

4.1 - Introduction

The City of Milton includes suburban and exurban components including mostly lower density residential subdivisions and rural residential and small equestrian farms located on lots along rural road corridors. With only a very few exceptions located in specific overlay districts, all of the development is located on large (1 acre or greater) lots. The only locations of more intensive residential development are in the Crabapple Crossroads Overlay Area and the Highway 9 Overlay Area. The most intensive development is located in the Deerfield Mixed Use development in the southeastern corner of the City. The Housing section of the Data Appendix describes housing trends since 1990 in the area now constituting Milton as well as projected trends moving forward toward 2028. As part of the rapidly-growing ten-county Atlanta Region, Milton faces significant pressures to develop in the same manner as adjacent jurisdictions, specifically those to the south and southeast.

In recent years, the nature of much of the residential development in the area has moved away from small, rural residential houses with equestrian estates interspersed throughout the landscape in favor of typical upscale subdivision development as seen throughout the rest of North Fulton. In order to maintain the rural nature of the City, Milton must encourage residential development patterns in a manner consistent with its vision statement: “Milton is a distinctive community embracing small-town life and heritage while preserving and enhancing our rural character.”

4.2 - Housing Types & Mix

Recent Trends in Types of Housing Provided

In recent years, residential development in the City of Milton has focused primarily on large, single-family homes set on relatively large lots in traditional suburban subdivisions. While there has been some mixed-use development in the City in recent years around the Crabapple area and around the Deerfield development in the southeast, Milton is still characterized by single-family dwellings, many of which are situated on farms or other large lots. Housing prices continue to rise in the area in spite of a national decline in demand for housing, and an increase in the typical length of time required to sell homes.

Evaluation of Mix of Housing Types

There is relatively little mix of housing types in the City of Milton. While there is some older housing, the trend is increasingly moving toward one-acre lots with single family homes throughout much of the City. If this trend continues, Milton can expect its population to increase and its greenspace to diminish.

As the City continues to grow, it is important for developers and citizens to recognize the merits of applicable smart growth principles in order to preserve the rural aspects of its existing character. If the City continues to develop according to the current trend toward its maximum build-out potential, it would be characterized by typical suburban development. In order to maintain the City’s rural character, the City can explore options such as transferred development rights and other vehicles in order to lessen the impacts of development on certain areas of the City.

4.3 - Condition and Occupancy

	Milton	Fulton County	Georgia	United States
Total:	7858	348,632	3,281,737	115,904,641
Built 1999 to March 2000	709	9,519	130,695	2,755,075
Built 1995 to 1998	3291	35,497	413,557	8,478,975
Built 1990 to 1994	1085	33,119	370,878	8,467,008

SECTION 4: HOUSING

Built 1980 to 1989	1374	63,177	721,174	18,326,847
Built 1970 to 1979	591	55,608	608,926	21,438,863
Built 1960 to 1969	304	56,928	416,047	15,911,903
Built 1950 to 1959	299	41,579	283,424	14,710,149
Built 1940 to 1949	93	22,048	144,064	8,435,768
Built 1939 or earlier	112	31,157	192,972	17,380,053
Source: US Census Bureau, Census 2000				

TABLE 4-2: 2000 Owner-Occupied Housing, City of Milton				
	Milton	Fulton County	Georgia	United States
Owner-occupied housing units	6407	167,111	2,029,293	69,816,513
Source: US Census Bureau, Census 2000				

TABLE 4-3: 2000 Renter-Occupied Housing, City of Milton				
	Milton	Fulton County	Georgia	United States
Renter-occupied housing units	944	153,778	964,446	35,199,502
Source: US Census Bureau, Census 2000, Census 2000				

TABLE 4-4: 2000 Vacancies- Owners and Renters, City of Milton				
	Milton	Fulton County	Georgia	United States
Total:	473	27,390	275,368	10,424,540
For rent	140	12,668	90,320	2,676,107
For sale only	212	5,438	46,425	1,423,490
Rented or sold, not occupied	29	2,214	23,327	814,365
For seasonal, recreational, or occasional use	51	2,416	57,847	3,872,468
For migrant workers	0	68	1,290	29,007
Other vacant	40	4,586	56,159	1,609,103
Source: US Census Bureau				

4.4 - Cost of Housing

TABLE 4-5: 2000 Median Property Value, City of Milton				
	Milton	Fulton County	Georgia	United States
Median value (2000)	256,800	175,800	100,600	111,800
Source: US Census Bureau, Census 2000				

TABLE 4-6: 2000 Median Rent, City of Milton				
	Milton	Fulton County	Georgia	United States
Median contract rent (\$)	732	612	505	519
Source: US Census Bureau, Census 2000				

Affordability for Residents and Workers

See Section 4.7 – Jobs-Housing Balance: Cost Compared to Wages, below.

4.5 - Cost-Burdened Households

Needs of Cost-Burdened Households

As property values increase in the City of Milton, many residents who could previously afford to live within the City **may no longer be able to do so in the future**. Populations such as the elderly, single working parents, and others often face many challenges in providing for themselves and their families. These populations often need more affordable housing than households with two working parents or in which one parent does not need to work. Furthermore, these populations **may** need housing which provides alternatives to using the automobile for several reasons. The elderly require walkable communities because they often suffer a lack of mobility associated with aging bodies and the fact that they can often no longer drive automobiles. Children of working parents often need alternatives to the automobile, as they are not yet old enough to drive. Therefore, a comprehensive network of sidewalks, trails, and paths from housing areas to commercial, service, and educational facilities allows these populations to regain mobility.

Housing adjacent to public transportation can further this effect, although this option is extremely limited in the City of Milton. The City should strive to provide such alternatives to the use of the automobile in order to help these and other populations regain mobility outside the automobile.

Relationship of Cost to Socio-Economic Characteristics

Milton's high real estate values and reliance on the automobile have meant that it is a bedroom community which is home to a primary upper-middle- and upper-class white population. Although the City of Milton is somewhat more diverse **than the rural area that has been incorporated into the city** was in past decades, the City was still over 90% white as of the 2000 Census. While the City does not discriminate based on race or socioeconomic class, the equestrian character and high cost of home ownership in the City has attracted a generally fairly homogenous citizenry.

4.6 - Special Housing Needs

Elderly

As Milton's population ages, it is important to provide housing and mobility options to allow the elderly to access housing and other resources within the community. As an area which has a relatively high level of income, it can be expected that the City of Milton will attract accomplished business people, many of whom are likely to have been in the workforce for many years. This, plus the aging of heads of households which have been living in Milton for longer periods of time, will mean increased demand for senior-friendly housing in the future. These residents often prefer more compact housing in close proximity to amenities such as healthcare, food and other goods, and community activities. By offering housing options for this population which will allow them to get around in spite of decreased mobility (often resultant from being less able to drive, among other reasons)

Homeless

There is no known homeless population in Milton.

Victims of Domestic Violence

The Fulton County Department of Family and Children's Services (DFCS) serves the City of Milton by offering child protective services and other means of support for victims of domestic violence.

Migrant Farm Workers

There is no known migrant farm worker population in Milton. While there is agricultural activity within the City, there are few farms which are both sizeable enough to employ a significant population of migrant farm workers.

Persons with Disabilities

There are several schools in Milton which cater to those with mental and other disabilities. Therefore, the City is likely an attractive location for families with children and other family members who attend these schools.

Persons with HIV/AIDS

There are no known resources catering to persons with HIV/AIDS in the City of Milton.

Persons Recovering from Substance Abuse

There are no known substance abuse recovery facilities in the City of Milton. There are several, however, in the adjacent communities of Roswell and Alpharetta as well as in Forsyth County to the east. These facilities are in relative close proximity to Milton and any persons in Milton who are recovering from substance abuse.

4.7 - Jobs-Housing Balance

	Milton	Fulton County	Georgia	United States
Median value (2000), \$	256,800	175,800	100,600	111,800
Median household income, \$	100,455	47,321	42,433	41,994
Cost of owner-occupied housing/yearly wages*	2.56	3.72	2.37	2.66
Source: US Census Bureau, Census 2000				

	Milton	Fulton County	Georgia	United States
Median Contract Rent (2000) x12, \$	8788	7344	6060	6228
Median household income, \$	100,455	47,321	42,433	41,994
Yearly Cost of renter-occupied housing/wages*	0.09	0.16	0.14	0.15
Source: US Census Bureau, Census 2000				

Note: Generated based on US Census Bureau data. Because data for Median Contract Rent (2000) x12 is based on *annual* cost of housing, whereas “Median value (2000)” is based on the *total* value of a home, the cost/wage ratios for owner- and renter-occupied housing are not directly comparable.

Sufficient Supply of Affordable Housing

A comparison of median housing cost to median income for the City of Milton suggests that the affordability of owner-occupied housing is relatively in line with Georgia and U.S. numbers, and that Milton is a generally affordable place to live within Fulton County. Furthermore, such analysis suggests that Milton is a relatively more affordable place for renters compared to Fulton County; Georgia; and the United States overall. These numbers, however, do not show the **need for workforce housing to continue to allow** important groups such as teachers, public safety officers, and others to live within Milton **if the average price for housing continues to rise at the rate demonstrated over the past decade.** The City of Milton should work **to maintain a choice of housing options** which will be accessible to such parties.

Commuting Patterns

The City of Milton is a “bedroom community” of the City of Atlanta and other nearby commercial and office centers. Bedroom communities are typically suburban areas with relatively few jobs that rely on larger adjacent or nearby cities to supply a job market. The majority of Milton’s residents work outside of the City and commute on a daily basis via the Georgia 400 corridor into the Central Perimeter area or into the Atlanta office markets. While there is some commercial and commercial office development within the City, it is

relatively isolated in the southeastern part of the City and does not serve the majority of the Milton working population.

Barriers to Affordability

There are many barriers to affordable housing in the City of Milton. The high cost of real estate in a highly desirable community often creates obstacles for those with relatively lower incomes who seek to live in such communities. In Milton, the increasingly-high cost of land has meant that many who wish to live in the City, including many who have lived there for many years, cannot afford the higher property taxes and other costs associated with the ownership of land. Consequently, Milton is a somewhat exclusive place to live, and many residents who could once afford to live in the City can no longer do so. The City's general aversion to higher-density and multi-family housing has furthered the lack of affordability in the City, and those who serve the City as teachers, police- and firemen, and service workers often cannot afford to live in the City of Milton and must commute from other locales.