

BUILDING FUTURES:

Workforce Housing + Economic Development



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Georgia Tech Enterprise Innovation Institute
Center for Economic
Development Research

GT Center for Economic Development Research

Engineering your economic development success



Economic and Fiscal Impact Assessments



Housing Market and Needs Analyses



Strategic Planning: City, County, Regional, State



Downtown Development and Real Estate Redevelopment



Labor Market Analysis and Workforce Development



Basic Economic Development Course



Cost of Community Services



Tailored Trainings



Georgia AIM



Certified Economic Development Ready Communities (CEDR-C™)





Housing by the Numbers

Nation and Georgia Trends



Georgia Tech Enterprise Innovation Institute
Center for Economic
Development Research

National Housing Statistics

Housing Shortfall in 2026

The U.S. has a housing shortage of

4.7 Million
National Association of Realtors

units totaling, including rental and owned, single-family and multifamily, affordable and market rate. The housing shortage has almost doubled over the past ten years from 2.5 million.



National Housing Statistics

Housing Shortfall in 2026

WHY?

- Regional imbalances from migration
- Chronic underbuilding + risk
- High mortgage rates + 'lock In'
- Lack of entry-level housing
- Investor acquisitions
- Loan and construction costs
- Labor shortage + expense
- Aging housing + lack of maintenance
- Restrictive zoning + land use
- Regulatory costs and delays¹

¹Regulations account for nearly \$94,000 of the average new home price. ([NAHB](#))

National Housing Statistics

Owning a Home in 2026

HOME PRICES + INCOME (nominal)


- Since 2019, household income has increased **22%** to \$83,730. (Census)
- Adjusted for inflation, that increase is only **0.56%**. (Census)
- The 2025 median existing home price is **60%** higher than 2019. (NAR)
- Average new single-family house prices moved higher in 2025 to a record **\$534,100**. (Census)
- Median monthly mortgage payments hit a record high in 2025 at **\$2,807** per month. (Redfin)
- Median home price is now **5 times** median household income, historically 3x. (Harvard University)
- Buying a home is now **57%** more expensive than renting. (homeabroadinc.com)



National Housing Statistics

Owning a Home in 2026

COSTS + BUYERS (nominal)

- The 30-year mortgage rate increased from a low of 2.65% to a high of **7.8%** in 2023. ([Freddie Mac](#))
 - Home insurance premiums in Georgia have increased **36%** since 2019. ([LendingTree](#))
 - Power and grocery costs have risen about **30%** since 2019. ([EIA](#))
 - First-time buyers make up only **24%** of the market, the lowest on record. ([NAR](#))
 - Today's first-time home buyer in the U.S. is **38** years old; ten years ago, the age was 31. ([NAR](#))
 - A 40-year-old first-time buyer will be **70** years old when the 30-year mortgage is paid.
 - 20.3 million, or **24%** of all owner households spend over 30% of income on housing. ([Harvard](#))
- 

National Housing Statistics

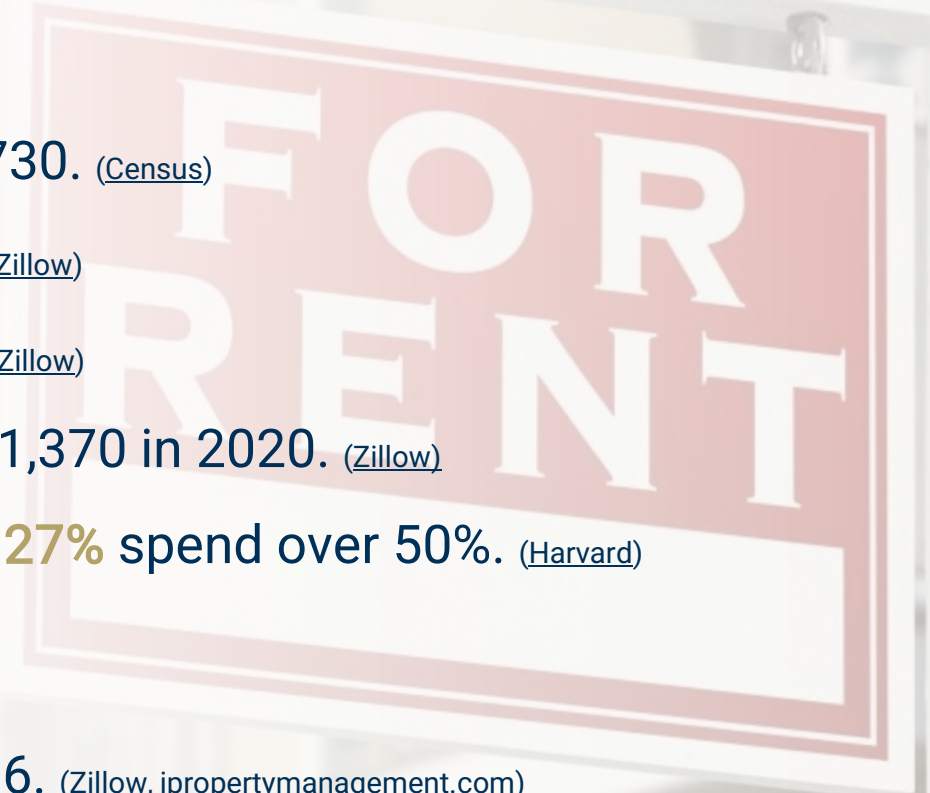
Renting in 2026

U.S. RENTS (nominal)

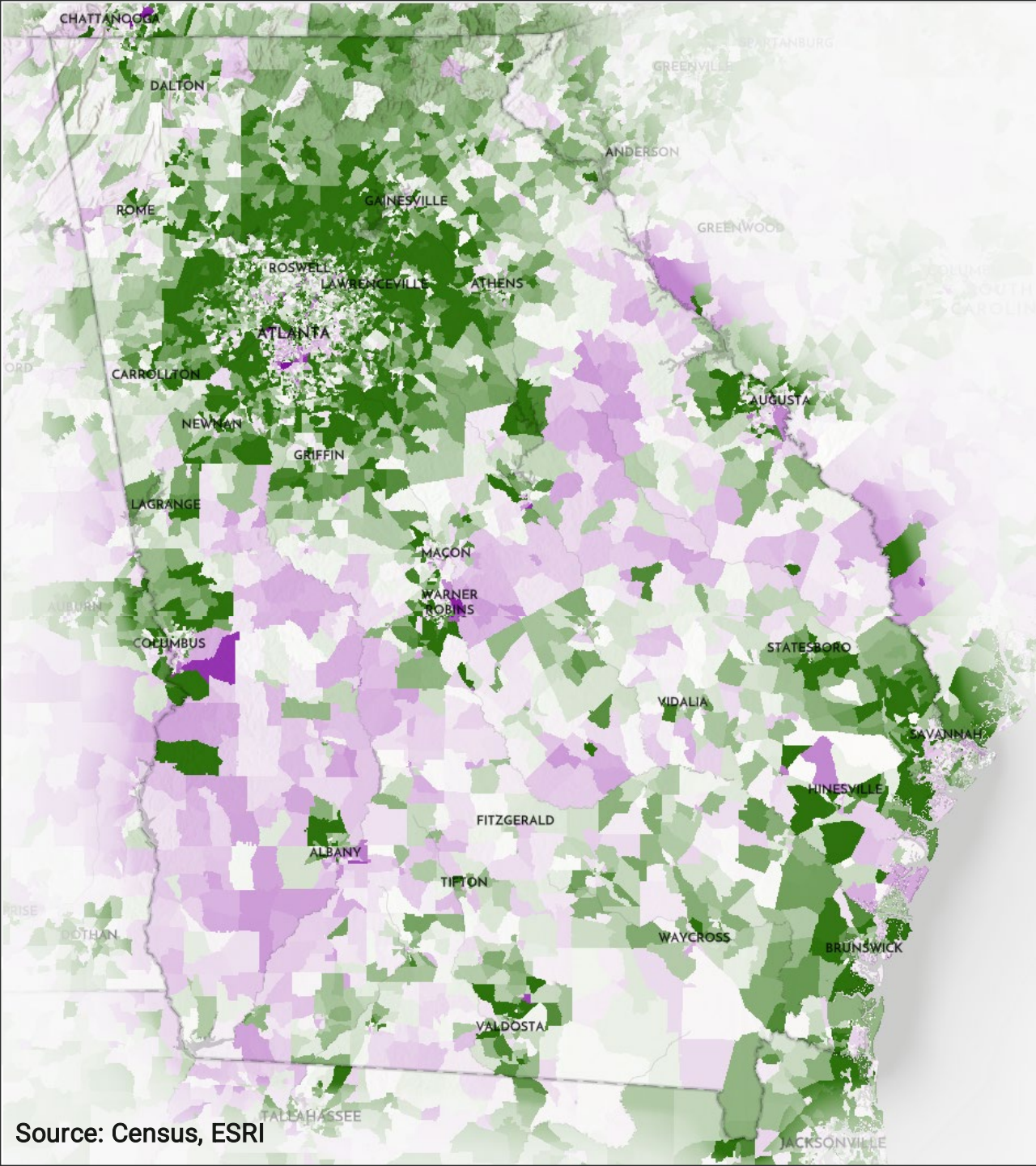
- Since 2019, household income has increased **22%** to \$83,730. (Census)
- Average rent has risen **66%** to \$2,015 (all property types). (Zillow)
- Average apartment rent rose **48.6%** since 2020 to \$1,979. (Zillow)
- Average single-family home rent rose to **\$2,256**, up from \$1,370 in 2020. (Zillow)
- **Half** of renters spend over **30%** of income on housing, and **27%** spend over **50%**. (Harvard)

GEORGIA RENTS (nominal)

- Average rent in Georgia increased **85%** since 2020 to \$1,936. (Zillow, [ipropertymanagement.com](https://www.ipropertymanagement.com))
- A full-time worker must earn **\$28.98** per hour to afford the average 2-bedroom rental. (NLIHC)
- **53%** of renting households in Georgia are cost-burdened. (Census)



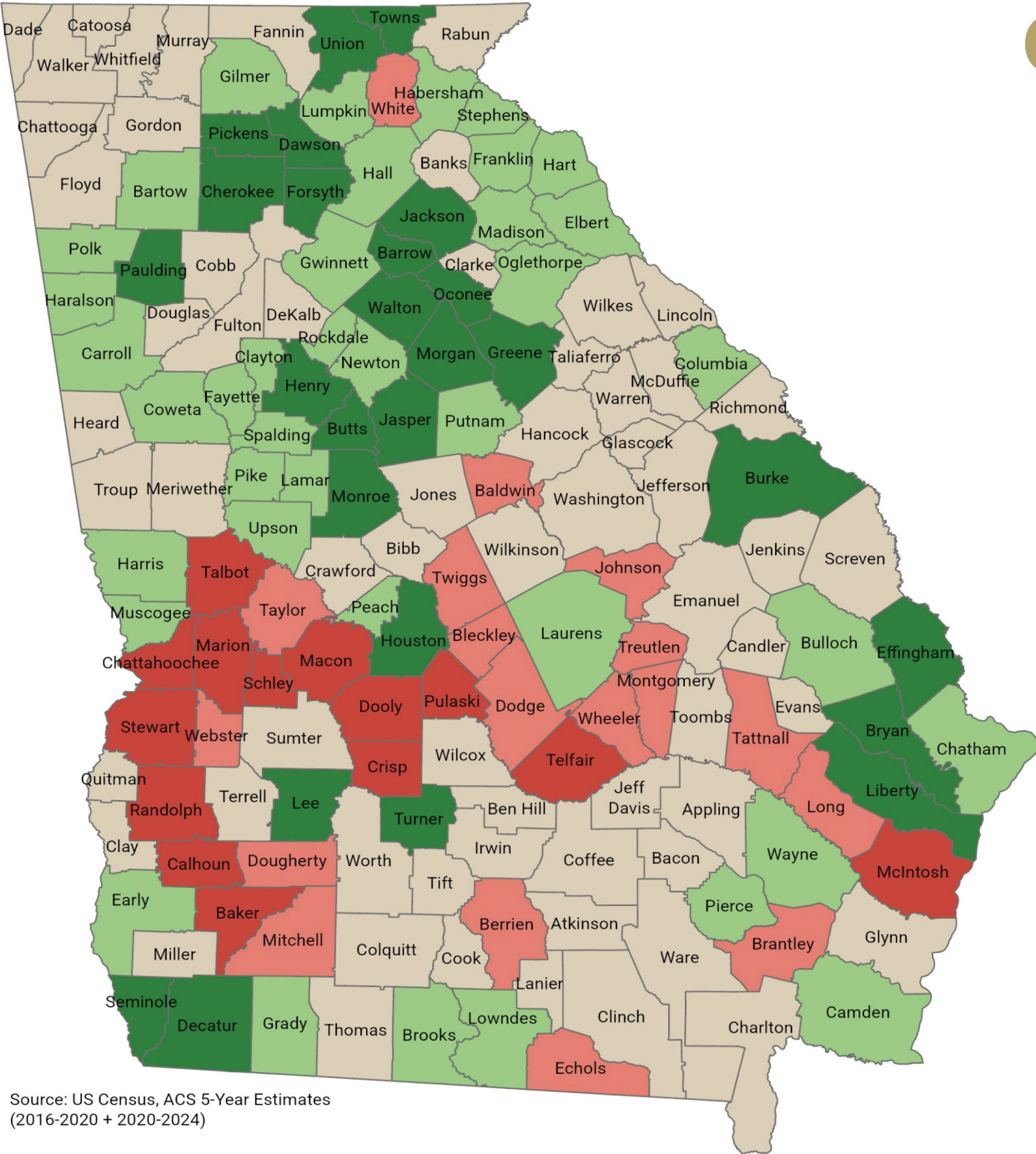
Georgia Population Gains + Losses 2000-2028



- Large Gain
- Moderate Gain
- No Change
- Moderate Loss
- Large Loss

Source: Census, ESRI

Georgia County Population Growth Trends 2020-2024



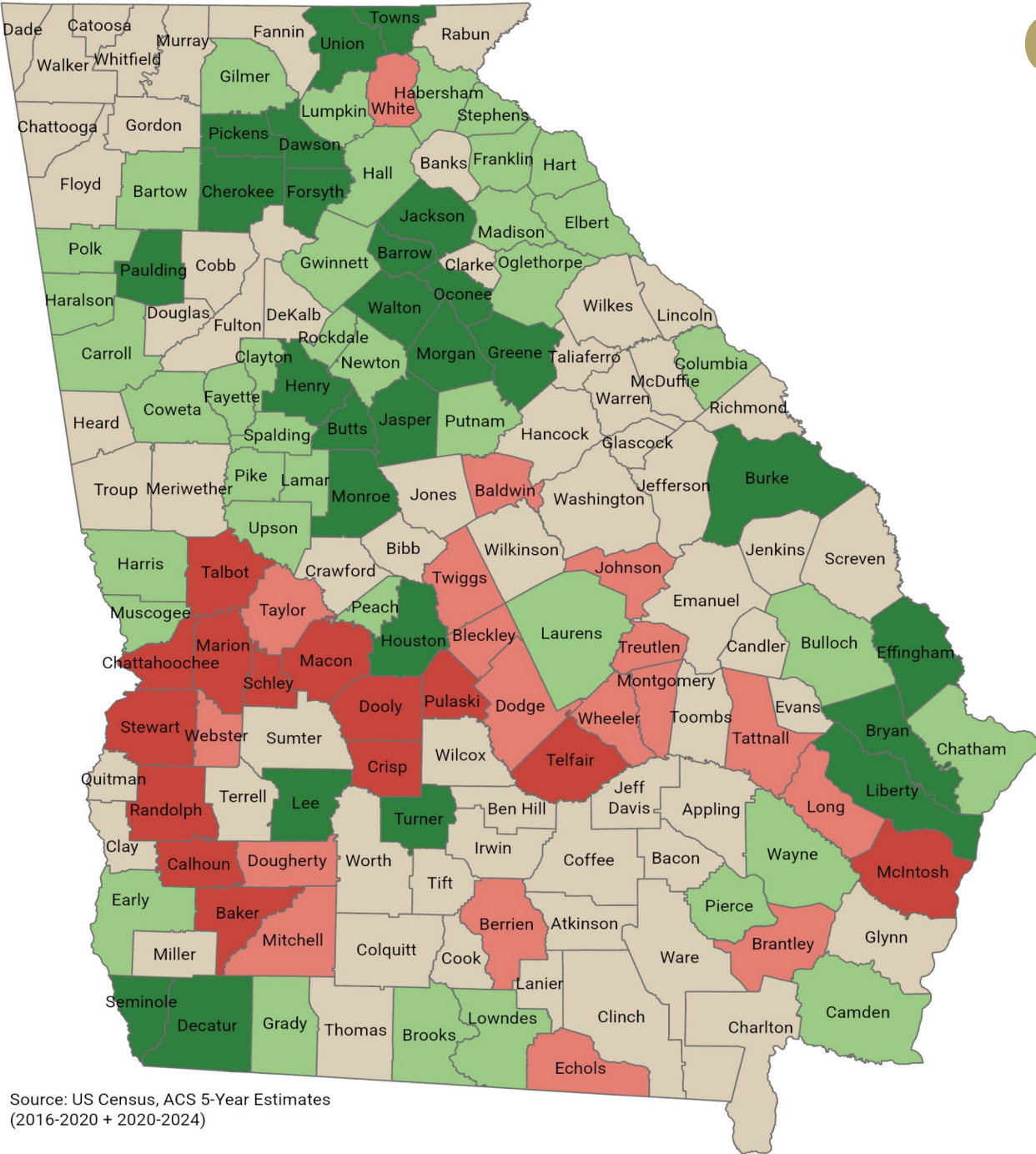
Top ten counties with the highest percent population gain.

Rank	County	2020 Population	2024 Population	Change	Growth
1	Bryan	38,321	48,263	9,942	26%
2	Jackson	70,467	84,757	14,290	20%
3	Dawson	25,277	30,242	4,965	20%
4	Jasper	14,074	15,929	1,855	13%
5	Lee	29,735	33,626	3,891	13%
6	Forsyth	236,605	267,287	30,682	13%
7	Greene	17,808	20,109	2,301	13%
8	Turner	7,920	8,939	1,019	13%
9	Morgan	18,832	21,078	2,246	12%
10	Seminole	8,218	9,156	938	14%

The higher the growth rate, the darker the green. The higher the loss rate, the darker the red.

Source: US Census, ACS 5-Year Estimates (2016-2020 + 2020-2024)

Georgia County Population Growth Trends 2020-2024



Top ten counties with the highest percent population loss.

Rank	County	2020 Population	2024 Population	Change	Growth
1	Telfair	15,871	11,831	-4,040	-26%
2	Stewart	6,446	4,869	-1,577	-25%
3	McIntosh	14,217	11,312	-2,905	-20%
4	Dooly	13,571	10,984	-2,587	-20%
5	Chattahoochee	10,470	8,887	-1,583	-15%
6	Schley	5,215	4,513	-702	-14%
7	Calhoun	6,301	5,498	-803	-13%
8	Crisp	22,509	19,790	-2,719	-12%
9	Pulaski	11,185	9,939	-1,246	-11%
10	Marion	8,450	7,509	-941	-11%

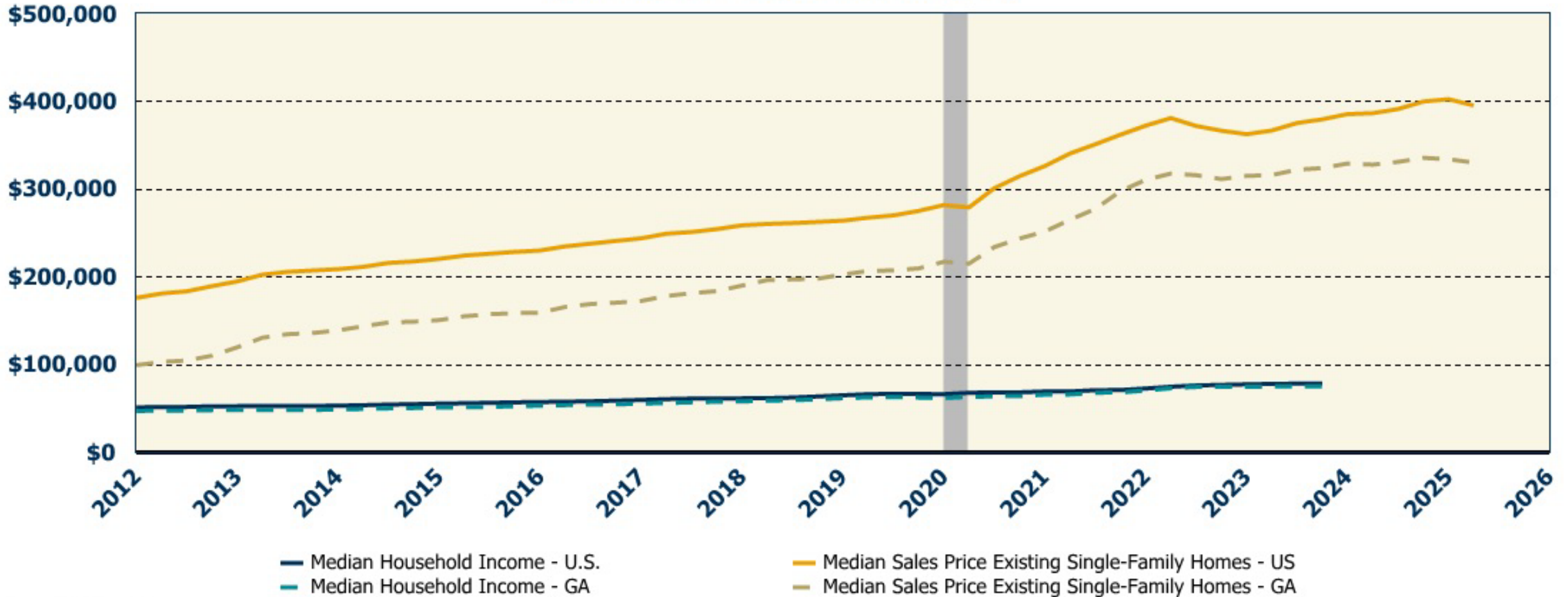
The higher the growth rate, the darker the green. The higher the loss rate, the darker the red.

Source: US Census, ACS 5-Year Estimates (2016-2020 + 2020-2024)

Housing vs Wages

Housing Affordability

(Median Home Price and Median Household Income)



Source: U.S. Census Bureau



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30-Year Fixed Rate Mortgage: 6.35%

Mortgage Rate Trends



Source: Freddie Mac; Data as of May 7, 2026 • Embed

Forbes ADVISOR



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Workforce Housing is Economic Development

Your Workforce is Your Future



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Workforce Housing is Economic Development

Housing Impacts Site Selection

● Cost of Doing Business

● Commute Times

● Quality of Life

● Wages

“In the early project phases, we evaluate data points including median home price, home price-to-income ratio, housing vacancy, and rental vacancy. When we get to site visits, we will often request to drive through neighborhoods where workers may live. We also often discuss housing challenges in our interviews with local business leaders.”

– Tess Fay, Vice President of Location Intelligence for Global Location Strategies.



Workforce Housing Impacts Employers

Communities without available and affordable housing struggle to compete for new jobs and investments.

Lack of affordable housing near job centers can:

- Increases commuting time and cost
- Lead to traffic congestion and road widening costs
- Necessitate infrastructure expansion and maintenance
- Higher absenteeism
- Increases turnover
- Raises wage requirements
- Hinders recruitment and expansion efforts
- Limits talent attraction and retention
- ‘Brain drain’ and loss of younger workforce to more affordable areas





Defining Workforce Housing

80% - 120% HUD Area Median Income



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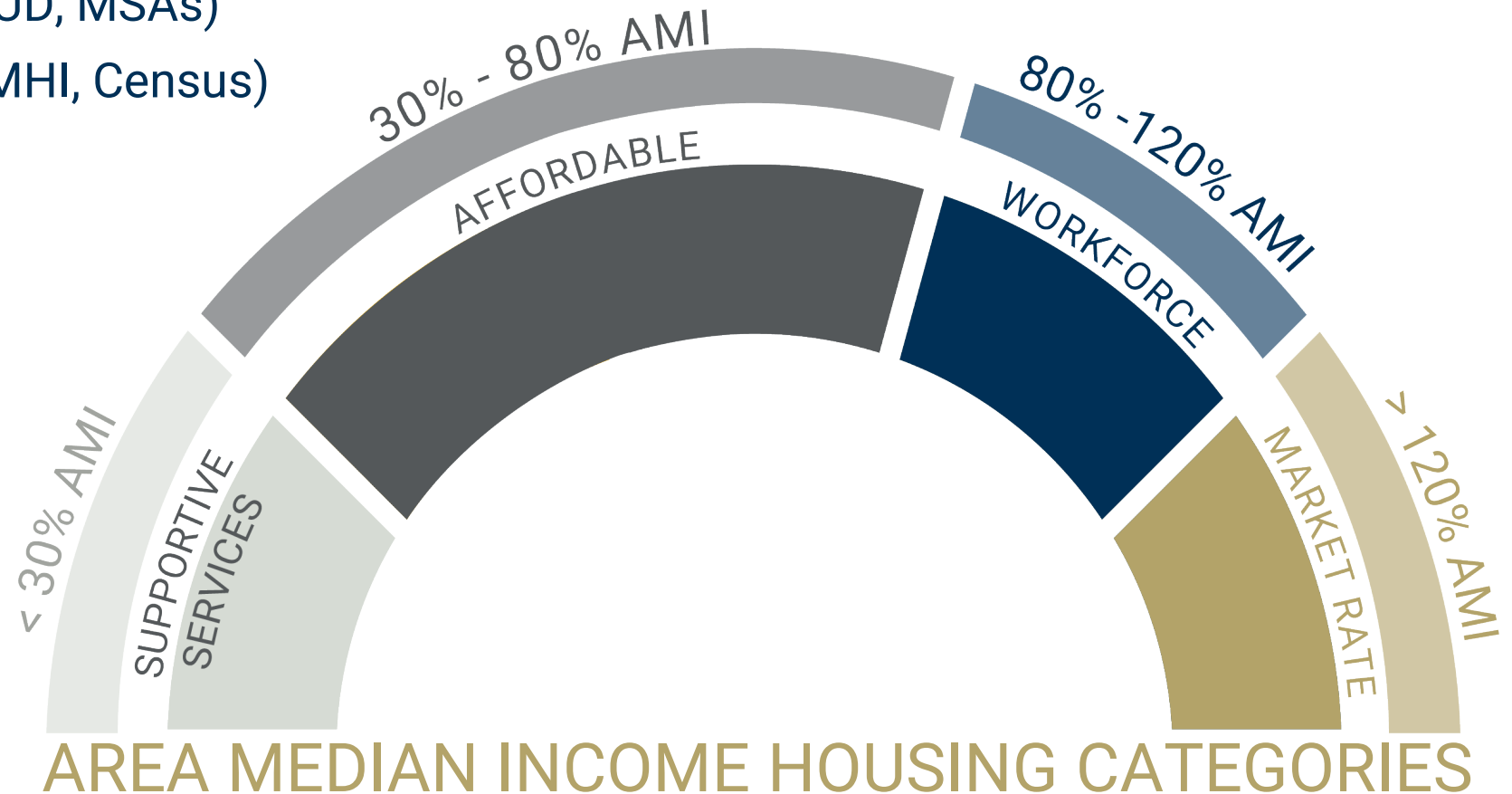
In rural Georgia, 30%–35% of households fall into the 80–120% AMI workforce income band.

In the SWGA Region, this includes over 47,000 households.



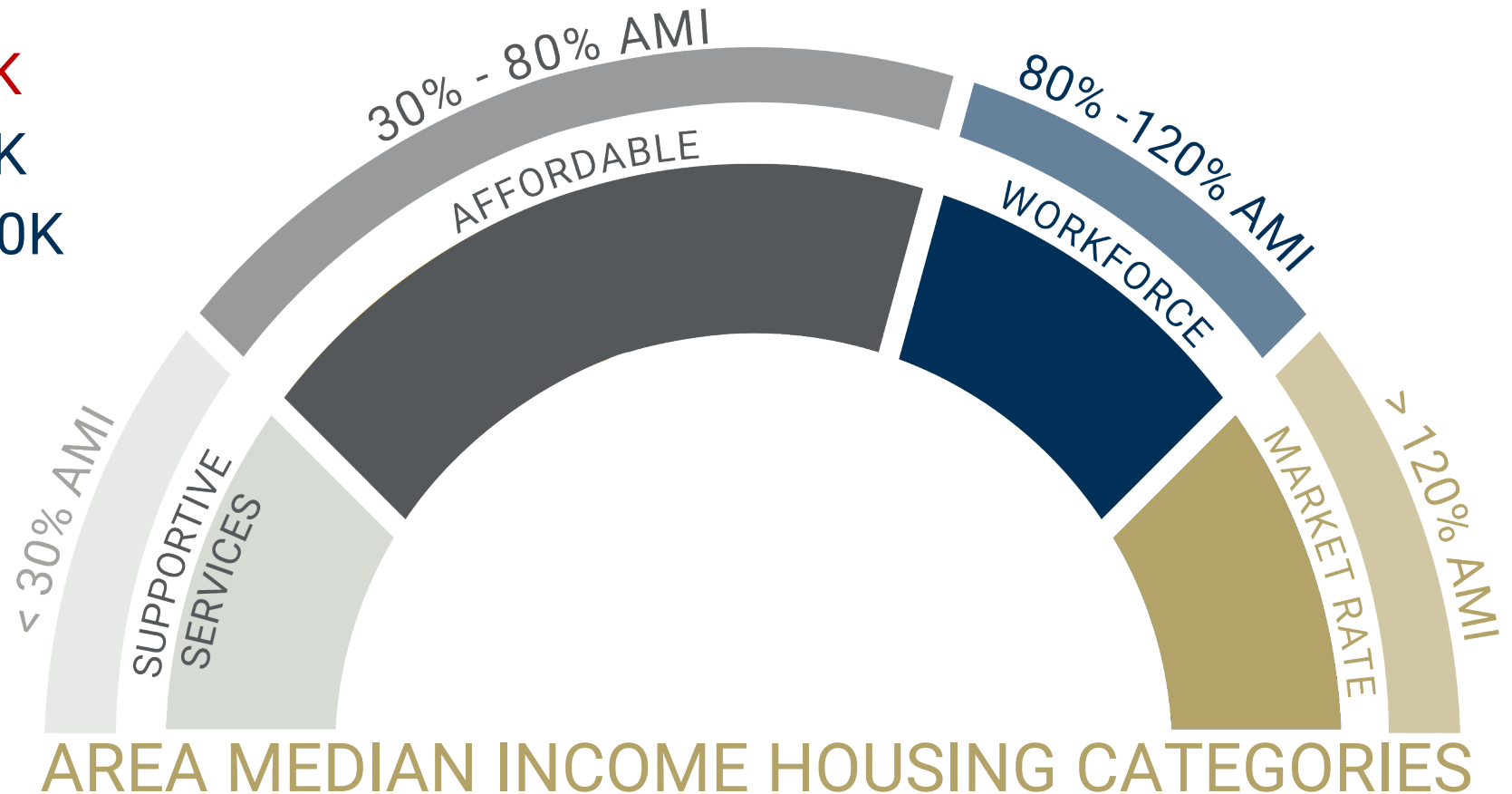
What is Workforce Housing?

- Area Median Income (AMI, HUD, MSAs)
- Median Household Income (MHI, Census)
- Renters and owners
- 80%-120% AMI
- Under 80% is subsidized



What is Workforce Housing?

- AMI = \$100,000
- **Workforce = \$80K - 120K**
- Affordable = \$30K - \$80K
- Very Low Income = < \$30K



Who is Your SWGA Workforce?



* Average wages by industry for SWGA 14-county region



SWGA Populations and Households

	Total Population	Total Households	Avg Household Size	Median Household Income
Baker	2,790	1,108	2.45	\$46,012
Calhoun	5,498	1,593	2.37	\$46,940
Colquitt	46,224	16,803	2.69	\$49,341
Decatur	29,195	10,621	2.64	\$53,317
Dougherty	83,091	34,280	2.30	\$49,044
Early	10,603	4,114	2.55	\$54,083
Grady	26,108	10,108	2.57	\$58,980
Lee	33,626	12,287	2.66	\$89,168
Miller	5,850	2,573	2.21	\$51,425
Mitchell	21,058	7,813	2.50	\$57,613
Seminole	9,156	3,767	2.40	\$49,495
Terrell	8,850	3,383	2.53	\$46,171
Thomas	45,777	18,684	2.42	\$60,736
Worth	20,451	7,739	2.62	\$58,694
Totals	348,277	134,873	2.49	\$55,073



SWGA Regional Jobs and Wages by Industry

JOB DESCRIPTION	2025 Jobs	2015 - 2025 Change	2015 - 2025 % Change	Avg. Hourly Wage	Avg. Annual
Fast Food and Counter Workers	4,361	392	10%	\$11.56	\$24,042.45
Retail Salespersons	4,069	(179)	(4%)	\$14.17	\$29,481.71
Construction Laborers	952	129	16%	\$16.44	\$34,202.33
X Office and Administrative Support Workers	107	(104)	(49%)	\$17.07	\$35,513.96
X Tellers	385	(227)	(37%)	\$17.76	\$36,945.24
Office Clerks, General	2,365	(164)	(6%)	\$17.78	\$36,990.13
X Material Moving Workers, All Other	13	(11)	(45%)	\$19.90	\$41,391.34
Firefighters	445	(10)	(2%)	\$19.92	\$41,442.78
Production Workers, All Other	610	323	113%	\$20.73	\$43,127.37
Maintenance and Repair Workers, General	1,467	145	11%	\$20.89	\$43,447.95
Police and Sheriff's Patrol Officers	834	(8)	(1%)	\$23.97	\$49,848.92
Paramedics	164	33	25%	\$24.29	\$50,524.33
Heavy and Tractor-Trailer Truck Drivers	2,792	586	27%	\$25.01	\$52,029.80
Special Education, Kindergarten, and School Teachers	278	108	64%	\$25.55	\$53,140.67
Plumbers, Pipefitters, and Steamfitters	227	13	6%	\$26.76	\$55,651.61
X Elementary School Teachers, Except Special Ed	1,129	(482)	(30%)	\$28.81	\$59,934.81
Electricians	602	142	31%	\$29.14	\$60,607.19
Industrial Machinery Mechanics	479	(111)	(19%)	\$29.89	\$62,163.85
Registered Nurses	3,092	325	12%	\$40.19	\$83,598.16

* Average workforce wages by industry for SWGA 14-county region



Median Household Income + HUD Area Median Income

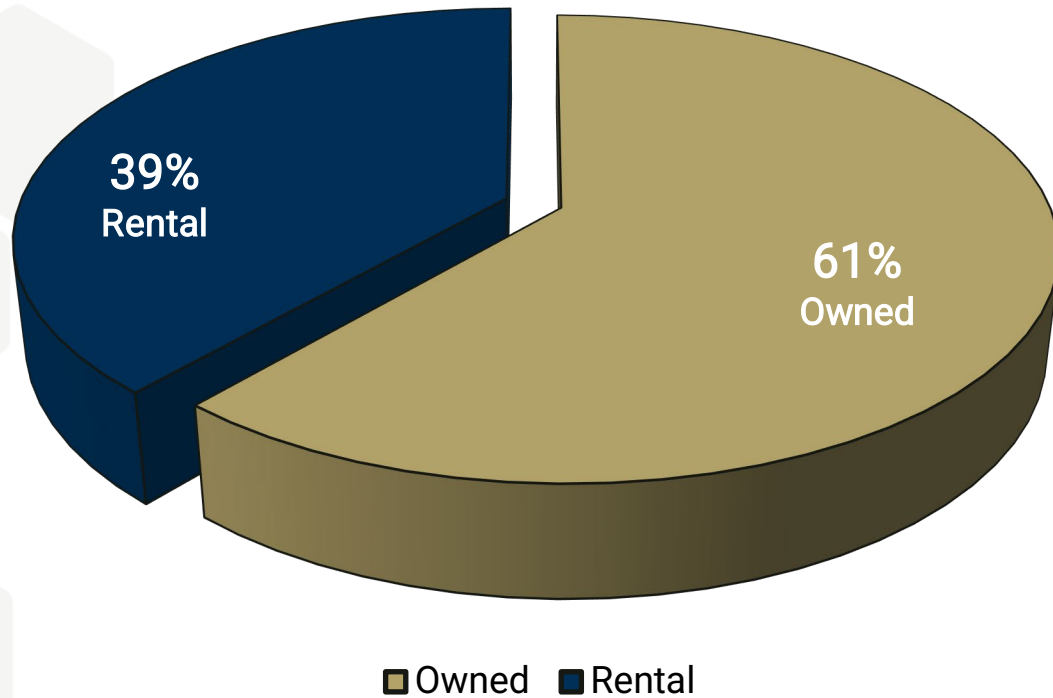
County	Median Household Income	HUD Area Median Income*	HUD Area
Baker	\$46,012	\$55,500	Non-metro
Calhoun	\$46,940	\$55,500	Non-metro
Colquitt	\$49,341	\$61,400	Moultrie Micro
Decatur	\$53,317	\$59,400	Bainbridge Micro
Dougherty	\$49,044	\$63,000	Albany MSA
Early	\$54,083	\$55,500	Non-metro
Grady	\$58,980	\$57,900	Cairo Micro/Non-metro
Lee	\$89,168	\$63,000	Albany MSA
Miller	\$51,425	\$55,500	Non-metro
Mitchell	\$57,613	\$55,500	Non-metro
Seminole	\$49,495	\$55,500	Non-metro
Terrell	\$46,171	\$55,500	Non-metro
Thomas	\$60,736	\$73,600	Thomasville Micro
Worth	\$58,694	\$63,000	Albany MSA

* HUD AMI based on 4-person households

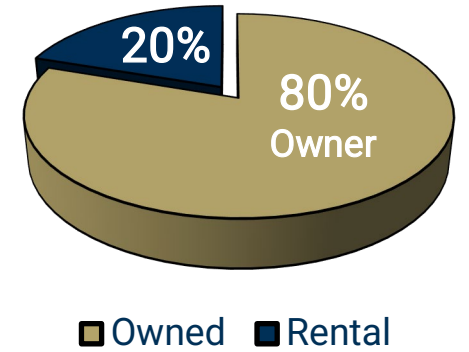


Homeowners and Renters in SWGA

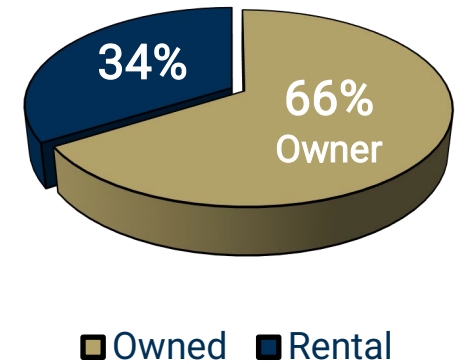
SWGA Regional Homeownership



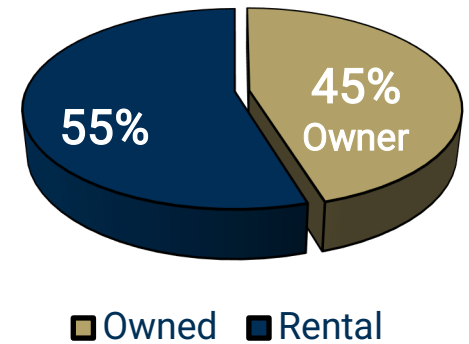
Seminole County



Grady County



Dougherty County



Cost Burdened Households

Households Spending Over 30% of Income on Housing

Cost-Burden Instability

Cost-Burdened means spending over 30% of pretax income on housing.
Severely Cost-Burdened households spend more than 50%.

U.S.

- 24% of all *homeowners* spend over 30% of their income on housing costs.
- 27% of *renters*, or 12.1 million are severely cost burdened, spending over 50% of their income on housing.
- 65% of *working age renters* do not have enough residual income left over to cover basic necessities.

GEORGIA

- In Georgia, almost 1 in 3 households are cost burdened.
- 50% of all renter households, over 3 million households in Georgia, are cost-burdened.
 - Groceries
 - Transportation (Car Payments, Insurance, Maintenance, Gas)
 - Healthcare
 - Daycare
 - Credit Cards
 - Student Loans
 - Retirement



Price-to-Income Ratio

$$\text{Price-to-Income Ratio (PIR)} = \frac{\text{Median Home Price}}{\text{Median Household Income}}$$

- A key measure of housing affordability.
- This ratio tells us how many years of income a household would need to purchase a median-priced home.
- A PIR of 3 means you can afford a home three times annual wages.



Price-to-Income Ratio

United States 2025 PIR: 5.0

- Median Home Price: **\$416,900**
- Median Household Income: **\$83,150**



The average home in the U.S. costs five times the median annual household income, which is significantly above the traditional affordability benchmark of 3.0.

Georgia 2025 PIR: 4.4

- Median Home Price: **\$321,821**
- Median Household Income: **\$72,837**



The average home in Georgia costs 4.4 times the median annual household income. Compared to the national PIR of 5.0, Georgia's housing is relatively more affordable.



Cost Burden by County

61 Percent of Regional Households Spend Too Much on Housing

Out of 135,000 households in the SWGA region, over 82,000 spend more than 30% of their income on housing.



Affordable Rent and Mortgages

Maximum Home Value for P&I at 3.5% PIR

Gross Income	30%	Affordable Monthly Housing Costs	Affordable Home
\$25,000	\$7,500	\$625	\$62,000
\$35,000	\$10,500	\$875	\$99,000
\$50,000	\$15,000	\$1,250	\$155,000
\$77,000	\$23,100	\$1,925	\$256,000
\$97,000	\$29,100	\$2,425	\$331,000
\$150,000	\$45,000	\$3,750	\$529,000
\$200,000	\$60,000	\$5,000	\$715,000



Cost Burden by County

20 Percent of Regional Homeowners Spend Too Much on Housing

County	Total Owner Units	Total Cost Burdened Owners	% Cost Burdened Owners
Baker	1,108	126	15%
Calhoun	1,593	143	15%
Colquitt	16,803	1,863	17%
Decatur	10,621	1,612	24%
Dougherty	34,280	3,544	23%
Early	4,114	497	18%
Grady	10,108	1,261	19%
Lee	12,287	1,157	13%
Miller	2,573	407	22%
Mitchell	7,813	845	17%
Seminole	3,767	794	26%
Terrell	3,383	341	16%
Thomas	18,684	2,616	22%
Worth	7,739	1,219	21%
Total*	134,873	16,425	20%

*This reflects household counts, not population



Cost Burden by County

41 Percent of Regional Renters Spend Too Much on Housing

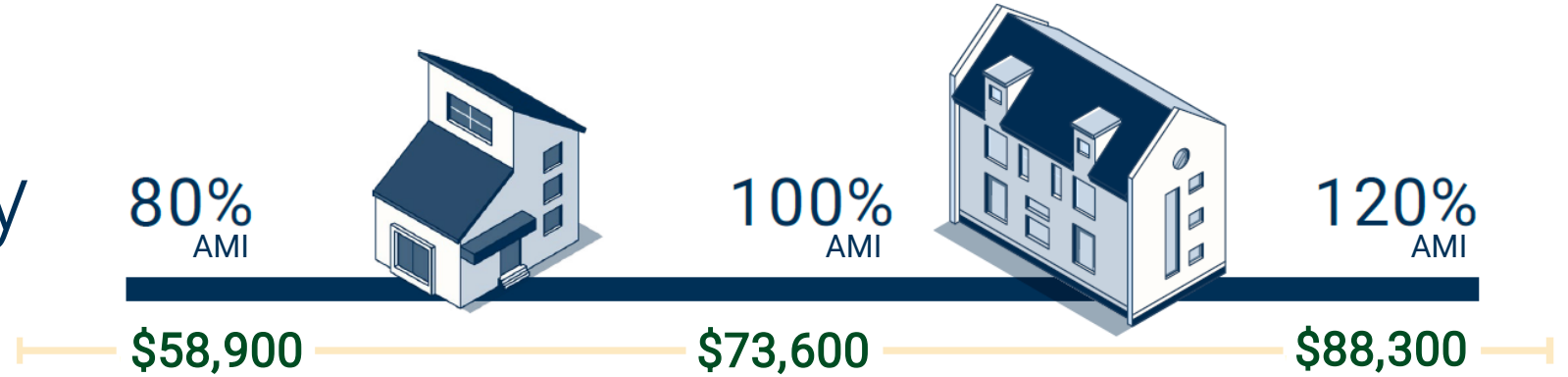
County	Total Rental Units	Total Cost Burdened Renters	% Cost Burdened Renters
Baker	258	57	22%
Calhoun	646	185	29%
Colquitt	6,095	2,356	39%
Decatur	4,023	1,262	31%
Dougherty	18,742	8,681	46%
Early	1,373	619	45%
Grady	3,426	1,250	36%
Lee	3,175	1,249	39%
Miller	760	338	44%
Mitchell	2,721	1,127	41%
Seminole	746	167	22%
Terrell	1,299	522	40%
Thomas	6,769	2,938	43%
Worth	2,035	767	38%
Total	52,068	21,518	41%



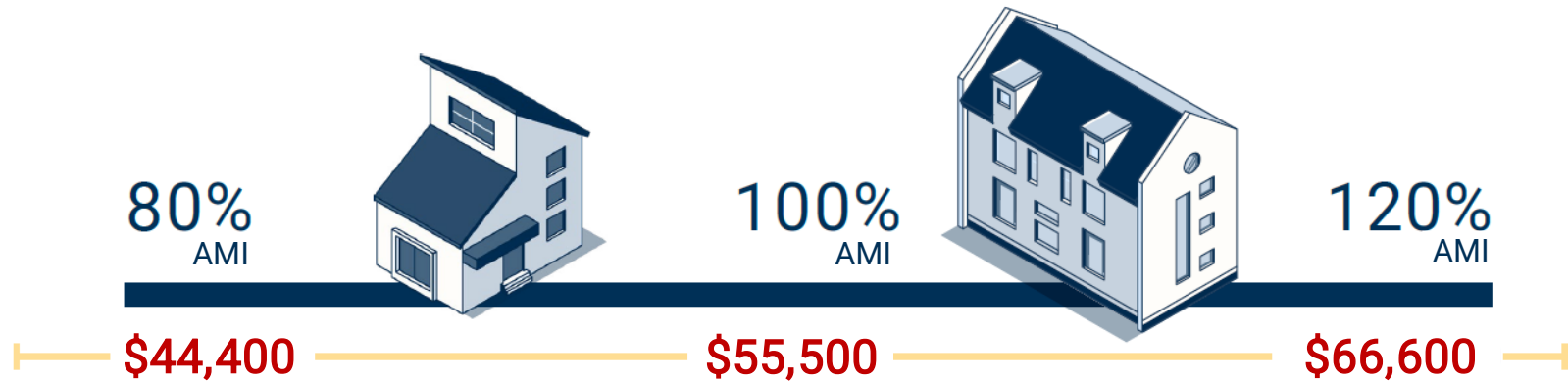
Workforce Area Median Income

Wages and AMI Vary by County

Thomas County
\$73,600



Mitchell County
\$55,500



Workforce Housing Affordability

Wages Vary by County

Thomas County
\$73,600

	Household Income	Monthly Rent	Affordable Mortgage
80% AMI	\$58,900	\$1,500	\$190,000
100% AMI	\$73,600	\$1,800	\$245,000
120% AMI	\$88,300	\$1,700	\$300,500

Mitchell County
\$55,500

	Household Income	Monthly Rent	Affordable Mortgage
80% AMI	\$44,400	\$1,100	\$135,500
100% AMI	\$55,500	\$1,400	\$177,200
120% AMI	\$66,600	\$1,500	\$219,000

Assumptions

- An affordable mortgage assumes a 30% housing budget
- A 30-year mortgage at 6.5% with a 5% downpayment.
- Estimated annual taxes and insurance are included for mortgages



Cost to Build

Mitchell County

- AMI = \$55,500
- 80% AMI = \$44,400
- Affordable House = \$135,500
- Cost to Build = \$150 to \$250 per SF
- Square Feet = 542 to 900
- This is **NOT** a 4br/3ba

Possible Solutions

- Reduce land costs
- More flexible zoning
- Smaller lots and increased density
- Attached townhomes, stacked condos, lofts
- Waive permit and inspection fees
- Preapproved house plans





**AVERAGE SF OF NEW
SINGLE-FAMILY HOME**

**NUMBER OF PEOPLE PER
HOUSEHOLD**

**SF OF LIVING SPACE PER
PERSON**

**AVERAGE NEW
HOUSE PRICE**

1950

983

3.8

260

\$12,000

\$161,300

2025

2,386

2.5

954

\$534,000

[New Single-Family Home Size: 2Q25 Data](#)



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Housing Mismatch

A 'Housing Mismatch' occurs when the available housing stock does not align with the needs of the population. This can happen in several ways:

- **Size Mismatch**
 - Too many large homes when demand is for smaller units
- **Affordability Mismatch**
 - Homes are priced beyond what local incomes can support, leading to affordability gaps
- **Location Mismatch**
 - Housing is concentrated far from employment centers, schools, or transit options
- **Type Mismatch**
 - Lack of diversity in housing types (attached, stacked, or clustered units)
- **Demographic Shifts**
 - Aging population downsizing while stock remains geared toward large families



Housing Mismatch

- **Examples**

- Only 50% of U.S. **first-time buyers** in 2024 were married couples. Single women were 24% of first-time buyers, and single men at 11%. [\(NAR\)](#)
- In 2024, almost 30% of **all home buyers** were single. With all buyers, 20% were single women and 8% percent were single men. [\(NAR\)](#)

- **Georgia Examples**

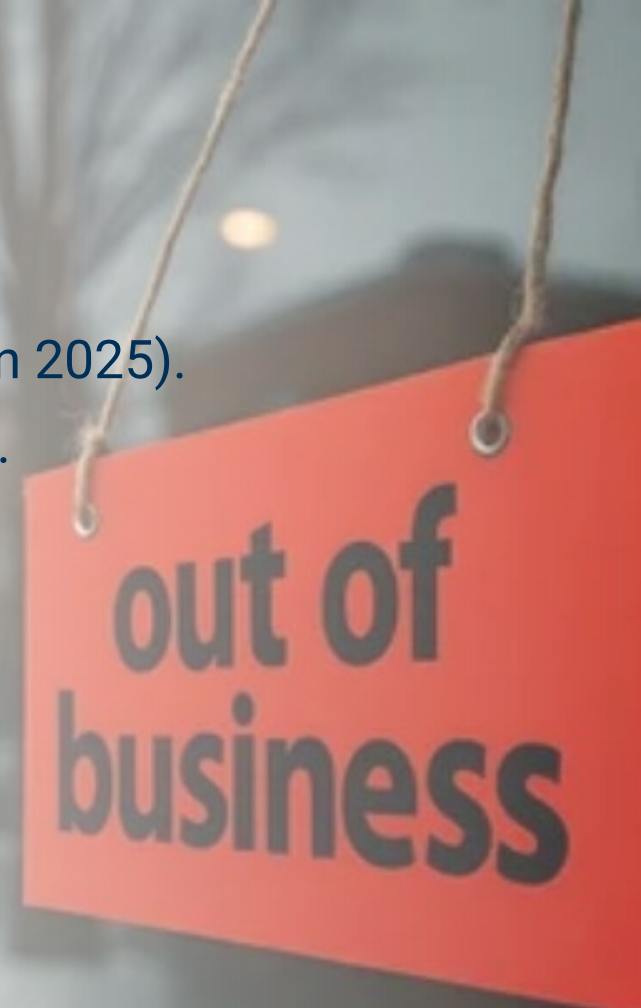
- While 43% of residential properties in Muscogee County, GA consist of three bedrooms, only 15% of households consist of three people.
- 35% of those households consist of one person, but only 12% of properties are a studio or one bedroom.



Disposable Household Income

Discretionary Spending

- Over two-thirds of the U.S. economy is from consumer spending (68.2% in 2025).
- Restaurants and retail follow rooftops and disposable household income.
- When households lack spending power, local economies struggle.
 - Downtown development
 - Entertainment
 - Grocery stores
 - Local and regional shopping venues
 - Services
 - Sports
 - Tourism
 - Hotel occupancy





Workforce Housing Strategy and Next Steps



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Workforce Housing is Economic Development

“We are great at building subdivisions, but we have forgotten how to build neighborhoods.”



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Neighborhoods and Subdivisions

Elements of a Neighborhood

Neighborhoods

- Organic development
- Informal boundaries
- Many builders
- Built over decades
- Diverse buildings and designs
- Various pricing
- Combination of rental and owned
- Public amenities
- Neighborhood groups



Neighborhoods and Subdivisions

Elements of a Subdivision

Subdivisions

- Planned development
- Ingress/Egress
- Defined boundaries
- One developer
- Uniform housing + lots
- Newer Construction
- Zoning compliant
- Specific infrastructure
- Private amenities + gates
- Larger lots
- Monoculture + narrow price range



An aerial photograph of a modern residential development. The houses are uniform in design, featuring light-colored exteriors and dark grey roofs. They are arranged in neat rows on a grid-like street pattern. The houses have two stories, with some having balconies and garages. The surrounding area includes paved roads, sidewalks, and small green spaces with young trees. The overall appearance is that of a planned, high-density housing project.

Do You Live Here Because You *WANT* To?

Or Because You *HAVE* To?

Welcome to Oak Lake Park

Starting in the mid-\$600's

Oaks: Cut down
Lake: Stormwater detention pond
Park: None





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Neighborhood Revitalization

Stabilization + Crime Reduction



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Neighborhood Revitalization

Alternative to Demolition



HISTORIC NEIGHBORHOOD PREMIUMS

Homes built before
WWII in established,
walkable historic
districts can be worth
30-70% more than
newer homes in outlying
subdivisions.
([Realtor.com](https://www.realtor.com))



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Neighborhood Revitalization

Increase Property Values



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Neighborhood Revitalization

Absentee Landlords, Foreclosures, + Tax Liens



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(Realtor.com)



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Missing Middle Housing



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Missing Middle Housing Types



1. COTTAGE COURT



2. SIDE-BY-SIDE DUPLEX



3. STACKED DUPLEX



4. FOURPLEX



5. SIXPLEX



6. EIGHTPLEX



7. COURTYARD



8. TOWNHOUSE



9. LIVE/WORK

©OPTICOS DESIGN, INC.



Missing Middle Housing Examples



Small Lot Single | Portland, OR



Duplex | Atlanta, GA



Triplex | Minneapolis, MN



Fourplex | Portland, OR



Sixplex | Providence, RI



Eightplex | Toronto, ON



Townhouse | Silver Spring, MD



Stacked Townhouse | DC

Image sources (clockwise from top left): City of Portland, Avenue Realty, Bruce Brunner, City of Portland, bonstra.com, eya.com, circabuilt.com, unionstudioarch.com

Workforce Housing Strategies and Next Steps

Start the Conversation

1. **Collect basic income and housing data**
2. **Conduct a housing market analysis**
3. **Assess workforce housing needs**
4. **Create a housing taskforce**
5. **Address strengths, weaknesses, opportunities, and threats**
6. **Identify neighborhood redevelopment opportunities for infill**
7. **Plan redevelopment of blighted commercial properties for housing**
8. **Address zoning and permitting obstacles**
9. **Encourage missing middle housing where appropriate**
10. **Involve the public and create public/private partnerships**



Identify Housing Locations

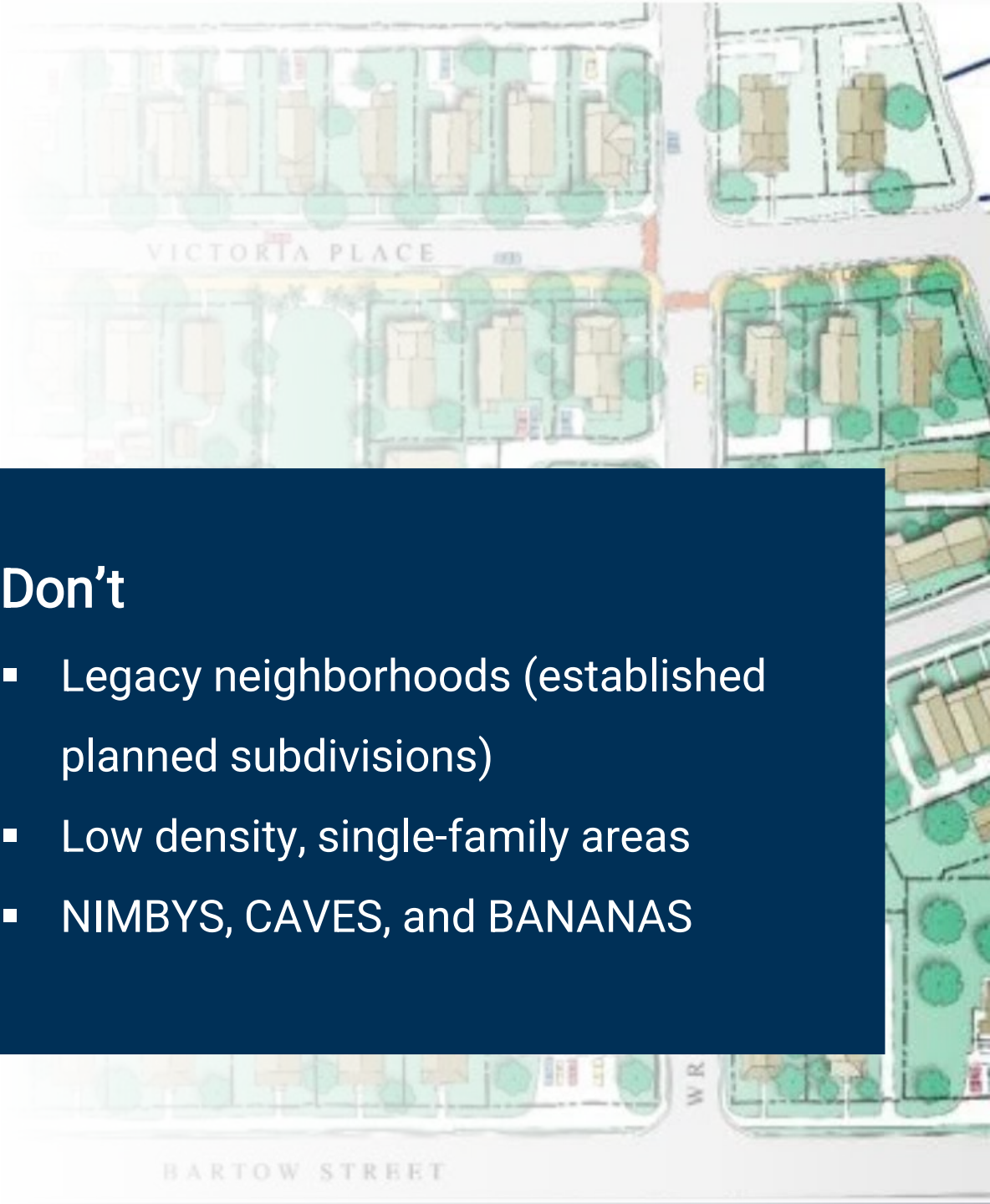
Not in My Back Yard

Do

- Build where infrastructure exists
- Historic downtown areas
- Neighborhood revitalization
- Blighted commercial corridors
- Redevelopment areas
- Unused public land

Don't

- Legacy neighborhoods (established planned subdivisions)
- Low density, single-family areas
- NIMBYS, CAVES, and BANANAS



Workforce Housing Strategy

Ideal Housing Locations

Historic Downtowns

- New rooftops support retail
- Density can be appropriate
- Vacant lots and surface parking
- Condos, townhomes, mixed-use, lofts

Neighborhood Revitalization

- Eliminate slum and blight
- Infill vacant lots
- Address chronic code violations
- Missing Middle housing
- Land Trust



Workforce Housing Strategy

Ideal Housing Locations

Commercial Corridors

- Redevelop blighted highways
- Retail pruning for obsolete properties
- Create corridor redevelopment plans
- Tax Allocation Districts (TADs)
- Community Improvement Districts (CIDs)

Unused Public Land

- Intergovernmental Agreements
- Obsolete government buildings
- Vacant schools
- Vacant land



Workforce Housing Strategy

Development Authority Property

REEVALUATE AUTHORITY PARCELS

Highest + Best Use

- Hold for industry
- Fill the housing gap
- Subdivide acreage

Corporate Partnership

- Unused land
- Dedicate a portion for housing
 - Mill village concept
- Public/Private Partnerships
- Community investment + good will
- Recruitment asset



Workforce Housing Taskforce

Create a Team of Experts

MEMBERS

- Economic Developers
- Development Authority
- Downtown Development Authority
- Housing Authority
- Community Development Department
- Planning and Zoning Board
- Non-profits + foundations
- Banks/Lenders
- Realtors
- Architects

Workforce Housing Strategies

Key Takeaways

1

Workforce Housing is
Economic Development

2

Conduct a Housing
Market Analysis

3

Allow Missing Middle +
Increased Density

4

Build More Housing
in and Around
Downtown

5

Redevelop Blighted
Neighborhoods +
Commercial Areas

6

Update + Utilize Existing
Infrastructure





Workforce housing is not just “more houses.” It requires the right mix of housing types matched to each area’s unique housing demands.

Ask an Economic Developer Anything!

How I Can Help

- Quick questions and clarifications
- Deeper conversations on strategy, policy, and implementation
- Objective feedback on ideas, challenges, and opportunities

Let's Connect

- Email follow-ups
- Zoom or Teams video chats
- In-person meetings and site visits

Who Can I Help

- Economic developers and local staff
- Development authorities and boards
- Elected officials and community leaders

Deeper Engagement

- Site visits, strategies, and recommendations
- Presentations, panel discussions
- Work sessions and visioning with boards and officials

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BUILDING FUTURES:

Workforce Housing + Economic Development

QUESTIONS?



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Engineering *Your* Economic Development Success



Georgia Tech Enterprise Innovation Institute
Center for Economic
Development Research