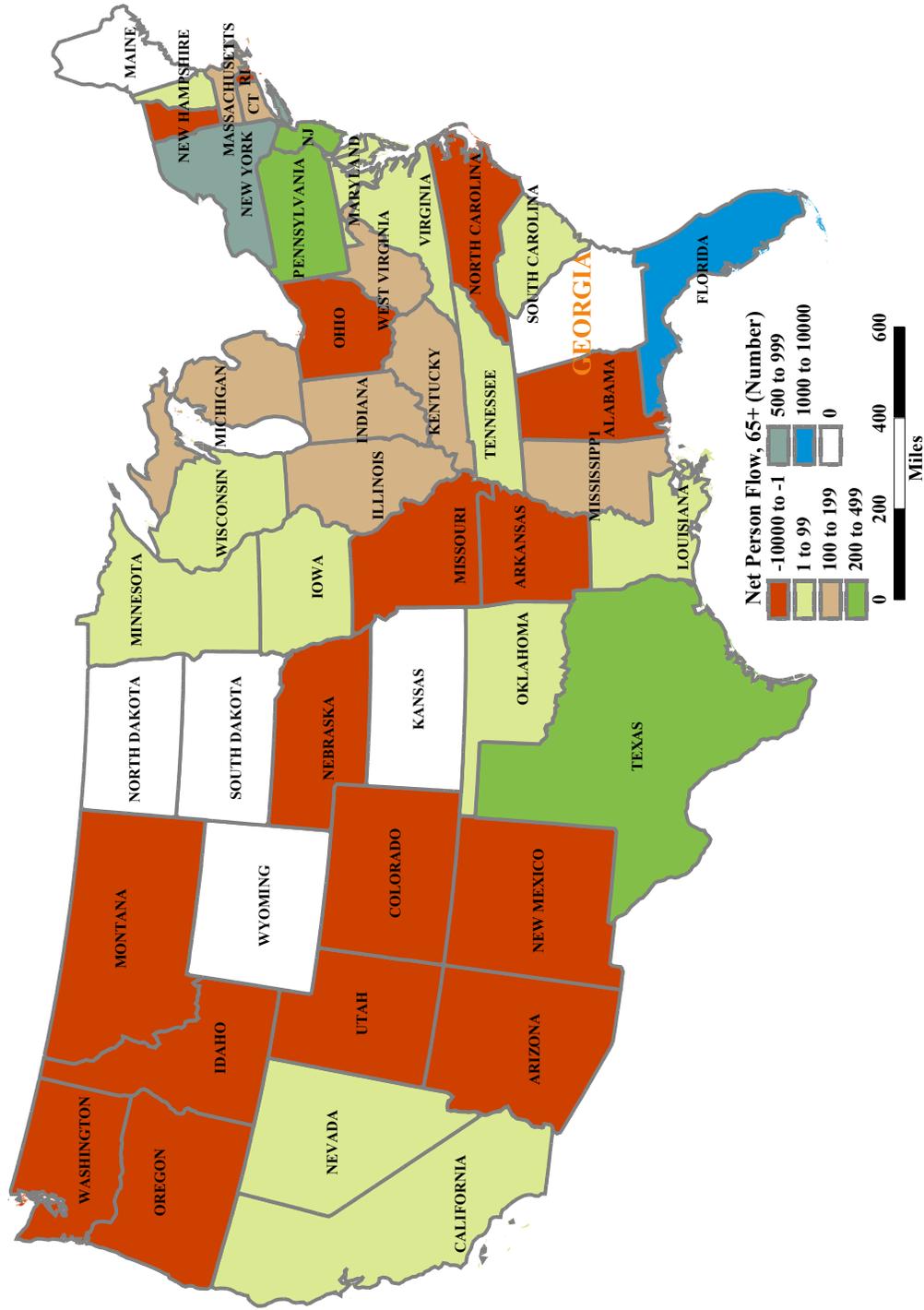
Source: Selig Center for Economic Growth, based on data from U.S. Census Bureau 2007-2011 ACS from the IPUMS USA database; Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Microdata Series: Version 5.0. Minneapolis: University of Minnesota, 2010.

Map 4.4
Gross Outflow of Retirees from Georgia to Other States, 2007-2011



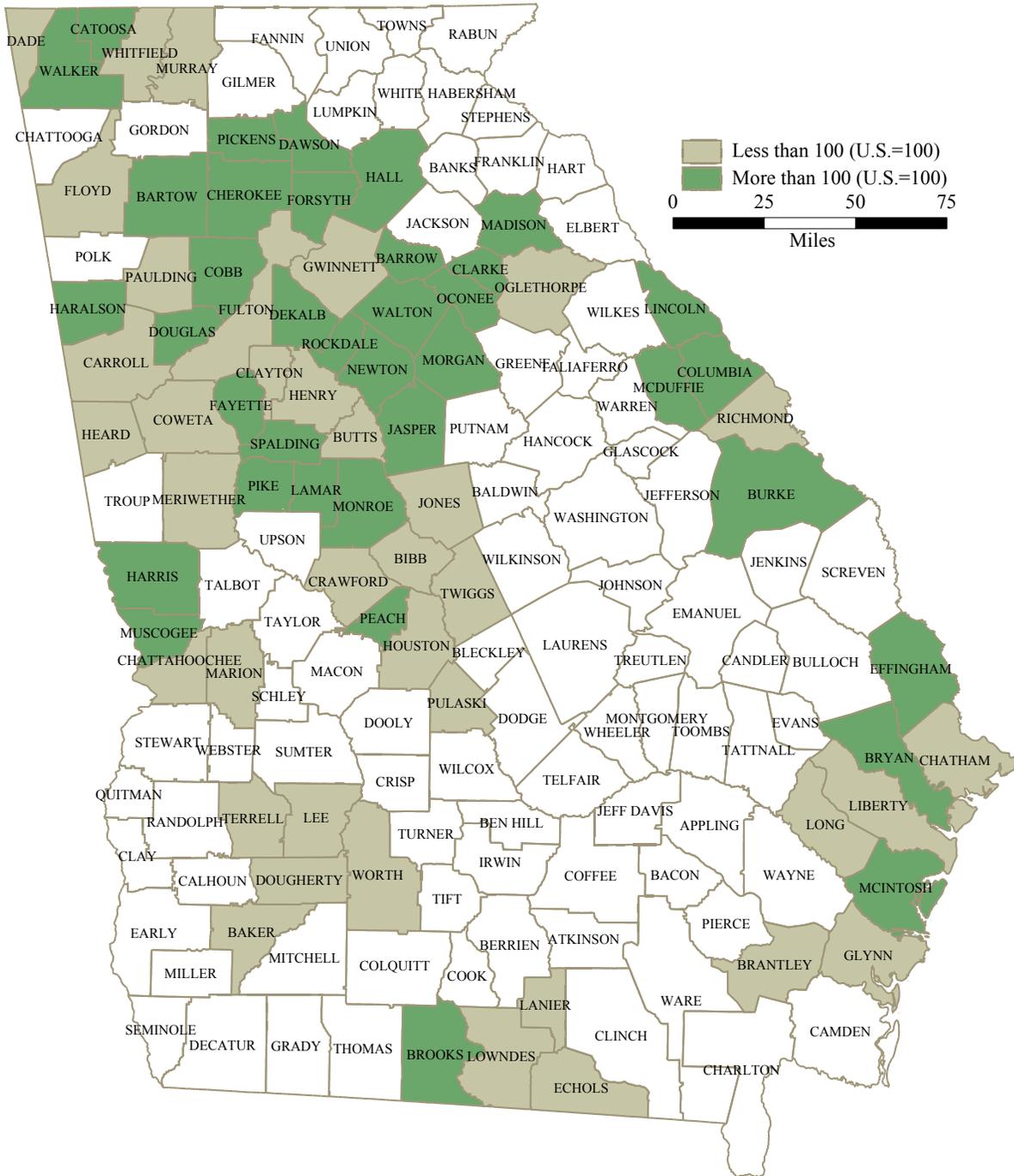
Source: Selig Center for Economic Growth, based on data from U.S. Census Bureau 2007-2011 ACS from the IPUMS USA database; Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Microdata Series: Version 5.0. Minneapolis: University of Minnesota, 2010.

Map 4.5
Net Flow of Retirees In and Out of Georgia, 2007-2011



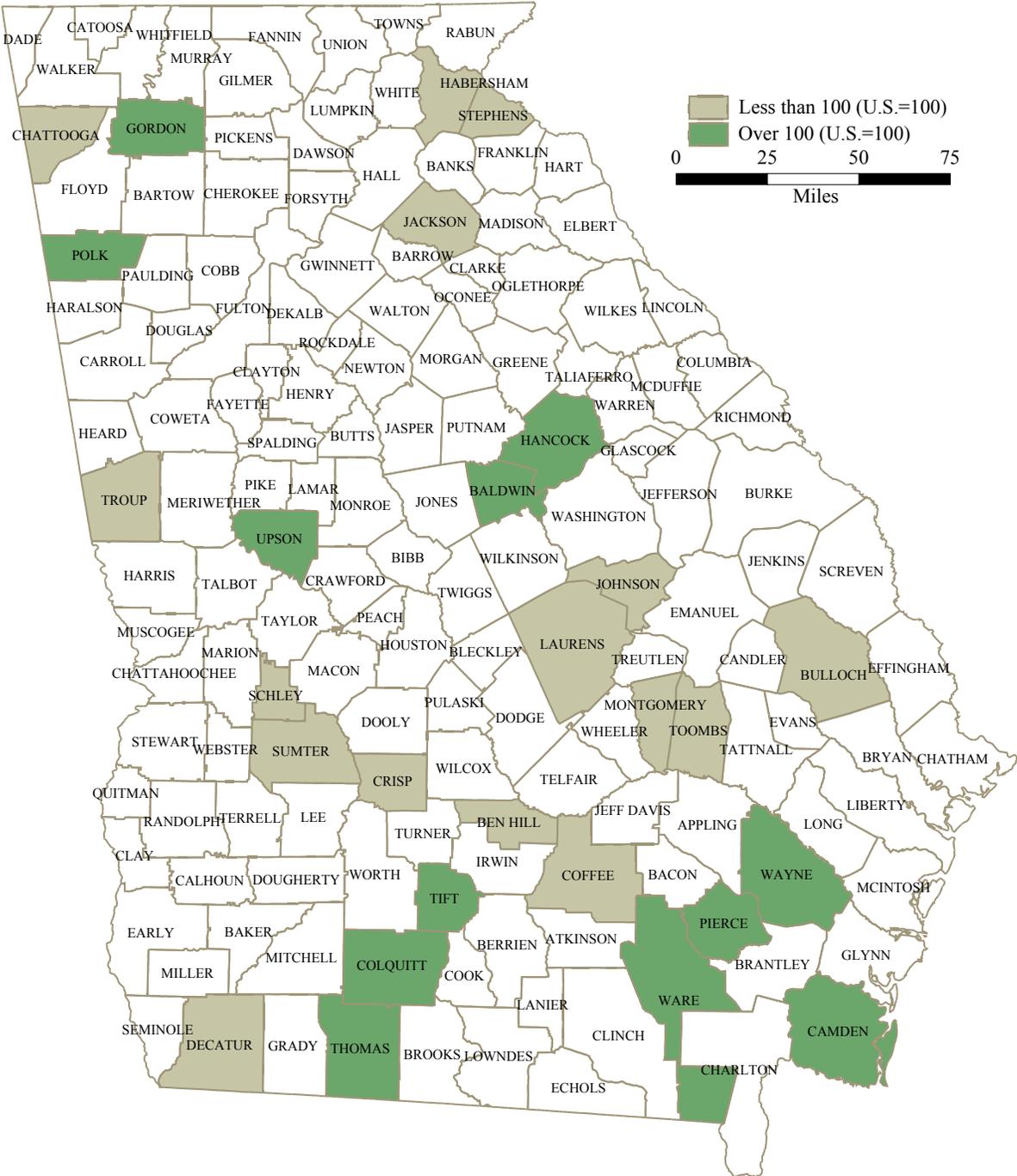
Source: Selig Center for Economic Growth, based on data from U.S. Census Bureau 2007-2011 ACS from the IPUMS USA database; Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Microdata Series: Version 5.0. Minneapolis: University of Minnesota, 2010.

Map 4.7
Retiree Attraction Index:
Georgia's Counties Within Metropolitan Statistical Areas, 2011



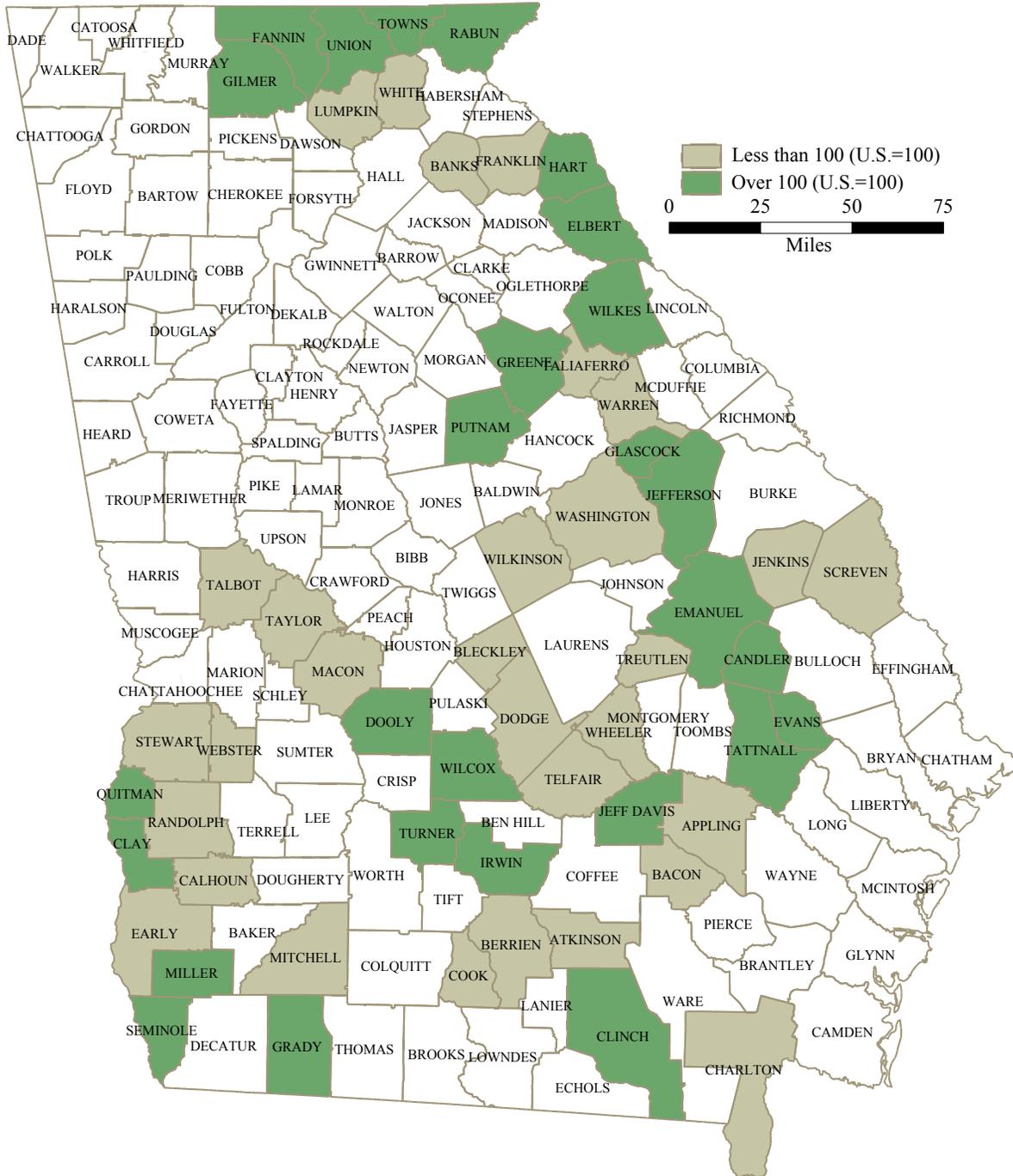
Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on U.S. Census Bureau, American Community Survey, 2007-2011.

Map 4.8
Retiree Attraction Index:
Georgia's Counties Within Micropolitan Statistical Areas, 2011



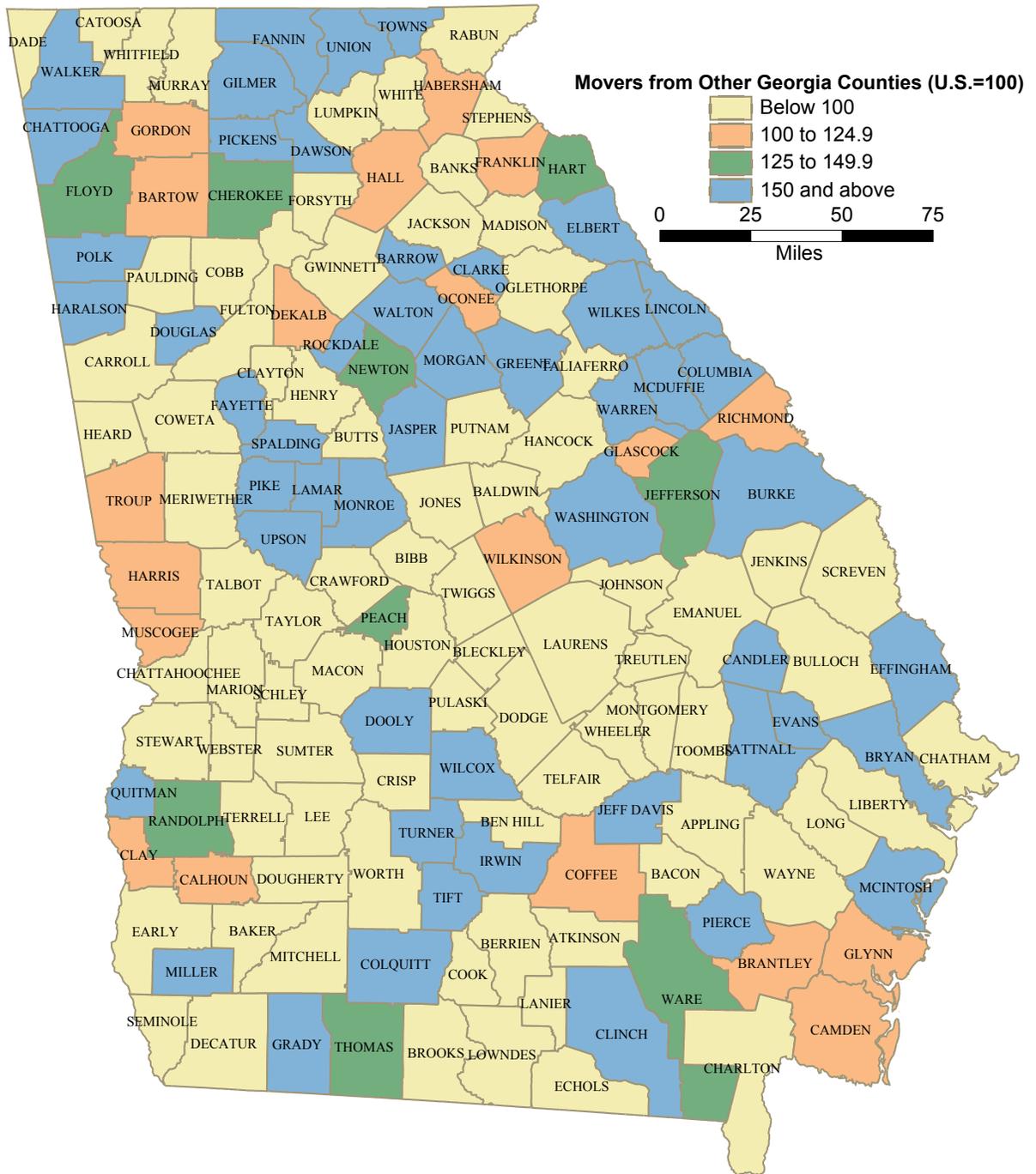
Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on U.S. Census Bureau, American Community Survey, 2007-2011.

Map 4.9
Retiree Attraction Index:
Georgia's Rural Counties, 2011



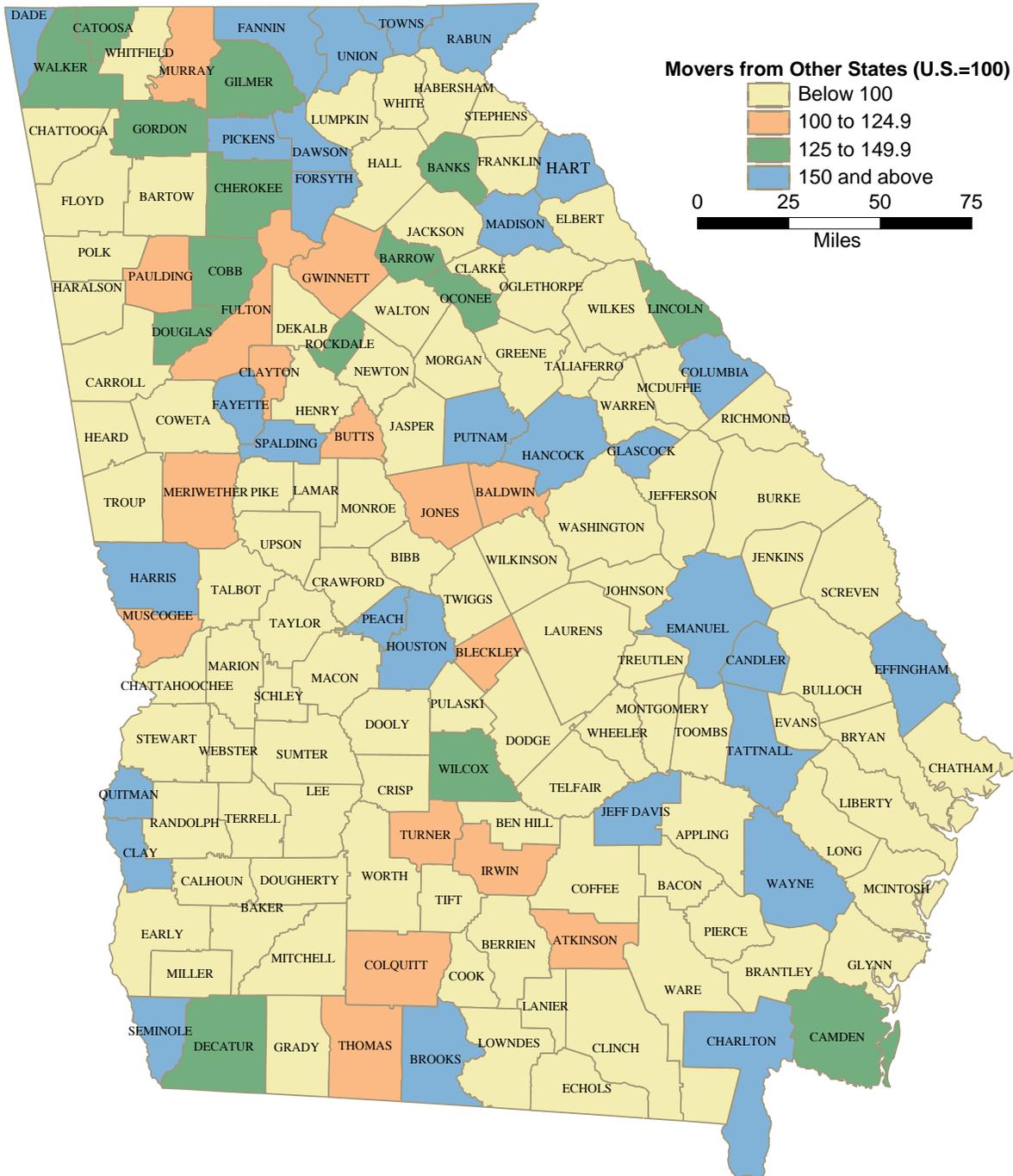
Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on U.S. Census Bureau, American Community Survey, 2007-2011.

Map 4.10
Retiree Attraction Index:
Movers from Other Georgia Counties, 2011



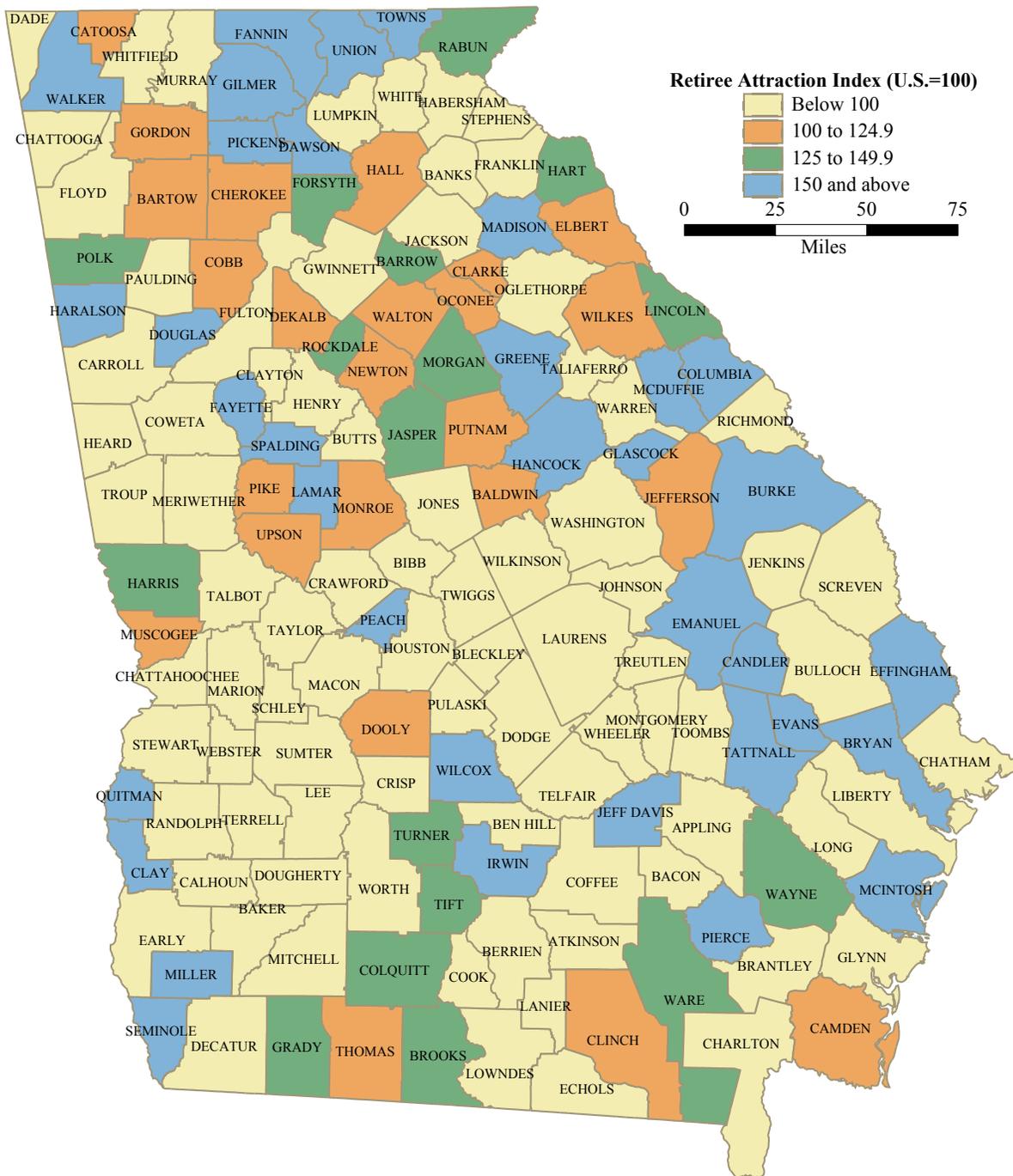
Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on U.S. Census Bureau, American Community Survey, 2007-2011.

Map 4.11
Retiree Attraction Index:
Movers from Other States, 2011



Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on U.S. Census Bureau, American Community Survey, 2007-2011.

Map 4.13
Overall Retiree Attraction Index



Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on U.S. Census Bureau, American Community Survey, 2007-2011.

PART 5
Retiree Migration Tables:
United States and Georgia

Table 5.1
Population Aged 65 Years and Older
in the United States and Georgia, 1980 to 2011
(number and percent)

Year	United States		Georgia	
	Total	65 and Older	Total	65 and Older
1980	226,546,000	25,549,000	5,463,000	517,000
1990	248,765,170	31,081,788	6,478,149	650,685
2000	282,162,411	35,069,568	8,227,303	785,277
2005 (ACS 1-Year)	288,378,137	34,760,527	8,821,142	811,503
2006 (ACS 1-Year)	299,398,485	37,191,004	9,363,941	906,879
2007 (ACS 1-Year)	301,621,159	37,840,558	9,544,750	940,461
2008 (ACS 1-Year)	304,059,728	38,812,253	9,685,744	982,961
2009 (ACS 1-Year)	307,006,556	39,506,648	9,829,211	1,010,918
2010 (ACS 1-Year)	309,349,689	40,433,525	9,712,585	1,033,898
2011 (ACS 1-Year)	311,591,919	41,385,026	9,815,210	1,075,895
2007-2011, ACS 5-Year	306,603,772	39,698,820	9,600,612	1,006,109

	US, 65 and Older Share of Total Population	Georgia, 65 Years and Older Share of Total Population
1980	11.3	9.5
1990	12.5	10.0
2000	12.4	9.5
2005 (ACS 1-Year)	12.1	9.2
2006 (ACS 1-Year)	12.4	9.7
2007 (ACS 1-Year)	12.5	9.9
2008 (ACS 1-Year)	12.8	10.1
2009 (ACS 1-Year)	12.9	10.3
2010 (ACS 1-Year)	13.1	10.6
2011 (ACS 1-Year)	13.3	11.0
2007-2011, ACS 5-Year	12.9	10.5

Source: U.S. Census Bureau, American Community Surveys (1-year estimates, various years, and 5-year estimates, 2007-2011; Population Distribution Branch (1980); Population Division (1990, 2000). Population shares calculated by the Selig Center for Economic Growth, Terry College of Business, University of Georgia, May 2013.

Table 5.2
United States Population Projections
by Selected Age Groups and Sex, 2015-2030
(thousands and percent change)

Category	2015	As of July 1 (in thousands)			Percent Change 2015-2030
		2020	2025	2030	
All	321,363	333,896	346,407	358,471	12
Under 18	74,518	76,159	78,190	80,348	8
18 to 64	199,150	201,768	203,166	205,349	3
65 and older	47,695	55,969	65,052	72,774	53
Male	158,362	164,812	171,196	177,323	12
Under 18	38,089	38,937	39,989	41,104	8
18 to 64	99,232	100,904	102,004	103,510	4
65 and older	21,041	24,970	29,204	32,709	55
Female	163,001	169,084	175,211	181,148	11
Under 18 years	36,429	37,222	38,201	39,244	8
18 to 64	99,918	100,863	101,162	101,839	2
65 and older	26,654	30,999	35,848	40,066	50

Source: U.S. Census Bureau, Projections of the Population by Selected Age Groups and Sex for the United States: 2015 to 2060 (NP2012-T2), released December 2012. Percent change calculated by the Selig Center for Economic Growth, Terry College of Business, University of Georgia, May 2013.

Table 5.3
Geographic Mobility of Population Aged 65 and Older
in the United States and Georgia, 2005-2011
(number)

Year	United States		
	Moved From Different State	Moved From Abroad	Moved from Different County, Same State
2005 (ACS 1-Year)	407,868	78,345	404,559
2006 (ACS 1-Year)	479,103	87,506	539,075
2007 (ACS 1-Year)	426,331	96,158	503,347
2008 (ACS 1-Year)	401,723	122,114	505,715
2009 (ACS 1-Year)	370,115	110,487	447,530
2010 (ACS 1-Year)	405,564	213,761	461,205
2011 (ACS 1-Year)	415,631	119,833	477,041
2007-2011, ACS 5-Year	402,785	109,802	463,854
		Georgia	
	Moved From Different State	Moved From Abroad	Moved from Different County, Same State
2005 (ACS 1-Year)	15,601	1,186	12,472
2006 (ACS 1-Year)	19,620	3,690	19,522
2007 (ACS 1-Year)	13,737	1,498	16,172
2008 (ACS 1-Year)	12,906	2,689	15,510
2009 (ACS 1-Year)	14,562	2,619	16,459
2010 (ACS 1-Year)	13,228	5,544	13,659
2011 (ACS 1-Year)	11,927	2,191	15,220
2007-2011, ACS 5-Year	13,607	2,198	15,333

Source: U.S. Census Bureau, American Community Surveys, 2005-2011.

Table 5.4
U.S. Annual Geographical Mobility Rates,
By Type of Movement, 1947-2012
(number in thousands)

Period	Total, 1 yr. old and over	Non-movers	Total movers	Different Residence in U.S.					Movers from abroad
				Total	Same county	Different County		Different state	
						Total	Same state		
2011-2012	304,924	268,436	36,488	35,334	23,493	11,842	6,782	5,059	1,154
2010-2011 ¹	302,640	267,602	35,038	33,953	23,330	10,623	5,868	4,756	1,084
2010-2011 ²	302,005	266,930	35,075	34,016	23,325	10,691	5,912	4,779	1,058
2009-2010 ¹	300,419	262,975	37,445	36,459	25,910	10,549	6,227	4,323	985
2009-2010 ²	300,074	262,534	37,540	36,594	26,017	10,577	6,252	4,326	946
2008-2009	297,182	260,077	37,105	36,017	24,984	11,034	6,374	4,660	1,087
2007-2008	294,851	259,685	35,167	34,022	23,013	11,009	6,282	4,728	1,145
2006-2007	292,749	254,068	38,681	37,490	25,192	12,298	7,436	4,862	1,191
2005-2006	289,781	249,945	39,837	38,541	24,851	13,690	8,010	5,679	1,296
2004-2005 ³	287,148	247,261	39,888	38,023	22,736	15,287	7,847	7,441	1,865
2003-2004	284,367	245,372	38,995	37,723	22,551	15,172	7,842	7,330	1,272
2002-2003	282,556	242,463	40,093	38,824	23,468	15,356	7,728	7,628	1,269
2001-2002	278,160	237,049	41,111	39,548	23,712	15,836	8,066	7,770	1,563
2000-2001 ²	275,611	236,605	39,007	37,251	21,918	15,333	7,550	7,783	1,756
2000-2001 ⁴	275,611	235,726	39,885	38,082	22,774	15,360	7,778	7,582	1,752
2000-2001 ⁵	272,671	234,029	38,641	36,993	21,783	15,210	7,531	7,679	1,648
<hr/>									
2011-2012	100.0	88.0	12.0	11.6	7.7	3.9	2.2	1.7	0.4
2010-2011 ¹	100.0	88.4	11.6	11.2	7.7	3.5	1.9	1.6	0.4
2010-2011 ²	100.0	88.4	11.6	11.3	7.7	3.5	2.0	1.6	0.4
2009-2010 ¹	100.0	87.5	12.5	12.1	8.6	3.5	2.1	1.4	0.3
2009-2010 ²	100.0	87.5	12.5	12.2	8.7	3.5	2.1	1.4	0.3
2008-2009	100.0	87.5	12.5	12.1	8.4	3.7	2.1	1.6	0.4
2007-2008	100.0	88.1	11.9	11.5	7.8	3.7	2.1	1.6	0.4
2006-2007	100.0	86.8	13.2	12.8	8.6	4.2	2.5	1.7	0.4
2005-2006	100.0	86.3	13.7	13.3	8.6	4.7	2.8	2.0	0.4
2004-2005 ³	100.0	86.1	13.9	13.2	7.9	5.3	2.7	2.6	0.6
2003-2004	100.0	86.3	13.7	13.3	7.9	5.3	2.8	2.6	0.4
2002-2003	100.0	85.8	14.2	13.7	8.3	5.4	2.7	2.7	0.4
2001-2002	100.0	85.2	14.8	14.2	8.5	5.7	2.9	2.8	0.6
2000-2001 ²	100.0	85.8	14.2	13.5	8.0	5.6	2.7	2.8	0.6
2000-2001 ⁴	100.0	85.5	14.5	13.8	8.3	5.6	2.8	2.8	0.6
2000-2001 ⁵	100.0	85.8	14.2	13.6	8.0	5.6	2.8	2.8	0.6

(continued)

Table 5.4 (continued)
U.S. Annual Geographical Mobility Rates,
By Type of Movement, 1947-2012
(number in thousands)

Period	Total, 1 yr. old and over	Non-movers	Total movers	Different Residence in U.S.					Movers from abroad
				Total	Same county	Different County			
						Total	Same state	Different state	
1999-2000	270,219	226,831	43,388	41,642	24,399	17,242	8,814	8,428	1,746
1998-1999	267,933	225,297	42,636	41,207	25,268	15,939	8,423	7,516	1,429
1997-1998	265,209	222,702	42,507	41,304	27,082	14,222	7,867	6,355	1,203
1996-1997	262,976	219,585	43,391	42,088	27,740	14,348	7,960	6,389	1,303
1995-1996	260,406	217,868	42,537	41,176	26,696	14,480	8,009	6,471	1,361
1994-1995	258,248	215,931	42,317	41,539	27,908	13,631	7,888	5,743	778
1993-1994	255,774	212,939	42,835	41,590	26,638	14,952	8,226	6,726	1,245
1992-1993 ⁵	252,799	209,700	43,099	41,704	26,932	14,772	7,855	6,916	1,395
1992-1993 ⁶	250,210	208,162	42,048	40,743	26,212	14,532	7,735	6,797	1,305
1991-1992	247,380	204,580	42,800	41,545	26,587	14,957	7,853	7,105	1,255
1990-1991	244,884	203,345	41,539	40,154	25,151	15,003	7,881	7,122	1,385
1989-1990	242,208	198,827	43,381	41,821	25,726	16,094	8,061	8,033	1,560
1988-1989	239,793	197,173	42,620	41,153	26,123	15,030	7,949	7,081	1,467
1987-1988	237,431	195,258	42,174	40,974	26,201	14,772	7,727	7,046	1,200
1986-1987	235,089	191,396	43,693	42,551	27,196	15,355	8,762	6,593	1,142
1985-1986	232,998	189,760	43,237	42,037	26,401	15,636	8,665	6,971	1,200
<hr/>									
1999-2000	100.0	83.9	16.1	15.4	9.0	6.4	3.3	3.1	0.6
1998-1999	100.0	84.1	15.9	15.4	9.4	5.9	3.1	2.8	0.5
1997-1998	100.0	84.0	16.0	15.6	10.2	5.4	3.0	2.4	0.5
1996-1997	100.0	83.5	16.5	16.0	10.5	5.5	3.0	2.4	0.5
1995-1996	100.0	83.7	16.3	15.8	10.3	5.6	3.1	2.5	0.5
1994-1995	100.0	83.6	16.4	16.1	10.8	5.3	3.1	2.2	0.3
1993-1994	100.0	83.3	16.7	16.3	10.4	5.8	3.2	2.6	0.5
1992-1993 ⁵	100.0	83.0	17.0	16.5	10.7	5.8	3.1	2.7	0.6
1992-1993 ⁶	100.0	83.2	16.8	16.3	10.5	5.8	3.1	2.7	0.5
1991-1992	100.0	82.7	17.3	16.8	10.7	6.0	3.2	2.9	0.5
1990-1991	100.0	83.0	17.0	16.4	10.3	6.1	3.2	2.9	0.6
1989-1990	100.0	82.1	17.9	17.3	10.6	6.6	3.3	3.3	0.6
1988-1989	100.0	82.2	17.8	17.2	10.9	6.3	3.3	3.0	0.6
1987-1988	100.0	82.2	17.8	17.3	11.0	6.2	3.3	3.0	0.5
1986-1987	100.0	81.4	18.6	18.1	11.6	6.5	3.7	2.8	0.5
1985-1986	100.0	81.4	18.6	18.0	11.3	6.7	3.7	3.0	0.5

(continued)

Table 5.4 (continued)
U.S. Annual Geographical Mobility Rates,
By Type of Movement, 1947-2012
(number in thousands)

Period	Total, 1 yr. old and over	Non- movers	Total movers	Different Residence in U.S.					Movers from abroad
				Total	Same county	Different County		Different state	
						Total	Same state		
1984-1985	230,333	183,863	46,470	45,043	30,126	14,917	7,995	6,921	1,427
1983-1984	228,232	188,853	39,379	38,300	23,659	14,641	8,198	6,444	1,079
1982-1983	225,874	188,465	37,408	36,430	22,858	13,572	7,403	6,169	978
1981-1982	223,719	185,592	38,127	37,039	23,081	13,959	7,330	6,628	1,088
1980-1981	221,641	183,442	38,200	36,887	23,097	13,789	7,614	6,175	1,313
1975-1976 ⁷	208,069	171,276	36,793	35,645	22,399	13,246	7,106	6,140	1,148
1970-1971 ⁷	201,506	163,800	37,705	36,161	23,018	13,143	6,197	6,946	1,544
1969-1970	198,955	160,860	38,095	36,541	23,225	13,316	6,250	7,066	1,554
1968-1969	196,642	159,310	37,332	35,933	22,993	12,940	6,316	6,625	1,399
1967-1968	194,621	156,735	37,886	36,603	22,960	13,643	6,607	7,035	1,283
1966-1967	192,233	155,710	36,523	35,200	22,339	12,861	6,308	6,553	1,323
1965-1966	190,242	152,656	37,586	36,703	24,165	12,538	6,275	6,263	883
1964-1965	187,974	149,128	38,846	37,866	25,122	12,744	6,597	6,147	978
1963-1964	185,312	148,125	37,187	36,327	24,089	12,238	6,191	6,047	859
1962-1963	182,541	146,109	36,432	35,411	23,059	12,352	5,712	6,640	1,021
1961-1962	179,663	144,445	35,218	34,364	23,341	11,023	5,461	5,562	854
1960-1961	177,354	140,821	36,533	35,535	24,289	11,246	5,493	5,753	998
1984-1985	100.0	79.8	20.2	19.6	13.1	6.5	3.5	3.0	0.6
1983-1984	100.0	82.7	17.3	16.8	10.4	6.4	3.6	2.8	0.5
1982-1983	100.0	83.4	16.6	16.1	10.1	6.0	3.3	2.7	0.4
1981-1982	100.0	83.0	17.0	16.6	10.3	6.2	3.3	3.0	0.5
1980-1981 ⁷	100.0	82.8	17.2	16.6	10.4	6.2	3.4	2.8	0.6
1975-1976 ⁷	100.0	82.3	17.7	17.1	10.8	6.4	3.4	3.0	0.6
1970-1971	100.0	81.3	18.7	17.9	11.4	6.5	3.1	3.4	0.8
1969-1970	100.0	80.9	19.1	18.4	11.7	6.7	3.1	3.6	0.8
1968-1969	100.0	81.0	19.0	18.3	11.7	6.6	3.2	3.4	0.7
1967-1968	100.0	80.5	19.5	18.8	11.8	7.0	3.4	3.6	0.7
1966-1967	100.0	81.0	19.0	18.3	11.6	6.7	3.3	3.4	0.7
1965-1966	100.0	80.2	19.8	19.3	12.7	6.6	3.3	3.3	0.5
1964-1965	100.0	79.3	20.7	20.1	13.4	6.8	3.5	3.3	0.5
1963-1964	100.0	79.9	20.1	19.6	13.0	6.6	3.3	3.3	0.5
1962-1963	100.0	80.0	20.0	19.4	12.6	6.8	3.1	3.6	0.6
1961-1962	100.0	80.4	19.6	19.1	13.0	6.1	3.0	3.1	0.5
1960-1961	100.0	79.4	20.6	20.0	13.7	6.3	3.1	3.2	0.6

(continued)

Table 5.4 (continued)
U.S. Annual Geographical Mobility Rates,
By Type of Movement, 1947-2012
(number in thousands)

Period	Total, 1 yr. old and over	Non-movers	Total movers	Different Residence in U.S.					
				Total	Same county	Different County			Movers from abroad
						Total	Same state	Different state	
1959-1960	174,451	139,766	34,685	33,811	22,564	11,247	5,724	5,523	874
1958-1959	170,658	137,018	33,640	32,804	22,315	10,489	5,419	5,070	836
1957-1958	167,604	133,501	34,103	33,263	22,023	11,240	5,656	5,584	840
1956-1957	164,371	131,648	32,723	31,834	21,566	10,268	5,192	5,076	889
1955-1956	161,497	127,457	34,040	33,098	22,186	10,912	5,859	5,053	942
1954-1955	158,609	126,190	32,419	31,492	21,086	10,406	5,511	4,895	927
1953-1954	155,679	125,654	30,025	29,207	19,046	9,981	4,947	5,034	998
1952-1953	153,038	121,512	31,526	30,786	20,638	10,148	4,626	5,522	740
1951-1952	150,494	120,016	30,478	29,840	19,874	9,966	4,854	5,112	638
1950-1951	148,400	116,936	31,464	31,158	20,694	10,464	5,276	5,188	306
1949-1950	146,864	118,849	28,015	27,526	19,276	8,250	4,360	3,889	491
1948-1949	144,101	116,498	27,603	27,127	18,792	8,335	3,992	4,344	476
1947-1948	141,698	113,026	28,672	28,210	19,202	9,008	4,638	4,370	462
1959-1960	100.0	80.1	19.9	19.4	12.9	6.4	3.3	3.2	0.5
1958-1959	100.0	80.3	19.7	19.2	13.1	6.1	3.2	3.0	0.5
1957-1958	100.0	79.7	20.3	19.8	13.1	6.7	3.4	3.3	0.5
1956-1957	100.0	80.1	19.9	19.4	13.1	6.2	3.2	3.1	0.5
1955-1956	100.0	78.9	21.1	20.5	13.7	6.8	3.6	3.1	0.6
1954-1955	100.0	79.6	20.4	19.9	13.3	6.6	3.5	3.1	0.6
1953-1954	100.0	80.7	19.3	18.8	12.2	6.4	3.2	3.2	0.6
1952-1953	100.0	79.4	20.6	20.1	13.5	6.6	3.0	3.6	0.5
1951-1952	100.0	79.7	20.3	19.8	13.2	6.6	3.2	3.4	0.4
1950-1951	100.0	78.8	21.2	21.0	13.9	7.1	3.6	3.5	0.2
1949-1950	100.0	80.9	19.1	18.7	13.1	5.6	3.0	2.6	0.3
1948-1949	100.0	80.8	19.2	18.8	13.0	5.8	2.8	3.0	0.3
1947-1948	100.0	79.8	20.2	19.9	13.6	6.4	3.3	3.1	0.3

¹ Population controls consistent with 2010 Census. ² Population controls consistent with 2000 Census.
³ Caution should be used when comparing numbers/rates of movers within the same state and from a different state between the 1999-2000 to 2004-2005 period with other periods. A change in processing resulted in a shift in the distribution of movers for these years. For additional information, see the "Impact of Processing on CPS Interstate Migration Rates" note < <http://www.census.gov/population/www/socdemo/CPSnote.pdf> >.
⁴ SCHIP sample: population controls consistent with 2000 Census. ⁵ Population controls consistent with 1990 Census.
⁶ Population controls consistent with 1980 Census.
⁷ The 1-year geographic mobility question was not asked between 1972 through 1975 and 1977 to 1980. The first half of the decade (1971-1975) asked about migration since 1970 and the second half (1976-1980) since 1975. Therefore, only 1970-1971 and 1975-1976 ask a comparable 1-year question. For more information on the transition from Census 2000 to Census 2010 population controls: Adjustments to Household Survey Population Estimates in January 2012, Population Estimates in January 2012 webpage

Source: U.S. Census Bureau, Current Population Survey, Internet Release Date: December 2012.

Table 5.5
Person Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2007-2011

Area	Persons migrating to Georgia	Persons migrating from Georgia	Net person flow 2011
Alabama	886	976	-90
Alaska	0	0	0
Arizona	201	228	-27
Arkansas	39	60	-21
California	358	262	96
Colorado	41	192	-151
Connecticut	205	21	184
Delaware	25	10	15
District of Columbia	28	8	20
Florida	3,589	1,863	1,726
Hawaii	27	98	-71
Idaho	0	42	-42
Illinois	374	218	156
Indiana	243	50	193
Iowa	59	3	56
Kansas	0	0	0
Kentucky	227	70	157
Louisiana	173	131	42
Maine	0	0	0
Maryland	115	31	84
Massachusetts	226	37	189
Michigan	318	120	198
Minnesota	45	37	8
Mississippi	165	62	103
Missouri	126	168	-42
Montana	0	22	-22
Nebraska	0	30	-30
Nevada	143	134	9
New Hampshire	38	15	23
New Jersey	525	83	442
New Mexico	20	67	-47
New York	986	152	834
North Carolina	431	536	-105
North Dakota	0	0	0
Ohio	318	420	-102
Oklahoma	73	36	37
Oregon	0	26	-26
Pennsylvania	597	301	296
Puerto Rico	29	0	29
Rhode Island	8	9	-1
South Carolina	538	467	71
South Dakota	0	0	0
Tennessee	617	519	98
Texas	655	418	237

(continued)

Table 5.5 (continued)
Person Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2007-2011

Area	Persons migrating to Georgia	Persons migrating from Georgia	Net person flow 2011
Utah	28	45	-17
Vermont	0	53	-53
Virginia	343	313	30
Washington	20	139	-119
West Virginia	158	34	124
Wisconsin	47	0	47
Wyoming	0	0	0
United States	13044	8,506	4,538

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on data from U.S. Census Bureau's 2007-2011 American Community Survey. The data was obtained from the IPUMS USA database: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Micro-data Series: Version 5.0. Minneapolis: University of Minnesota.

Table 5.6
Income Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2007-2011

Area	Income migrating to Georgia	Income migrating from Georgia	Net income flow 2011
Alabama	16,037,853	22,028,376	-5,990,523
Alaska	0	0	0
Arizona	6,078,704	4,910,000	1,168,704
Arkansas	1,518,976	666,160	852,816
California	8,823,432	9,551,982	-728,550
Colorado	859,689	760,746	98,943
Connecticut	6,314,810	407,058	5,907,752
Delaware	746,017	182,300	563,717
District of Columbia	685,377	1,344,000	-658,623
Florida	83,346,536	69,476,543	13,869,993
Hawaii	3,910,383	621,300	3,289,083
Idaho	0	421,922	-421,922
Illinois	9,245,837	5,737,518	3,508,319
Indiana	5,948,495	728,682	5,219,813
Iowa	586,680	48,117	538,563
Kansas	0	0	0
Kentucky	3,804,017	794,110	3,009,907
Louisiana	5,075,549	1,528,368	3,547,181
Maine	0	0	0
Maryland	4,303,297	1,184,028	3,119,269
Massachusetts	7,334,612	381,985	6,952,627
Michigan	10,111,448	3,761,809	6,349,639
Minnesota	926,120	3,602,430	-2,676,310
Mississippi	3,505,249	904,172	2,601,077
Missouri	6,594,353	2,961,359	3,632,994
Montana	0	1,545,754	-1,545,754
Nebraska	0	311,010	-311,010
Nevada	2,121,372	1,701,664	419,708
New Hampshire	1,739,010	148,875	1,590,135
New Jersey	10,089,941	2,893,370	7,196,571
New Mexico	1,102,536	1,126,398	-23,862
New York	28,587,092	2,475,957	26,111,135
North Carolina	8,848,900	14,499,275	-5,650,375
North Dakota	0	0	0
Ohio	15,557,601	9,938,874	5,618,727
Oklahoma	1,396,819	1,250,712	146,107
Oregon	0	793,286	-793,286
Pennsylvania	10,413,546	6,156,610	4,256,936
Puerto Rico	198,755	0	198,755
Rhode Island	1,886,440	68,607	1,817,833
South Carolina	13,021,032	17,050,674	-4,029,642
South Dakota	0	0	0
Tennessee	14,181,418	9,489,115	4,692,303
Texas	13,268,341	19,389,829	-6,121,488
			(continued)

Table 5.6 (continued)
Income Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2007-2011

Area	Income migrating to Georgia	Income migrating from Georgia	Net income flow 2011
Utah	1,485,040	1,118,641	366,399
Vermont	0	3,866,990	-3,866,990
Virginia	9,736,846	8,617,304	1,119,542
Washington	1,200,000	6,668,964	-5,468,964
West Virginia	3,440,859	500,984	2,939,875
Wisconsin	788,022	0	788,022
Wyoming	0	0	0
United States	324,821,004	241,615,858	83,205,146

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on data from U.S. Census Bureau's 2007-2011 American Community Survey. The data was obtained from the IPUMS USA database: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Micro-data Series: Version 5.0. Minneapolis: University of Minnesota.

Table 5.7
Per Capita Incomes of Persons Aged 65 and Older,
Migrating To and From Georgia in the Past Year, 2007-2011

Area	Per capita income of persons migrating to Georgia	Per capita income of persons migrating from Georgia	Difference in per capita incomes of in- vs. out-migrating retirees
Alabama	18,101	22,570	-4,469
Alaska	--	--	--
Arizona	30,242	21,535	8,707
Arkansas	38,948	11,103	27,845
California	24,646	36,458	-11,811
Colorado	20,968	3,962	17,006
Connecticut	30,804	19,384	11,420
Delaware	29,841	18,230	11,611
District of Columbia	24,478	168,000	-143,522
Florida	23,223	37,293	-14,070
Hawaii	144,829	6,340	138,489
Idaho	--	10,046	--
Illinois	24,721	26,319	-1,597
Indiana	24,479	14,574	9,906
Iowa	9,944	16,039	-6,095
Kansas	--	--	--
Kentucky	16,758	11,344	5,413
Louisiana	29,338	11,667	17,672
Maine	--	--	--
Maryland	37,420	38,194	-774
Massachusetts	32,454	10,324	22,130
Michigan	31,797	31,348	449
Minnesota	20,580	97,363	-76,783
Mississippi	21,244	14,583	6,661
Missouri	52,336	17,627	34,709
Montana	--	70,262	--
Nebraska	--	10,367	--
Nevada	14,835	12,699	2,136
New Hampshire	45,763	9,925	35,838
New Jersey	19,219	34,860	-15,641
New Mexico	55,127	16,812	38,315
New York	28,993	16,289	12,704
North Carolina	20,531	27,051	-6,520
North Dakota	--	--	--
Ohio	48,923	23,664	25,259
Oklahoma	19,135	34,742	-15,607
Oregon	--	30,511	--
Pennsylvania	17,443	20,454	-3,011
Puerto Rico	6,854	--	--
Rhode Island	235,805	7,623	228,182
South Carolina	24,203	36,511	-12,308
South Dakota	--	--	--
Tennessee	22,984	18,283	4,701
Texas	20,257	46,387	-26,130

(continued)

Table 5.7 (continued)
Per Capita Incomes of Persons Aged 65 and Older,
Migrating To and From Georgia in the Past Year, 2007-2011

Area	Per capita income of persons migrating to Georgia	Per capita income of persons migrating from Georgia	Difference in per capita incomes of in- vs. out-migrating retirees
Utah	53,037	24,859	28,178
Vermont	--	--	--
Virginia	28,387	27,531	856
Washington	60,000	47,978	12,022
West Virginia	21,778	14,735	7,043
Wisconsin	16,766	--	--
Wyoming	--	--	--
United States	24,902	28,405	-3,503

-- Not applicable.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on data from U.S. Census Bureau's 2007-2011 American Community Survey. The data was obtained from the IPUMS USA database: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Micro-data Series: Version 5.0. Minneapolis: University of Minnesota.

**Table 5.8
Persons Aged 65 and Older,
Migrating to Georgia in 2011^a**

State of origin	Number
Florida	3,589
New York	986
Alabama	886
Texas	655
Tennessee	617
Pennsylvania	597
South Carolina	538
New Jersey	525
North Carolina	431
Illinois	374
California	358
Virginia	343
Michigan	318
Ohio	318
Indiana	243
Kentucky	227
Massachusetts	226
Connecticut	205
Arizona	201
Louisiana	173
Mississippi	165
West Virginia	158
Nevada	143
Missouri	126
Maryland	115
Oklahoma	73
Iowa	59

^a Restricted to states where flow is at least 50 persons.

Source: Selig Center for Economic Growth, Terry College of Business,
University of Georgia, May 2013.

Table 5.9
Persons Aged 65 and Older,
Migrating from Georgia in 2011^a

State of origin	Number
Florida	1,863
Alabama	976
North Carolina	536
Tennessee	519
South Carolina	467
Ohio	420
Texas	418
Virginia	313
Pennsylvania	301
California	262
Arizona	228
Illinois	218
Colorado	192
Missouri	168
New York	152
Washington	139
Nevada	134
Louisiana	131
Michigan	120
Hawaii	98
New Jersey	83
Kentucky	70
New Mexico	67
Mississippi	62
Arkansas	60
Vermont	53
Indiana	50

^a Restricted to states where flow is at least 50 persons.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, May 2013.

Table 5.10
Georgia's Ten Most Efficient
Retiree Migration Exchanges, 2011

State	Migration to Georgia	Migration from Georgia	Net person flow	Gross person flow	Efficiency rate
New York	986	152	834	1,138	73.3
New Jersey	525	83	442	608	72.7
Indiana	243	50	193	293	65.9
Kentucky	227	70	157	297	52.9
Mississippi	165	62	103	227	45.4
Michigan	318	120	198	438	45.2
Pennsylvania	597	301	296	898	33.0
Florida	3,589	1,863	1,726	5,452	31.7
Illinois	374	218	156	592	26.4
Texas	655	418	237	1,073	22.1

Note: The efficiency rate is the net migration of retirees per 100 gross migrating retirees. A value of zero means the exchange is completely inefficient (equal in both directions). In contrast, a maximum efficiency rate of 100 implies that the exchange of retirees is all in one direction.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, May 2013.

Table 5.11
Person Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2006-2010

Area	Persons migrating to Georgia	Persons migrating from Georgia	Net person flow 2010
Alabama	954	966	-12
Alaska	0	0	0
Arizona	246	152	94
Arkansas	43	25	18
California	436	217	219
Colorado	83	71	12
Connecticut	256	0	256
Delaware	41	71	-30
District of Columbia	59	11	48
Florida	3,985	1,846	2,139
Hawaii	27	109	-82
Idaho	0	50	-50
Illinois	313	298	15
Indiana	331	45	286
Iowa	96	2	94
Kansas	0	0	0
Kentucky	201	91	110
Louisiana	183	143	40
Maine	71	0	71
Maryland	146	56	90
Massachusetts	228	18	210
Michigan	418	62	356
Minnesota	36	25	11
Mississippi	211	46	165
Missouri	223	192	31
Montana	0	60	-60
Nebraska	0	29	-29
Nevada	78	116	-38
New Hampshire	61	31	30
New Jersey	480	56	424
New Mexico	15	36	-21
New York	1,249	114	1,135
North Carolina	800	580	220
North Dakota	0	0	0
Ohio	310	457	-147
Oklahoma	86	22	64
Oregon	39	0	39
Pennsylvania	637	264	373
Puerto Rico	94	0	94
Rhode Island	17	9	8
South Carolina	574	538	36
South Dakota	0	0	0
Tennessee	405	572	-167
Texas	596	419	177

(continued)

Table 5.11 (continued)
Person Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2006-2010

Area	Persons migrating to Georgia	Persons migrating from Georgia	Net person flow 2010
Utah	57	26	31
Vermont	0	50	-50
Virginia	383	185	198
Washington	34	113	-79
West Virginia	134	32	102
Wisconsin	47	0	47
Wyoming	0	0	0
United States	14,683	8,205	6,478

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on data from U.S. Census Bureau's 2006-2010 American Community Survey. The data was obtained from the IPUMS USA database: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Micro-data Series: Version 5.0. Minneapolis: University of Minnesota.

Table 5.12
Income Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2006-2010

Area	Income migrating to Georgia	Income migrating from Georgia	Net income flow 2010
Alabama	20,490,658	30,027,256	-9,536,598
Alaska	0	0	0
Arizona	5,694,975	5,347,321	347,654
Arkansas	1,632,919	748,615	884,304
California	13,031,147	6,857,292	6,173,855
Colorado	1,854,866	273,003	1,581,863
Connecticut	7,558,801	0	7,558,801
Delaware	1,144,376	902,734	241,642
District of Columbia	2,070,083	1,848,000	222,083
Florida	98,819,575	63,416,228	35,403,347
Hawaii	3,910,383	462,900	3,447,483
Idaho	0	500,674	-500,674
Illinois	8,682,211	6,698,096	1,984,115
Indiana	8,053,442	759,582	7,293,860
Iowa	1,075,581	93,008	982,573
Kansas	0	0	0
Kentucky	3,962,237	866,948	3,095,289
Louisiana	5,573,603	2,314,778	3,258,825
Maine	3,541,345	0	3,541,345
Maryland	6,767,276	1,852,785	4,914,491
Massachusetts	5,931,267	180	5,931,087
Michigan	13,828,630	3,177,994	10,650,636
Minnesota	777,268	2,273,064	-1,495,796
Mississippi	4,166,823	619,200	3,547,623
Missouri	9,039,700	3,025,571	6,014,129
Montana	0	3,197,878	-3,197,878
Nebraska	0	300,643	-300,643
Nevada	1,215,379	1,664,996	-449,617
New Hampshire	2,735,751	852,075	1,883,676
New Jersey	6,432,157	596,388	5,835,769
New Mexico	981,000	634,263	346,737
New York	25,467,870	1,427,438	24,040,432
North Carolina	26,619,367	18,928,913	7,690,454
North Dakota	0	0	0
Ohio	10,057,067	9,480,892	576,175
Oklahoma	1,678,468	781,756	896,712
Oregon	818,783	0	818,783
Pennsylvania	10,451,203	6,454,019	3,997,184
Puerto Rico	1,663,729	0	1,663,729
Rhode Island	4,008,685	68,607	3,940,078
South Carolina	12,458,051	26,170,977	-13,712,926
South Dakota	0	0	0
Tennessee	8,965,022	9,289,689	-324,667
Texas	14,092,608	27,355,443	-13,262,835

(continued)

Table 5.12 (continued)
Income Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2006-2010

Area	Income migrating to Georgia	Income migrating from Georgia	Net income flow 2010
Utah	1,922,832	608,906	1,313,926
Vermont	0	3,183,500	-3,183,500
Virginia	10,586,674	4,250,733	6,335,941
Washington	1,453,274	8,685,349	-7,232,075
West Virginia	2,678,002	460,984	2,217,018
Wisconsin	809,398	0	809,398
Wyoming	0	0	0
United States	372,702,486	256,458,678	116,243,808

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on data from U.S. Census Bureau's 2006-2010 American Community Survey. The data was obtained from the IPUMS USA database: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Micro-data Series: Version 5.0. Minneapolis: University of Minnesota.

Table 5.13
Person Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2005-2009

Area	Persons migrating to Georgia	Persons migrating from Georgia	Net person flow 2009
Alabama	835	926	-91
Alaska	41	0	41
Arizona	275	122	153
Arkansas	29	45	-16
California	470	102	368
Colorado	90	37	53
Connecticut	270	0	270
Delaware	19	84	-65
District of Columbia	55	0	55
Florida	4,261	1,853	2,408
Hawaii	24	27	-3
Idaho	22	55	-33
Illinois	352	377	-25
Indiana	335	56	279
Iowa	101	28	73
Kansas	0	0	0
Kentucky	281	83	198
Louisiana	341	154	187
Maine	87	12	75
Maryland	229	55	174
Massachusetts	216	0	216
Michigan	500	40	460
Minnesota	65	38	27
Mississippi	246	142	104
Missouri	190	101	89
Montana	0	55	-55
Nebraska	0	63	-63
Nevada	38	140	-102
New Hampshire	12	32	-20
New Jersey	502	83	419
New Mexico	0	106	-106
New York	1,244	141	1,103
North Carolina	862	507	355
North Dakota	0	0	0
Ohio	550	474	76
Oklahoma	88	7	81
Oregon	44	33	11
Pennsylvania	531	137	394
Puerto Rico	65	0	65
Rhode Island	7	8	-1
South Carolina	740	568	172
South Dakota	0	0	0
Tennessee	329	586	-257
Texas	556	440	116

(continued)

Table 5.13 (continued)
Person Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2005-2009

Area	Persons migrating to Georgia	Persons migrating from Georgia	Net person flow 2009
Utah	71	44	27
Vermont	0	16	-16
Virginia	570	106	464
Washington	9	61	-52
West Virginia	156	11	145
Wisconsin	33	0	33
Wyoming	0	0	0
United States	15,741	7,955	7,786

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on data from U.S. Census Bureau's 2005-2009 American Community Survey. The data was obtained from the IPUMS USA database: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Micro-data Series: Version 5.0. Minneapolis: University of Minnesota.

Table 5.14
Income Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2005-2009

Area	Income migrating to Georgia	Income migrating from Georgia	Net income flow 2009
Alabama	15,756,697	27,610,454	-11,853,757
Alaska	423,366	0	423,366
Arizona	5,344,825	2,423,458	2,921,367
Arkansas	1,120,151	1,553,515	-433,364
California	14,489,978	4,291,223	10,198,755
Colorado	2,610,733	584,600	2,026,133
Connecticut	6,930,369	0	6,930,369
Delaware	541,147	1,066,012	-524,865
District of Columbia	1,689,950	0	1,689,950
Florida	99,547,518	60,538,069	39,009,449
Hawaii	3,419,784	402,300	3,017,484
Idaho	1,400,288	539,047	861,241
Illinois	8,220,903	6,904,304	1,316,599
Indiana	8,804,083	1,370,408	7,433,675
Iowa	1,140,847	828,795	312,052
Kansas	0	0	0
Kentucky	4,914,455	642,212	4,272,243
Louisiana	6,574,416	2,385,392	4,189,024
Maine	4,422,058	922,740	3,499,318
Maryland	8,220,476	1,776,325	6,444,151
Massachusetts	6,708,717	0	6,708,717
Michigan	11,879,202	2,876,446	9,002,756
Minnesota	1,221,198	3,704,912	-2,483,714
Mississippi	6,423,689	2,161,838	4,261,851
Missouri	8,491,351	2,040,580	6,450,771
Montana	0	2,919,255	-2,919,255
Nebraska	0	552,240	-552,240
Nevada	838,942	1,931,067	-1,092,125
New Hampshire	542,400	859,440	-317,040
New Jersey	7,960,247	797,874	7,162,373
New Mexico	0	3,963,545	-3,963,545
New York	24,735,243	1,903,129	22,832,114
North Carolina	28,037,248	16,327,540	11,709,708
North Dakota	0	0	0
Ohio	10,005,080	9,505,311	499,769
Oklahoma	1,863,354	209,251	1,654,103
Oregon	939,036	587,268	351,768
Pennsylvania	7,626,489	3,546,604	4,079,885
Puerto Rico	1,479,170	0	1,479,170
Rhode Island	1,624,000	60,000	1,564,000
South Carolina	14,583,186	22,766,428	-8,183,242
South Dakota	0	0	0
Tennessee	5,534,419	16,006,155	-10,471,736
Texas	14,752,626	19,920,284	-5,167,658

(continued)

Table 5.14 (continued)
Income Flows of the Population Aged 65 and Older,
To and From Georgia in the Past Year, 2005-2009

Area	Income migrating to Georgia	Income migrating from Georgia	Net income flow 2009
Utah	2,181,630	1,681,124	500,506
Vermont	0	2,781,280	-2,781,280
Virginia	11,491,162	2,541,832	8,949,330
Washington	162,819	2,224,652	-2,061,833
West Virginia	2,890,001	55,000	2,835,001
Wisconsin	573,998	0	573,998
Wyoming	0	0	0
United States	368,117,251	235,761,909	132,355,342

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on data from U.S. Census Bureau's 2005-2009 American Community Survey. The data was obtained from the IPUMS USA database: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek. Integrated Public Use Micro-data Series: Version 5.0. Minneapolis: University of Minnesota.

PART 6
Retiree Migration Tables:
Georgia's Counties

Table 6.1
Population Aged 1 and Older, and 65 and Older,
For Georgia's Counties, 2007-2011

Area	Total population, 1 year and older	Population 65 and older	Percent of total, 65 and older	Retiree Population Index
United States	302,754,921	39,608,820	13.1	100
Georgia	9,472,294	1,006,109	10.6	81
Appling	17,985	2,387	13.3	101
Atkinson	8,243	816	9.9	76
Bacon	10,993	1,403	12.8	98
Baker	3,400	605	17.8	136
Baldwin	45,811	5,532	12.1	92
Banks	17,925	2,219	12.4	95
Barrow	66,799	6,369	9.5	73
Bartow	97,663	10,322	10.6	81
Ben Hill	17,495	2,449	14.0	107
Berrien	18,783	2,621	14.0	107
Bibb	153,292	19,727	12.9	98
Bleckley	12,899	1,942	15.1	115
Brantley	17,846	2,144	12.0	92
Brooks	16,045	2,536	15.8	121
Bryan	29,566	2,538	8.6	66
Bulloch	68,185	6,231	9.1	70
Burke	22,869	2,703	11.8	90
Butts	23,237	2,909	12.5	96
Calhoun	6,520	695	10.7	81
Camden	49,011	4,487	9.2	70
Candler	10,670	1,548	14.5	111
Carroll	108,758	11,716	10.8	82
Catoosa	62,931	8,539	13.6	104
Charlton	12,595	1,644	13.1	100
Chatham	257,676	32,169	12.5	95
Chattahoochee	11,583	436	3.8	29
Chattooga	25,668	3,741	14.6	111
Cherokee	208,506	19,055	9.1	70
Clarke	114,904	9,807	8.5	65
Clay	3,125	537	17.2	131
Clayton	256,644	17,049	6.6	51
Clinch	6,729	947	14.1	108
Cobb	674,828	58,478	8.7	66
Coffee	41,654	4,677	11.2	86
Colquitt	44,474	5,758	12.9	99
Columbia	119,712	12,382	10.3	79
Cook	16,754	2,267	13.5	103
Coweta	122,862	12,543	10.2	78
Crawford	12,587	1,584	12.6	96
Crisp	23,029	3,262	14.2	108

(continued)

Table 6.1 (continued)
Population Aged 1 and Older, and 65 and Older,
For Georgia's Counties, 2007-2011

Area	Total population, 1 year and older	Population 65 and older	Percent of total, 65 and older	Retiree Population Index
Dade	16,440	2,372	14.4	110
Dawson	21,925	2,984	13.6	104
Decatur	27,636	3,854	13.9	107
DeKalb	679,960	61,023	9.0	69
Dodge	21,301	2,982	14.0	107
Dooly	14,336	1,991	13.9	106
Dougherty	92,890	11,423	12.3	94
Douglas	128,355	10,735	8.4	64
Early	11,026	1,788	16.2	124
Echols	3,869	304	7.9	60
Effingham	50,725	4,619	9.1	70
Elbert	19,964	3,309	16.6	127
Emanuel	22,063	3,085	14.0	107
Evans	10,827	1,452	13.4	103
Fannin	23,296	5,056	21.7	166
Fayette	105,348	13,151	12.5	95
Floyd	94,856	13,584	14.3	109
Forsyth	168,708	15,014	8.9	68
Franklin	21,807	3,731	17.1	131
Fulton	895,908	80,267	9.0	68
Gilmer	27,910	4,866	17.4	133
Glascok	3,032	477	15.7	120
Glynn	77,859	11,741	15.1	115
Gordon	54,016	6,251	11.6	88
Grady	24,666	3,397	13.8	105
Greene	15,795	3,212	20.3	155
Gwinnett	783,518	53,189	6.8	52
Habersham	42,145	6,552	15.5	119
Hall	175,160	19,490	11.1	85
Hancock	9,519	1,433	15.1	115
Haralson	28,346	3,921	13.8	106
Harris	31,190	4,055	13.0	99
Hart	24,834	4,389	17.7	135
Heard	11,654	1,529	13.1	100
Henry	196,848	16,177	8.2	63
Houston	135,934	14,230	10.5	80
Irwin	9,505	1,416	14.9	114
Jackson	59,034	6,997	11.9	91
Jasper	13,549	1,674	12.4	94
Jeff Davis	14,635	1,891	12.9	99
Jefferson	16,733	2,453	14.7	112
Jenkins	8,197	1,293	15.8	121
Johnson	9,893	1,406	14.2	109
Jones	28,224	3,511	12.4	95

(continued)

Table 6.1 (continued)
Population Aged 1 and Older, and 65 and Older,
For Georgia's Counties, 2007-2011

Area	Total population, 1 year and older	Population 65 and older	Percent of total, 65 and older	Retiree Population Index
Lamar	17,938	2,463	13.7	105
Lanier	9,524	1,056	11.1	85
Laurens	47,448	6,817	14.4	110
Lee	28,076	2,335	8.3	64
Liberty	63,038	3,910	6.2	47
Lincoln	7,960	1,369	17.2	131
Long	13,479	996	7.4	56
Lowndes	105,513	10,388	9.8	75
Lumpkin	29,145	3,630	12.5	95
McDuffie	21,418	2,932	13.7	105
McIntosh	13,836	2,340	16.9	129
Macon	14,428	1,799	12.5	95
Madison	27,587	3,754	13.6	104
Marion	8,453	1,206	14.3	109
Meriwether	21,827	3,430	15.7	120
Miller	6,042	1,166	19.3	148
Mitchell	23,510	3,061	13.0	100
Monroe	25,968	3,507	13.5	103
Montgomery	9,035	1,151	12.7	97
Morgan	17,731	2,723	15.4	117
Murray	39,427	4,150	10.5	80
Muscogee	185,927	21,962	11.8	90
Newton	97,743	9,406	9.6	74
Oconee	31,901	3,440	10.8	82
Oglethorpe	14,593	1,981	13.6	104
Paulding	137,134	9,799	7.1	55
Peach	27,108	3,080	11.4	87
Pickens	29,132	4,679	16.1	123
Pierce	18,206	2,509	13.8	105
Pike	17,505	2,149	12.3	94
Polk	40,540	5,589	13.8	105
Pulaski	11,643	1,396	12.0	92
Putnam	20,952	3,708	17.7	135
Quitman	2,404	484	20.1	154
Rabun	16,175	3,369	20.8	159
Randolph	7,568	1,403	18.5	142
Richmond	195,710	22,406	11.4	88
Rockdale	83,296	8,753	10.5	80
Schley	4,789	516	10.8	82
Screven	14,559	2,159	14.8	113
Seminole	8,691	1,621	18.7	143
Spalding	62,875	8,273	13.2	101
Stephens	25,733	4,226	16.4	126
Stewart	5,864	1,046	17.8	136

(continued)

Table 6.1 (continued)
Population Aged 1 and Older, and 65 and Older,
For Georgia's Counties, 2007-2011

Area	Total population, 1 year and older	Population 65 and older	Percent of total, 65 and older	Retiree Population Index
Sumter	32,386	4,102	12.7	97
Talbot	6,819	1,089	16.0	122
Taliaferro	1,787	352	19.7	151
Tattnall	24,514	2,900	11.8	90
Taylor	8,747	1,277	14.6	112
Telfair	15,933	2,201	13.8	106
Terrell	9,384	1,390	14.8	113
Thomas	44,202	6,690	15.1	116
Tift	39,565	5,135	13.0	99
Toombs	26,785	3,627	13.5	104
Towns	10,442	2,992	28.7	219
Treutlen	6,845	897	13.1	100
Troup	65,453	8,109	12.4	95
Turner	8,876	1,306	14.7	112
Twiggs	9,085	1,413	15.6	119
Union	21,064	5,455	25.9	198
Upson	26,998	4,187	15.5	119
Walker	67,599	10,205	15.1	115
Walton	81,760	9,672	11.8	90
Ware	35,804	5,522	15.4	118
Warren	5,799	1,008	17.4	133
Washington	21,005	2,876	13.7	105
Wayne	29,560	3,794	12.8	98
Webster	2,760	566	20.5	157
Wheeler	7,276	857	11.8	90
White	26,573	4,629	17.4	133
Whitfield	99,795	10,839	10.9	83
Wilcox	9,041	1,321	14.6	112
Wilkes	10,419	1,966	18.9	144
Wilkinson	9,471	1,474	15.6	119
Worth	21,424	3,073	14.3	110

Note: The retiree population index compares retirees' share of the total population of a county to retirees' share of the total population of the U.S. A retiree population index of 100 therefore indicates that retirees' share of the county's population is the same as retirees' share of the U.S. population. An index value that exceeds 100 indicates that retirees' share of the county's population exceeds the national average. An index value below 100 indicates that retirees' share of the county's population is below the U.S. average.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.

Table 6.2
Geographic Mobility of Population Aged 65 and Older,
In the Past year, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
United States	976,441	463,854	402,785	109,802
Georgia	31,338	15,533	13,607	2,198
Appling	29	6	23	0
Atkinson	12	0	12	0
Bacon	16	6	10	0
Baker	2	0	0	2
Baldwin	162	40	65	57
Banks	32	0	32	0
Barrow	286	154	132	0
Bartow	323	173	119	31
Ben Hill	26	12	14	0
Berrien	28	26	2	0
Bibb	298	140	114	44
Bleckley	25	6	19	0
Brantley	32	32	0	0
Brooks	72	21	51	0
Bryan	145	109	36	0
Bulloch	139	60	79	0
Burke	125	96	29	0
Butts	66	33	33	0
Calhoun	16	11	5	0
Camden	159	77	82	0
Candler	118	77	41	0
Carroll	211	124	87	0
Catoosa	206	87	119	0
Charlton	34	7	27	0
Chatham	521	236	246	39
Chattahoochee	0	0	0	0
Chattooga	74	68	6	0
Cherokee	799	431	368	0
Clarke	439	306	112	21
Clay	30	5	25	0
Clayton	693	290	356	47
Clinch	23	21	2	0
Cobb	2,270	933	1,226	111
Coffee	112	79	33	0
Colquitt	213	111	62	40
Columbia	837	451	339	47
Cook	24	11	13	0
Coweta	302	180	122	0
Crawford	13	13	0	0
Crisp	10	10	0	0

(continued)

Table 6.2 (continued)
Geographic Mobility of Population Aged 65 and Older,
In the Past year, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
Dade	48	0	48	0
Dawson	109	65	44	0
Decatur	61	14	47	0
DeKalb	2,195	1,298	733	164
Dodge	36	4	22	10
Dooly	53	53	0	0
Dougherty	145	98	47	0
Douglas	626	373	215	38
Early	8	8	0	0
Echols	0	0	0	0
Effingham	393	278	115	0
Elbert	67	54	13	0
Emanuel	133	12	121	0
Evans	75	65	0	10
Fannin	184	75	93	16
Fayette	656	368	278	10
Floyd	300	193	107	0
Forsyth	752	190	369	193
Franklin	48	41	7	0
Fulton	2,808	1,056	1,458	294
Gilmer	172	89	54	29
Glascocock	33	5	28	0
Glynn	227	122	71	34
Gordon	177	86	91	0
Grady	117	95	22	0
Greene	100	92	8	0
Gwinnett	2,419	693	1,251	475
Habersham	128	78	50	0
Hall	617	331	231	55
Hancock	60	9	51	0
Haralson	178	166	12	0
Harris	138	56	82	0
Hart	109	51	58	0
Heard	29	7	10	12
Henry	497	236	244	17
Houston	388	58	290	40
Irwin	77	64	13	0
Jackson	77	41	32	4
Jasper	63	63	0	0
Jeff Davis	102	42	60	0
Jefferson	56	36	20	0
Jenkins	4	0	4	0
Johnson	10	10	0	0
Jones	55	14	41	0

(continued)

Table 6.2 (continued)
Geographic Mobility of Population Aged 65 and Older,
In the Past year, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
Lamar	128	74	22	32
Lanier	6	6	0	0
Laurens	58	34	24	0
Lee	25	25	0	0
Liberty	121	28	56	37
Lincoln	36	22	14	0
Long	4	0	4	0
Lowndes	175	85	90	0
Lumpkin	60	37	23	0
McDuffie	150	111	18	21
McIntosh	96	96	0	0
Macon	21	21	0	0
Madison	149	23	126	0
Marion	18	7	11	0
Meriwether	51	19	32	0
Miller	43	43	0	0
Mitchell	57	30	27	0
Monroe	95	93	2	0
Montgomery	6	0	6	0
Morgan	81	68	13	0
Murray	89	32	57	0
Muscogee	633	343	248	42
Newton	320	194	126	0
Oconee	116	58	58	0
Oglethorpe	13	6	7	0
Paulding	404	177	213	14
Peach	205	58	147	0
Pickens	173	83	61	29
Pierce	93	82	11	0
Pike	61	53	8	0
Polk	188	186	2	0
Pulaski	0	0	0	0
Putnam	75	16	59	0
Quitman	40	16	24	0
Rabun	75	21	54	0
Randolph	15	15	0	0
Richmond	528	300	217	11
Rockdale	373	209	151	13
Schley	4	0	4	0
Screven	22	22	0	0
Seminole	87	9	22	56
Spalding	355	153	174	28
Stephens	56	22	34	0
Stewart	8	6	2	0

(continued)

Table 6.2 (continued)
Geographic Mobility of Population Aged 65 and Older,
In the Past year, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
Sumter	44	32	12	0
Talbot	7	7	0	0
Taliaferro	1	1	0	0
Tattnall	140	61	79	0
Taylor	3	3	0	0
Telfair	24	24	0	0
Terrell	6	2	4	0
Thomas	171	97	66	8
Tift	172	145	15	12
Toombs	36	32	0	4
Towns	132	57	75	0
Treutlen	6	6	0	0
Troup	172	107	65	0
Turner	37	24	13	0
Twiggs	10	0	10	0
Union	273	81	192	0
Upson	89	65	24	0
Walker	334	206	128	0
Walton	268	199	69	0
Ware	149	72	26	51
Warren	17	17	0	0
Washington	58	54	4	0
Wayne	135	36	99	0
Webster	0	0	0	0
Wheeler	4	4	0	0
White	35	19	16	0
Whitfield	98	36	62	0
Wilcox	76	58	18	0
Wilkes	37	35	2	0
Wilkinson	18	18	0	0
Worth	21	21	0	0

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.

Table 6.3
Movers in the Past Year for Population Aged 65 and Older,
As a Percent of Total Population, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
United States	0.32	0.15	0.13	0.04
Georgia	0.33	0.16	0.14	0.02
Appling	0.16	0.03	0.13	0.00
Atkinson	0.15	0.00	0.15	0.00
Bacon	0.15	0.05	0.09	0.00
Baker	0.06	0.00	0.00	0.06
Baldwin	0.35	0.09	0.14	0.12
Banks	0.18	0.00	0.18	0.00
Barrow	0.43	0.23	0.20	0.00
Bartow	0.33	0.18	0.12	0.03
Ben Hill	0.15	0.07	0.08	0.00
Berrien	0.15	0.14	0.01	0.00
Bibb	0.19	0.09	0.07	0.03
Bleckley	0.19	0.05	0.15	0.00
Brantley	0.18	0.18	0.00	0.00
Brooks	0.45	0.13	0.32	0.00
Bryan	0.49	0.37	0.12	0.00
Bulloch	0.20	0.09	0.12	0.00
Burke	0.55	0.42	0.13	0.00
Butts	0.28	0.14	0.14	0.00
Calhoun	0.25	0.17	0.08	0.00
Camden	0.32	0.16	0.17	0.00
Candler	1.11	0.72	0.38	0.00
Carroll	0.19	0.11	0.08	0.00
Catoosa	0.33	0.14	0.19	0.00
Charlton	0.27	0.06	0.21	0.00
Chatham	0.20	0.09	0.10	0.02
Chattahoochee	0.00	0.00	0.00	0.00
Chattooga	0.29	0.26	0.02	0.00
Cherokee	0.38	0.21	0.18	0.00
Clarke	0.38	0.27	0.10	0.02
Clay	0.96	0.16	0.80	0.00
Clayton	0.27	0.11	0.14	0.02
Clinch	0.34	0.31	0.03	0.00
Cobb	0.34	0.14	0.18	0.02
Coffee	0.27	0.19	0.08	0.00
Colquitt	0.48	0.25	0.14	0.09
Columbia	0.70	0.38	0.28	0.04
Cook	0.14	0.07	0.08	0.00
Coweta	0.25	0.15	0.10	0.00
Crawford	0.10	0.10	0.00	0.00
Crisp	0.04	0.04	0.00	0.00

(continued)

Table 6.3 (continued)
Movers in the Past Year for Population Aged 65 and Older,
As a Percent of Total Population, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
Dade	0.29	0.00	0.29	0.00
Dawson	0.50	0.30	0.20	0.00
Decatur	0.22	0.05	0.17	0.00
DeKalb	0.32	0.19	0.11	0.02
Dodge	0.17	0.02	0.10	0.05
Dooly	0.37	0.37	0.00	0.00
Dougherty	0.16	0.11	0.05	0.00
Douglas	0.49	0.29	0.17	0.03
Early	0.07	0.07	0.00	0.00
Echols	0.00	0.00	0.00	0.00
Effingham	0.77	0.55	0.23	0.00
Elbert	0.34	0.27	0.07	0.00
Emanuel	0.60	0.05	0.55	0.00
Evans	0.69	0.60	0.00	0.09
Fannin	0.79	0.32	0.40	0.07
Fayette	0.62	0.35	0.26	0.01
Floyd	0.32	0.20	0.11	0.00
Forsyth	0.45	0.11	0.22	0.11
Franklin	0.22	0.19	0.03	0.00
Fulton	0.31	0.12	0.16	0.03
Gilmer	0.62	0.32	0.19	0.10
Glascocock	1.09	0.16	0.92	0.00
Glynn	0.29	0.16	0.09	0.04
Gordon	0.33	0.16	0.17	0.00
Grady	0.47	0.39	0.09	0.00
Greene	0.63	0.58	0.05	0.00
Gwinnett	0.31	0.09	0.16	0.06
Habersham	0.30	0.19	0.12	0.00
Hall	0.35	0.19	0.13	0.03
Hancock	0.63	0.09	0.54	0.00
Haralson	0.63	0.59	0.04	0.00
Harris	0.44	0.18	0.26	0.00
Hart	0.44	0.21	0.23	0.00
Heard	0.25	0.06	0.09	0.10
Henry	0.25	0.12	0.12	0.01
Houston	0.29	0.04	0.21	0.03
Irwin	0.81	0.67	0.14	0.00
Jackson	0.13	0.07	0.05	0.01
Jasper	0.46	0.46	0.00	0.00
Jeff Davis	0.70	0.29	0.41	0.00
Jefferson	0.33	0.22	0.12	0.00
Jenkins	0.05	0.00	0.05	0.00
Johnson	0.10	0.10	0.00	0.00
Jones	0.19	0.05	0.15	0.00

(continued)

Table 6.3 (continued)
Movers in the Past Year for Population Aged 65 and Older,
As a Percent of Total Population, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
Lamar	0.71	0.41	0.12	0.18
Lanier	0.06	0.06	0.00	0.00
Laurens	0.12	0.07	0.05	0.00
Lee	0.09	0.09	0.00	0.00
Liberty	0.19	0.04	0.09	0.06
Lincoln	0.45	0.28	0.18	0.00
Long	0.03	0.00	0.03	0.00
Lowndes	0.17	0.08	0.09	0.00
Lumpkin	0.21	0.13	0.08	0.00
McDuffie	0.70	0.52	0.08	0.10
McIntosh	0.69	0.69	0.00	0.00
Macon	0.15	0.15	0.00	0.00
Madison	0.54	0.08	0.46	0.00
Marion	0.21	0.08	0.13	0.00
Meriwether	0.23	0.09	0.15	0.00
Miller	0.71	0.71	0.00	0.00
Mitchell	0.24	0.13	0.11	0.00
Monroe	0.37	0.36	0.01	0.00
Montgomery	0.07	0.00	0.07	0.00
Morgan	0.46	0.38	0.07	0.00
Murray	0.23	0.08	0.14	0.00
Muscogee	0.34	0.18	0.13	0.02
Newton	0.33	0.20	0.13	0.00
Oconee	0.36	0.18	0.18	0.00
Oglethorpe	0.09	0.04	0.05	0.00
Paulding	0.29	0.13	0.16	0.01
Peach	0.76	0.21	0.54	0.00
Pickens	0.59	0.28	0.21	0.10
Pierce	0.51	0.45	0.06	0.00
Pike	0.35	0.30	0.05	0.00
Polk	0.46	0.46	0.00	0.00
Pulaski	0.00	0.00	0.00	0.00
Putnam	0.36	0.08	0.28	0.00
Quitman	1.66	0.67	1.00	0.00
Rabun	0.46	0.13	0.33	0.00
Randolph	0.20	0.20	0.00	0.00
Richmond	0.27	0.15	0.11	0.01
Rockdale	0.45	0.25	0.18	0.02
Schley	0.08	0.00	0.08	0.00
Screven	0.15	0.15	0.00	0.00
Seminole	1.00	0.10	0.25	0.64
Spalding	0.56	0.24	0.28	0.04
Stephens	0.22	0.09	0.13	0.00
Stewart	0.14	0.10	0.03	0.00

(continued)

Table 6.3 (continued)
Movers in the Past Year for Population Aged 65 and Older,
As a Percent of Total Population, for Georgia's Counties, 2007-2011

Area	Moved	Moved from different county	Moved from different state	Moved from abroad
Sumter	0.14	0.10	0.04	0.00
Talbot	0.10	0.10	0.00	0.00
Taliaferro	0.06	0.06	0.00	0.00
Tattnall	0.57	0.25	0.32	0.00
Taylor	0.03	0.03	0.00	0.00
Telfair	0.15	0.15	0.00	0.00
Terrell	0.06	0.02	0.04	0.00
Thomas	0.39	0.22	0.15	0.02
Tift	0.43	0.37	0.04	0.03
Toombs	0.13	0.12	0.00	0.01
Towns	1.26	0.55	0.72	0.00
Treutlen	0.09	0.09	0.00	0.00
Troup	0.26	0.16	0.10	0.00
Turner	0.42	0.27	0.15	0.00
Twiggs	0.11	0.00	0.11	0.00
Union	1.30	0.38	0.91	0.00
Upson	0.33	0.24	0.09	0.00
Walker	0.49	0.30	0.19	0.00
Walton	0.33	0.24	0.08	0.00
Ware	0.42	0.20	0.07	0.14
Warren	0.29	0.29	0.00	0.00
Washington	0.28	0.26	0.02	0.00
Wayne	0.46	0.12	0.33	0.00
Webster	0.00	0.00	0.00	0.00
Wheeler	0.05	0.05	0.00	0.00
White	0.13	0.07	0.06	0.00
Whitfield	0.10	0.04	0.06	0.00
Wilcox	0.84	0.64	0.20	0.00
Wilkes	0.36	0.34	0.02	0.00
Wilkinson	0.19	0.19	0.00	0.00
Worth	0.10	0.10	0.00	0.00

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.

Table 6.4
Retiree Attraction Indices:
Overall, Other Georgia Counties, Other States, and Abroad, 2007-2011

Area	Overall	Other Georgia counties	Other states	Abroad
United States	100	100	100	100
Georgia	103	107	108	64
Appling	50	22	96	0
Atkinson	45	0	109	0
Bacon	45	36	68	0
Baker	18	0	0	162
Baldwin	110	57	107	343
Banks	55	0	134	0
Barrow	133	150	149	0
Bartow	103	116	92	88
Ben Hill	46	45	60	0
Berrien	46	90	8	0
Bibb	60	60	56	79
Bleckley	60	30	111	0
Brantley	56	117	0	0
Brooks	139	85	239	0
Bryan	152	241	92	0
Bulloch	63	57	87	0
Burke	169	274	95	0
Butts	88	93	107	0
Calhoun	76	110	58	0
Camden	101	103	126	0
Candler	343	471	289	0
Carroll	60	74	60	0
Catoosa	101	90	142	0
Charlton	84	36	161	0
Chatham	63	60	72	42
Chattahoochee	0	0	0	0
Chattooga	89	173	18	0
Cherokee	119	135	133	0
Clarke	118	174	73	50
Clay	298	104	601	0
Clayton	84	74	104	50
Clinch	106	204	22	0
Cobb	104	90	137	45
Coffee	83	124	60	0
Colquitt	148	163	105	248
Columbia	217	246	213	108
Cook	44	43	58	0
Coweta	76	96	75	0
Crawford	32	67	0	0
Crisp	13	28	0	0

(continued)

Table 6.4 (continued)
Retiree Attraction Indices:
Overall, Other Georgia Counties, Other States, and Abroad, 2007-2011

Area	Overall	Other Georgia counties	Other states	Abroad
Dade	91	0	219	0
Dawson	154	194	151	0
Decatur	68	33	128	0
DeKalb	100	125	81	67
Dodge	52	12	78	129
Dooly	115	241	0	0
Dougherty	48	69	38	0
Douglas	151	190	126	82
Early	22	47	0	0
Echols	0	0	0	0
Effingham	240	358	170	0
Elbert	104	177	49	0
Emanuel	187	35	412	0
Evans	215	392	0	255
Fannin	245	210	300	189
Fayette	193	228	198	26
Floyd	98	133	85	0
Forsyth	138	74	164	315
Franklin	68	123	24	0
Fulton	97	77	122	90
Gilmer	191	208	145	286
Glascock	337	108	694	0
Glynn	90	102	69	120
Gordon	102	104	127	0
Grady	147	251	67	0
Greene	196	380	38	0
Gwinnett	96	58	120	167
Habersham	94	121	89	0
Hall	109	123	99	87
Hancock	195	62	403	0
Haralson	195	382	32	0
Harris	137	117	198	0
Hart	136	134	176	0
Heard	77	39	64	284
Henry	78	78	93	24
Houston	89	28	160	81
Irwin	251	439	103	0
Jackson	40	45	41	19
Jasper	144	303	0	0
Jeff Davis	216	187	308	0
Jefferson	104	140	90	0
Jenkins	15	0	37	0
Johnson	31	66	0	0
Jones	60	32	109	0

(continued)

Table 6.4 (continued)
Retiree Attraction Indices:
Overall, Other Georgia Counties, Other States, and Abroad, 2007-2011

Area	Overall	Other Georgia counties	Other states	Abroad
Lamar	221	269	92	492
Lanier	20	41	0	0
Laurens	38	47	38	0
Lee	28	58	0	0
Liberty	60	29	67	162
Lincoln	140	180	132	0
Long	9	0	22	0
Lowndes	51	53	64	0
Lumpkin	64	83	59	0
McDuffie	217	338	63	270
McIntosh	215	453	0	0
Macon	45	95	0	0
Madison	167	54	343	0
Marion	66	54	98	0
Meriwether	72	57	110	0
Miller	221	465	0	0
Mitchell	75	83	86	0
Monroe	113	234	6	0
Montgomery	21	0	50	0
Morgan	142	250	55	0
Murray	70	53	109	0
Muscogee	106	120	100	62
Newton	102	130	97	0
Oconee	113	119	137	0
Oglethorpe	28	27	36	0
Paulding	91	84	117	28
Peach	234	140	408	0
Pickens	184	186	157	274
Pierce	158	294	45	0
Pike	108	198	34	0
Polk	144	299	4	0
Pulaski	0	0	0	0
Putnam	111	50	212	0
Quitman	516	434	750	0
Rabun	144	85	251	0
Randolph	61	129	0	0
Richmond	84	100	83	15
Rockdale	139	164	136	43
Schley	26	0	63	0
Screven	47	99	0	0
Seminole	310	68	190	1777
Spalding	175	159	208	123
Stephens	67	56	99	0
Stewart	42	67	26	0

(continued)

Table 6.4 (continued)
Retiree Attraction Indices:
Overall, Other Georgia Counties, Other States, and Abroad, 2007-2011

Area	Overall	Other		Abroad
		Georgia counties	Other states	
Sumter	42	64	28	0
Talbot	32	67	0	0
Taliaferro	17	37	0	0
Tattnall	177	162	242	0
Taylor	11	22	0	0
Telfair	47	98	0	0
Terrell	20	14	32	0
Thomas	120	143	112	50
Tift	135	239	28	84
Toombs	42	78	0	41
Towns	392	356	540	0
Treutlen	27	57	0	0
Troup	81	107	75	0
Turner	129	176	110	0
Twiggs	34	0	83	0
Union	402	251	685	0
Upson	102	157	67	0
Walker	153	199	142	0
Walton	102	159	63	0
Ware	129	131	55	393
Warren	91	191	0	0
Washington	86	168	14	0
Wayne	142	79	252	0
Webster	0	0	0	0
Wheeler	17	36	0	0
White	41	47	45	0
Whitfield	30	24	47	0
Wilcox	261	419	150	0
Wilkes	110	219	14	0
Wilkinson	59	124	0	0
Worth	30	64	0	0

Note: The retiree attraction index compares the number of persons 65 and older who moved to the county as a percentage of that county's total population to the same ratio estimated for the U.S. An index value over 100 indicates that the county is a retiree magnet—does a better than average job of attracting retirees. An index value that equals 100 indicates that the county does an average job of attracting retirees. An index value below 100 indicates that the county does a below average job of attracting retirees. Counties with retiree attraction index values over 100 appear to be successful in attracting retirees.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.

Table 6.5
Georgia's Metropolitan Counties
Overall Retiree Attraction Index, 2007-2011

Area	Overall	Other		Abroad
		Georgia counties	Other states	
Effingham	240	358	170	0
Peach	234	140	408	0
Lamar	221	269	92	492
McDuffie	217	338	63	270
Columbia	217	246	213	108
McIntosh	215	453	0	0
Haralson	195	382	32	0
Fayette	193	228	198	26
Pickens	184	186	157	274
Spalding	175	159	208	123
Burke	169	274	95	0
Madison	167	54	343	0
Dawson	154	194	151	0
Walker	153	199	142	0
Bryan	152	241	92	0
Douglas	151	190	126	82
Jasper	144	303	0	0
Morgan	142	250	55	0
Lincoln	140	180	132	0
Brooks	139	85	239	0
Rockdale	139	164	136	43
Forsyth	138	74	164	315
Harris	137	117	198	0
Barrow	133	150	149	0
Cherokee	119	135	133	0
Clarke	118	174	73	50
Monroe	113	234	6	0
Oconee	113	119	137	0
Hall	109	123	99	87
Pike	108	198	34	0
Muscogee	106	120	100	62
Cobb	104	90	137	45
Bartow	103	116	92	88
Walton	102	159	63	0
Newton	102	130	97	0
Catoosa	101	90	142	0
DeKalb	100	125	81	67
Floyd	98	133	85	0
Fulton	97	77	122	90
Gwinnett	96	58	120	167
Paulding	91	84	117	28
Dade	91	0	219	0
Glynn	90	102	69	120
Houston	89	28	160	81
Butts	88	93	107	0

(continued)

Table 6.5 (continued)
Georgia's Metropolitan Counties
Overall Retiree Attraction Index, 2007-2011

Area	Overall	Other		Abroad
		Georgia counties	Other states	
Clayton	84	74	104	50
Richmond	84	100	83	15
Henry	78	78	93	24
Heard	77	39	64	284
Coweta	76	96	75	0
Meriwether	72	57	110	0
Murray	70	53	109	0
Marion	66	54	98	0
Chatham	63	60	72	42
Jones	60	32	109	0
Bibb	60	60	56	79
Carroll	60	74	60	0
Liberty	60	29	67	162
Brantley	56	117	0	0
Lowndes	51	53	64	0
Dougherty	48	69	38	0
Twiggs	34	0	83	0
Crawford a	32	67	0	0
Whitfield	30	24	47	0
Worth	30	64	0	0
Oglethorpe	28	27	36	0
Lee	28	58	0	0
Terrell	20	14	32	0
Lanier	20	41	0	0
Baker	18	0	0	162
Long	9	0	22	0
Chattahoochee	0	0	0	0
Echols	0	0	0	0
Pulaski	0	0	0	0

Note: The retiree attraction index compares the number of persons 65 and older who moved to the county as a percentage of that county's total population to the same ratio estimated for the U.S. An index value over 100 indicates that the county is a retiree magnet—does a better than average job of attracting retirees. An index value that equals 100 indicates that the county does an average job of attracting retirees. An index value below 100 indicates that the county does a below average job of attracting retirees. Counties with retiree attraction index values over 100 appear to be successful in attracting retirees.

Metropolitan counties belong to metropolitan statistical areas and micropolitan counties belong to micropolitan statistical areas. The terms metropolitan and micropolitan statistical areas refer to geographic entities created by the Office of Management and Budget for use by federal statistical agencies. A metropolitan statistical area contains a core urban area of 50,000 or more people. A micropolitan area contains an urban core of at least 10,000 (but less than 50,000) people.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.

Table 6.6
Georgia's Micropolitan Counties
Overall Retiree Attraction Index, 2007-2011

Area	Overall	Other		Abroad
		Georgia counties	Other states	
Hancock	195	62	403	0
Pierce	158	294	45	0
Colquitt	148	163	105	248
Polk	144	299	4	0
Wayne	142	79	252	0
Tift	135	239	28	84
Ware	129	131	55	393
Thomas	120	143	112	50
Baldwin	110	57	107	343
Upson	102	157	67	0
Gordon	102	104	127	0
Camden	101	103	126	0
Habersham	94	121	89	0
Chattooga	89	173	18	0
Coffee	83	124	60	0
Troup	81	107	75	0
Decatur	68	33	128	0
Stephens	67	56	99	0
Bulloch	63	57	87	0
Ben Hill	46	45	60	0
Sumter	42	64	28	0
Toombs	42	78	0	41
Jackson	40	45	41	19
Laurens	38	47	38	0
Johnson	31	66	0	0
Schley	26	0	63	0
Montgomery	21	0	50	0
Crisp	13	28	0	0

Note: The retiree attraction index compares the number of persons 65 and older who moved to the county as a percentage of that county's total population to the same ratio estimated for the U.S. An index value over 100 indicates that the county is a retiree magnet—does a better than average job of attracting retirees. An index value that equals 100 indicates that the county does an average job of attracting retirees. An index value below 100 indicates that the county does a below average job of attracting retirees. Counties with retiree attraction index values over 100 appear to be successful in attracting retirees.

Metropolitan counties belong to metropolitan statistical areas and micropolitan counties belong to micropolitan statistical areas. The terms metropolitan and micropolitan statistical areas refer to geographic entities created by the Office of Management and Budget for use by federal statistical agencies. A metropolitan statistical area contains a core urban area of 50,000 or more people. A micropolitan area contains an urban core of at least 10,000 (but less than 50,000) people.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.

Table 6.7
Georgia's Rural Counties
Overall Retiree Attraction Index, 2007-2011

Area	Overall	Other Georgia counties	Other states	Abroad
Quitman	516	434	750	0
Union	402	251	685	0
Towns	392	356	540	0
Candler	343	471	289	0
Glascock	337	108	694	0
Seminole	310	68	190	1777
Clay	298	104	601	0
Wilcox	261	419	150	0
Irwin	251	439	103	0
Fannin	245	210	300	189
Miller	221	465	0	0
Jeff Davis	216	187	308	0
Evans	215	392	0	255
Greene	196	380	38	0
Gilmer	191	208	145	286
Emanuel	187	35	412	0
Tattnall	177	162	242	0
Grady	147	251	67	0
Rabun	144	85	251	0
Hart	136	134	176	0
Turner	129	176	110	0
Dooly	115	241	0	0
Putnam	111	50	212	0
Wilkes	110	219	14	0
Clinch	106	204	22	0
Elbert	104	177	49	0
Jefferson	104	140	90	0
Warren	91	191	0	0
Washington	86	168	14	0
Charlton	84	36	161	0
Calhoun	76	110	58	0
Mitchell	75	83	86	0
Franklin	68	123	24	0
Lumpkin	64	83	59	0
Randolph	61	129	0	0
Bleckley	60	30	111	0
Wilkinson	59	124	0	0
Banks	55	0	134	0
Dodge	52	12	78	129
Appling	50	22	96	0
Screven	47	99	0	0
Telfair	47	98	0	0
Berrien	46	90	8	0
Atkinson	45	0	109	0
Macon	45	95	0	0

(continued)

Table 6.7 (continued)
Georgia's Rural Counties
Overall Retiree Attraction Index, 2007-2011

Area	Overall	Other		Abroad
		Georgia counties	Other states	
Bacon	45	36	68	0
Cook	44	43	58	0
Stewart	42	67	26	0
White	41	47	45	0
Talbot	32	67	0	0
Treutlen	27	57	0	0
Early	22	47	0	0
Taliaferro	17	37	0	0
Wheeler	17	36	0	0
Jenkins	15	0	37	0
Taylor	11	22	0	0
Webster	0	0	0	0

Note: The retiree attraction index compares the number of persons 65 and older who moved to the county as a percentage of that county's total population to the same ratio estimated for the U.S. An index value over 100 indicates that the county is a retiree magnet—does a better than average job of attracting retirees. An index value that equals 100 indicates that the county does an average job of attracting retirees. An index value below 100 indicates that the county does a below average job of attracting retirees. Counties with retiree attraction index values over 100 appear to be successful in attracting retirees.

Metropolitan counties belong to metropolitan statistical areas and micropolitan counties belong to micropolitan statistical areas. The terms metropolitan and micropolitan statistical areas refer to geographic entities created by the Office of Management and Budget for use by federal statistical agencies. A metropolitan statistical area contains a core urban area of 50,000 or more people. A micropolitan area contains an urban core of at least 10,000 (but less than 50,000) people.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.

Table 6.8
Georgia Counties Retiree Population Index
and Retiree Attraction Indices, 2007-2011

Area	Retiree Population Index	Retiree Attraction Index			
		Overall	Other Georgia counties	Other states	Abroad
United States	100	100	100	100	100
Georgia	81	103	107	108	64
Towns	219	392	356	540	0
Union	198	402	251	685	0
Fannin	166	245	210	300	189
Rabun	159	144	85	251	0
Webster	157	0	0	0	0
Greene	155	196	380	38	0
Quitman	154	516	434	750	0
Taliaferro	151	17	37	0	0
Miller	148	221	465	0	0
Wilkes	144	110	219	14	0
Seminole	143	310	68	190	1777
Randolph	142	61	129	0	0
Stewart	136	42	67	26	0
Baker	136	18	0	0	162
Putnam	135	111	50	212	0
Hart	135	136	134	176	0
Gilmer	133	191	208	145	286
White	133	41	47	45	0
Warren	133	91	191	0	0
Lincoln	131	140	180	132	0
Clay	131	298	104	601	0
Franklin	131	68	123	24	0
McIntosh	129	215	453	0	0
Elbert	127	104	177	49	0
Stephens	126	67	56	99	0
Early	124	22	47	0	0
Pickens	123	184	186	157	274
Talbot	122	32	67	0	0
Brooks	121	139	85	239	0
Jenkins	121	15	0	37	0
Glascocock	120	337	108	694	0
Meriwether	120	72	57	110	0
Wilkinson	119	59	124	0	0
Twiggs	119	34	0	83	0
Habersham	119	94	121	89	0
Upton	119	102	157	67	0
Ware	118	129	131	55	393
Morgan	117	142	250	55	0
Thomas	116	120	143	112	50
Walker	115	153	199	142	0

(continued)

Table 6.8 (continued)
Georgia Counties Retiree Population Index
and Retiree Attraction Indices, 2007-2011

Area	Retiree Population Index	Retiree Attraction Index			
		Overall	Other Georgia counties	Other states	Abroad
Glynn	115	90	102	69	120
Bleckley	115	60	30	111	0
Hancock	115	195	62	403	0
Irwin	114	251	439	103	0
Screven	113	47	99	0	0
Terrell	113	20	14	32	0
Turner	112	129	176	110	0
Jefferson	112	104	140	90	0
Wilcox	112	261	419	150	0
Taylor	112	11	22	0	0
Chattooga	111	89	173	18	0
Candler	111	343	471	289	0
Dade	110	91	0	219	0
Laurens	110	38	47	38	0
Worth	110	30	64	0	0
Floyd	109	98	133	85	0
Marion	109	66	54	98	0
Johnson	109	31	66	0	0
Crisp	108	13	28	0	0
Clinch	108	106	204	22	0
Dodge	107	52	12	78	129
Ben Hill	107	46	45	60	0
Emanuel	107	187	35	412	0
Berrien	107	46	90	8	0
Decatur	107	68	33	128	0
Dooly	106	115	241	0	0
Haralson	106	195	382	32	0
Telfair	106	47	98	0	0
Polk	105	144	299	4	0
Pierce	105	158	294	45	0
Grady	105	147	251	67	0
Lamar	105	221	269	92	492
Washington	105	86	168	14	0
McDuffie	105	217	338	63	270
Dawson	104	154	194	151	0
Madison	104	167	54	343	0
Oglethorpe	104	28	27	36	0
Catoosa	104	101	90	142	0
Toombs	104	42	78	0	41
Cook	103	44	43	58	0
Monroe	103	113	234	6	0
Evans	103	215	392	0	255
Appling	101	50	22	96	0
Spalding	101	175	159	208	123

(continued)

Table 6.8 (continued)
Georgia Counties Retiree Population Index
and Retiree Attraction Indices, 2007-2011

Area	Retiree Population Index	Retiree Attraction Index			
		Overall	Other Georgia counties	Other states	Abroad
Heard	100	77	39	64	284
Treutlen	100	27	57	0	0
Charlton	100	84	36	161	0
Mitchell	100	75	83	86	0
Harrisa	99	137	117	198	0
Tift	99	135	239	28	84
Colquitt	99	148	163	105	248
Jeff Davis	99	216	187	308	0
Bibb	98	60	60	56	79
Wayne	98	142	79	252	0
Bacon	98	45	36	68	0
Montgomery	97	21	0	50	0
Sumter	97	42	64	28	0
Crawford	96	32	67	0	0
Butts	96	88	93	107	0
Chatham	95	63	60	72	42
Fayette	95	193	228	198	26
Macon	95	45	95	0	0
Lumpkin	95	64	83	59	0
Jones	95	60	32	109	0
Troup	95	81	107	75	0
Banks	95	55	0	134	0
Jasper	94	144	303	0	0
Dougherty	94	48	69	38	0
Pike	94	108	198	34	0
Baldwin	92	110	57	107	343
Brantley	92	56	117	0	0
Pulaski	92	0	0	0	0
Jackson	91	40	45	41	19
Tattnall	90	177	162	242	0
Walton	90	102	159	63	0
Burke	90	169	274	95	0
Muscogee	90	106	120	100	62
Wheeler	90	17	36	0	0
Gordon	88	102	104	127	0
Richmond	88	84	100	83	15
Peach	87	234	140	408	0
Coffee	86	83	124	60	0
Hall	85	109	123	99	87
Lanier	85	20	41	0	0
Whitfield	83	30	24	47	0
Oconee	82	113	119	137	0
Schley	82	26	0	63	0
Carroll	82	60	74	60	0

(continued)

Table 6.8 (continued)
Georgia Counties Retiree Population Index
and Retiree Attraction Indices, 2007-2011

Area	Retiree Population Index	Retiree Attraction Index			
		Overall	Other Georgia counties	Other states	Abroad
Calhoun	81	76	110	58	0
Bartow	81	103	116	92	88
Murray	80	70	53	109	0
Rockdale	80	139	164	136	43
Houston	80	89	28	160	81
Columbia	79	217	246	213	108
Coweta	78	76	96	75	0
Atkinson	76	45	0	109	0
Lowndes	75	51	53	64	0
Newton	74	102	130	97	0
Barrow	73	133	150	149	0
Camden	70	101	103	126	0
Cherokee	70	119	135	133	0
Bulloch	70	63	57	87	0
Effingham	70	240	358	170	0
DeKalb	69	100	125	81	67
Fulton	68	97	77	122	90
Forsyth	68	138	74	164	315
Cobb	66	104	90	137	45
Bryan	66	152	241	92	0
Clarke	65	118	174	73	50
Douglas	64	151	190	126	82
Lee	64	28	58	0	0
Henry	63	78	78	93	24
Echols	60	0	0	0	0
Long	56	9	0	22	0
Paulding	55	91	84	117	28
Gwinnett	52	96	58	120	167
Clayton	51	84	74	104	50
Liberty	47	60	29	67	162
Chattahoochee	29	0	0	0	0

Note: The retiree population index compares retirees' share of the total population of a county to retirees' share of the total population of the U.S. See Table 6.1 for complete definition. The retiree attraction index compares the number of persons 65 and older who moved to the county as a percentage of that county's total population to the same ratio estimated for the U.S. See Table 6.4 for complete definition.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, based on the U.S. Census Bureau's 2007-2011 American Community Survey.



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