

# Metro Atlanta's Senior Housing Shortage

**Approximately, 50.6% of Cherokee County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults Living in Cherokee County

As of 2015, Cherokee County was home to 29,252 adults age 65 or older, or 12.4% of the total population.<sup>1</sup> 15,219 housing units in Cherokee County are headed by a person 65+, and of these, 1,801 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Cherokee County is:<sup>3</sup>

- o \$765/month for a 1-bedroom
- o \$968/month for a 2-bedroom

## Cost of Living in Cherokee County

The average median household income of people age 65+ in Cherokee County is 35% lower than for all ages.<sup>1</sup> And almost one in four people 65+ have annual incomes of less than \$22,734, which is considered extremely low income compared to the median income of \$68,926 in Cherokee County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Cherokee County of \$18,934 per year.<sup>1,4</sup>

	Monthly	
	Income	\$1,577.83
<b>Average Finances for Cherokee County Person Age 65+ with Average Social Security Income of \$18,934/Year</b>	<b>Basic Living Expenses</b>	
	1-Bedroom Median Rent (Cherokee County)	\$765.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,012.17</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 17,039 total units for rent in Cherokee County, only 21%, or 3,563 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that one in five (or 21%) of renter households age 65+ in Cherokee County do not have access to a vehicle, and 9% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

## Contact information

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 63.5% of Clayton County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Clayton County

As of 2015, Clayton County was home to 23,560 adults age 65 or older, or 8.6% of the total population.<sup>1</sup> 11,840 housing units in Clayton County are headed by a person 65+, and of these, 2,589 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Clayton County is:<sup>3</sup>

- o \$689/month for a 1-bedroom
- o \$814/month for a 2-bedroom

## Cost of Living in Clayton County

The average median household income of people age 65+ in Clayton County is 10% lower than for all ages.<sup>1</sup> And more than one in three people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$40,938 in Clayton County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Clayton County of \$16,056 per year.<sup>1,4</sup>

Average Finances for Clayton County Person Age 65+ with Average Social Security Income of \$16,056/Year	Monthly	
	Income	\$1,338.00
	Basic Living Expenses	
	1-Bedroom Median Rent (Clayton County)	\$689.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>-\$1,176.00</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 40,888 total units for rent in Clayton County, only 28%, or 11,580 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that one in four (or 25% of) renters age 65+ in Clayton County do not have access to a vehicle, and 12% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 57% of Cobb County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Cobb County

As of 2015, Cobb County was home to 80,805 adults age 65 or older, or 10.9% of the total population.<sup>1</sup> 43,959 housing units in Cobb County are headed by a person 65+, and of these, 7,343 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Cobb County is:<sup>1,3</sup>

- o \$872/month for a 1-bedroom
- o \$1,040/month for a 2-bedroom

## Cost of Living in Cobb County

The average median household income of people age 65+ in Cobb County is 26% lower than for all ages.<sup>1</sup> And more than one in five people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$65,873 in Cobb County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Cobb County of \$19,177 per year.<sup>1,4</sup>

Average Finances for Cobb County Person Age 65+ with Average Social Security Income of \$19,177/Year	Monthly	
	Income	\$1,598.08
	<b>Basic Living Expenses</b>	
	1-Bedroom Median Rent (Cobb County)	\$872.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,098.92</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 93,275 total units for rent in Cobb County, only 15%, or 14,005 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that more than one in four (or 28% of) renters age 65+ in Cobb County do not have access to a vehicle, and 8.3% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 63% of DeKalb County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in DeKalb County

As of 2015, DeKalb County was home to 78,631 adults age 65 or older, or 10.7% of the total population.<sup>1</sup> 44,399 housing units in DeKalb County are headed by a person 65+, and of these, 10,298 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in DeKalb County is:<sup>3</sup>

- o \$896/month for a 1-bedroom
- o \$984/month for a 2-bedroom

## Cost of Living in DeKalb County

The average median household income of people age 65+ in DeKalb County is 20% lower than for all ages.<sup>1</sup> And almost one in three people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$51,376 in DeKalb County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in DeKalb County of \$16,765 per year.<sup>1,4</sup>

**Average Finances for DeKalb County Person Age 65+ with Average Social Security Income of \$16,765/Year**

	Monthly
<b>Income</b>	<b>\$1,397.08</b>
<b>Basic Living Expenses</b>	
1-Bedroom Median Rent (DeKalb County)	\$896.00
Food and Beverages	\$466.17
Transportation	\$567.17
Apparel, Personal Care Products, and Services	\$132.58
Healthcare**	\$454.08
Life and Other Personal Insurance	\$205.00
<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,323.92</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 117,248 total units for rent in DeKalb County, only 19%, or 22,294 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that two in five (or 40% of) renters age 65+ in DeKalb County do not have access to a vehicle, and 17% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 50% of Douglas County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Douglas County

As of 2015, Douglas County was home to 15,058 adults age 65 or older, or 10.7% of the total population.<sup>1</sup> 7,581 housing units in Douglas County are headed by a person 65+, and of these, 1,343 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Douglas County is:<sup>1,3</sup>

- o \$815/month for a 1-bedroom
- o \$920/month for a 2-bedroom

## Cost of Living in Douglas County

The average median household income of people age 65+ in Douglas County is 21% lower than for all ages.<sup>1</sup> And almost one in three people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$53,881 in Douglas County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Douglas County of \$18,284 per year.<sup>1,4</sup>

Average Finances for Douglas County Person Age 65+ with Average Social Security Income of \$18,284/Year	Monthly	
	Income	\$1,523.67
	Basic Living Expenses	
	1-Bedroom Median Rent (Douglas County)	\$815.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,116.33</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 15,053 total units for rent in Douglas County, only 19%, or 2,874 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that almost one in four (or 23% of) renters age 65+ in Douglas County do not have access to a vehicle, and 8% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 58.5% of Fayette County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Fayette County

As of 2015, Fayette County was home to 18,821 adults age 65 or older, or 17% of the total population.<sup>1</sup> 9,826 total housing units in Fayette County are headed by a person 65+, and of these, 1,051 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in the Fayette County is:<sup>3</sup>

- o \$944/month for a 1-bedroom
- o \$902/month for a 2-bedroom

## Cost of Living in Fayette County

In Fayette County 15.6% of people 65+ have annual incomes of less than \$22,734, which is considered extremely income compared to the median income of \$79,066 in Fayette County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Fayette County of \$20,504 per year.<sup>1,4</sup>

**Average Finances for Fayette County Person Age 65+ with Average Social Security Income of \$20,504/Year**

	Monthly
<b>Income</b>	<b>\$1,708.67</b>
<b>Basic Living Expenses</b>	
1-Bedroom Median Rent (Fayette County)	\$944.00
Food and Beverages	\$466.17
Transportation	\$567.17
Apparel, Personal Care Products, and Services	\$132.58
Healthcare**	\$454.08
Life and Other Personal Insurance	\$205.00
<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,060.33</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 6,703 total units for rent in Fayette County, only 10.9%, or 732 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that almost one in three (or 30% of) renters age 65+ in Fayette County do not have access to a vehicle, and 7.5% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 57% of Gwinnett County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Gwinnett County

As of 2015, Gwinnett County was home to 80,624 adults age 65 or older, or 9% of the total population.<sup>1</sup> 35,796 housing units in Gwinnett County are headed by a person 65+, and of these, 5,721 are rental units.<sup>1</sup>

By 2040, the population of older adults in Gwinnett County is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Gwinnett County is:<sup>3</sup>

- o \$855/month for a 1-bedroom
- o \$988/month for a 2-bedroom

## Cost of Living in Gwinnett County

The average median household income of people age 65+ in Gwinnett County is 21.4% lower than for all ages.<sup>1</sup> And one in four people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$60,289 in Gwinnett County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Gwinnett County of \$18,421 per year.<sup>1,4</sup>

Average Finances for Gwinnett County Person Age 65+ with Average Social Security Income of \$18,421/Year	Monthly	
	Income	\$1,535.08
	Basic Living Expenses	
	1-Bedroom Median Rent (Gwinnett County)	\$855.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	Remainder of Income for Other Expenses*	<b>-\$1,144.92</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 89,943 total units for rent in Gwinnett County, only 13.7%, or 12,357 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that more than one in four (or 27% of) renters age 65+ in Gwinnett County do not have access to a vehicle, and 7.4% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

## Contact information

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 53.6% of Henry County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Henry County

As of 2015, Henry County was home to 23,298 adults age 65 or older, or 10.7% of the total population.<sup>1</sup> 11,708 housing units in Henry County are headed by a person 65+, and of these, 1,310 are rental units.<sup>1</sup>

By 2040, the population of older adults in Henry County is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Henry County is:<sup>1,3</sup>

- o \$828/month for a 1-bedroom
- o \$960/month for a 2-bedroom

## Cost of Living in Henry County

The average median household income of people age 65+ in Henry County is 27% lower than for all ages.<sup>1</sup> And one in four people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$60,424 in Henry County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Henry County of \$17,940 per year.<sup>1,4</sup>

Average Finances for Henry County Person Age 65+ with Average Social Security Income of \$17,940/Year	Monthly	
	Income	\$1,495.00
	Basic Living Expenses	
	1-Bedroom Median Rent (Henry County)	\$828.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,158.00</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 18,353 total units for rent in Henry County, only 12.6%, or 2,318 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that almost one in seven (or 15.6% of) renters age 65+ in Henry County do not have access to a vehicle, and 6.6% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

## Contact information

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 66.6% of Rockdale County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Rockdale County

As of 2015, Rockdale County was home to 11,729 adults age 65 or older, or 13.2% of the total population.<sup>1</sup> 6,080 housing units in Rockdale County are headed by a person 65+, and of these, 897 are rental units.<sup>1</sup>

By 2040, the population of older adults in metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Rockdale County is:<sup>3</sup>

- o \$716/month for a 1-bedroom
- o \$874/month for a 2-bedroom

## Cost of Living in Rockdale County

The average median household income of people age 65+ in Rockdale County is 20.6% lower than for all ages.<sup>1</sup> And almost one in three people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$50,455 in Rockdale County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Rockdale County of \$18,102 per year.<sup>1,4</sup>

Average Finances for Rockdale County Person Age 65+ with Average Social Security Income of \$18,102/Year	Monthly	
	Income	\$1,508.50
	Basic Living Expenses	
	1-Bedroom Median Rent (Rockdale County)	\$716.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,032.50</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 8,897 total units for rent in Rockdale County, only 22%, or 1,957 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that more than one in five (or 22.6% of) renters age 65+ in Rockdale County do not have access to a vehicle, and 9.5% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> U.S. Census Bureau 2015 American Community Survey one year estimates. Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

Approximately, 54% of North Fulton County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.

## Older Adults in North Fulton County

As of 2015, North Fulton County – Alpharetta, Johns Creek, Milton, Mountain Park, Roswell, and Sandy Springs – was home to 38,390 adults age 65 or older, or 10.2% of the total population.<sup>1</sup> 22,439 housing units in North Fulton County are headed by a person 65+, and of these, 5,379 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in North Fulton County is:<sup>3</sup>

- o \$913.42/month for a 1-bedroom
- o \$1,098.88/month for a 2-bedroom

## Cost of Living in North Fulton County

The average median household income of people age 65+ in North Fulton County is 32.6% lower than for all ages.<sup>1</sup> And one in six people 65+ have annual incomes of less than \$22,734, which is considered extremely low income compared to the median income of \$86,913.63 in North Fulton County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in North Fulton County of \$20,580.15 per year.<sup>1, 4</sup>

Average Finances for North Fulton County Person Age 65+ with Average Social Security Income of \$20,580.15/Year	Monthly	
	Income	\$1,715.01
	<b>Basic Living Expenses</b>	
	1-Bedroom Median Rent (N. Fulton County)	\$913.42
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>-\$1,023.41</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 50,960 total units for rent in North Fulton County, only 7.9%, or 4,022 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that almost two in five (or 38% of) renters age 65+ in North Fulton County do not have access to a vehicle, and 10% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 57% of Fulton County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in Fulton County

As of 2015, Fulton County was home to 98,390 adults age 65 or older, or 10% of the total population.<sup>1</sup> 62,977 housing units in Fulton County are headed by a person 65+, and of these, 20,589 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Fulton County is:<sup>3</sup>

- o \$882/month for a 1-bedroom
- o \$1,007/month for a 2-bedroom

## Cost of Living in Fulton County

The average median household income of people age 65+ in Fulton County is 30.6% lower than for all ages.<sup>1</sup> And almost one in three people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$57,207 in Fulton County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Fulton County of \$16,776 per year.<sup>1,4</sup>

Average Finances for Fulton County Person Age 65+ with Average Social Security Income of \$16,776/Year	Monthly	
	Income	\$1,398.00
	<b>Basic Living Expenses</b>	
	1-Bedroom Median Rent (S. Fulton County)	\$882.00
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	<b>Remainder of Income for Other Expenses*</b>	<b>- \$1,309.00</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 178,039 total units for rent in Fulton County, only 21.3%, or 38,010 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that almost one in two (or 47% of) renters age 65+ in Fulton County do not have access to a vehicle, and 21% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 56.4% of City of Atlanta renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in City of Atlanta

As of 2015, Atlanta was home to 47,135 adults age 65 or older, or 10.5% of the total population.<sup>1</sup> 32,374 housing units in Atlanta are headed by a person 65+, and of these, 12,758 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in Atlanta is:<sup>1,3</sup>

- o \$908/month for a 1-bedroom
- o \$983/month for a 2-bedroom

## Cost of Living in City of Atlanta

The average median household income of people age 65+ in Atlanta is 38% lower than for all ages.<sup>1</sup> And two in five people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$47,527 in Atlanta.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Atlanta of \$14,889 per year.<sup>1,4</sup>

**Average Finances for Atlanta Person Age 65+ with Average Social Security Income of \$14,889/Year**

	Monthly
<b>Income</b>	<b>\$1,240.75</b>
<b>Basic Living Expenses</b>	
1-Bedroom Median Rent (Atlanta)	\$908.00
Food and Beverages	\$466.17
Transportation	\$567.17
Apparel, Personal Care Products, and Services	\$132.58
Healthcare**	\$454.08
Life and Other Personal Insurance	\$205.00
<b>Remainder of Income for Other Expenses*</b>	<b>-\$1,492.25</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the 102,147 total units for rent in Atlanta, only 26.6%, or 27,187 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that over one in two (or 52% of) renters age 65+ in Atlanta do not have access to a vehicle, and 26% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, Average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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# Metro Atlanta's Senior Housing Shortage

**Approximately, 65% of South Fulton County renters age 65+ pay more than 30% of their income on housing. Housing is considered affordable if a person pays no more than 30% of their income on rent.**

## Older Adults in South Fulton County

As of 2015, South Fulton County – Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Palmetto, South Fulton, and Union City – was home to approximately 17,275 adults age 65 or older, or 8.8% of the total population.<sup>1</sup> 10,872 housing units in South Fulton County are headed by a person 65+, and of these, 3,121 are rental units.<sup>1</sup>

By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.<sup>2</sup>

## Rentals are Costly

Median monthly rent in South Fulton County is: <sup>1,3</sup>

- o \$598.59/month for a 1-bedroom
- o \$810.46/month for a 2-bedroom

## Cost of Living in South Fulton County

The average median household income of people age 65+ in South Fulton County is 14.6% lower than for all ages.<sup>1</sup> And more than one in three people 65+ have annual incomes of less than \$22,734, which is considered very low income compared to the median income of \$46,980.80 in South Fulton County.<sup>1</sup>

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in South Fulton County of \$15,227.43 per year.<sup>1,4</sup>

Average Finances for South Fulton County Person Age 65+ with Average Social Security Income of \$15,227.43/Year	Monthly	
	Income	\$1,268.95
	Basic Living Expenses	
	1-Bedroom Median Rent (S. Fulton County)	\$598.59
	Food and Beverages	\$466.17
	Transportation	\$567.17
	Apparel, Personal Care Products, and Services	\$132.58
	Healthcare**	\$454.08
	Life and Other Personal Insurance	\$205.00
	Remainder of Income for Other Expenses*	<b>-\$1,154.64</b>

\* An average person age 65+ in the South actually spends \$516.33 on "other" expenses, which can include emergencies, home supplies, entertainment, etc.

\*\*Healthcare includes health insurance, medical services, drugs, and medical supplies.

## Affordable Housing is Limited

Of the approximately 29,938 total units for rent in South Fulton County, 27%, or 8,158 units, of any size (studio, 1-bedroom, 2-bedroom, and 3+ bedrooms) cost under \$750 a month – not nearly enough to meet the needs of the rapidly growing population.<sup>1</sup>

Furthermore, given that almost one in three (or 30% of) renters age 65+ in South Fulton County do not have access to a vehicle, and 20% of all renters do not have access to a vehicle, there is a need for rental housing to be located near services and transportation options.<sup>1</sup>

## LOCAL SOLUTIONS

Policies must be implemented that encourage the development of a mix of housing types within existing communities, at a variety of price points. Zoning regulations should be written to allow homes to be built in close proximity to the services that enable people to remain independent as they age.

- » Does your city/county provide incentives (e.g., tax breaks, fee-waivers) to encourage the development of affordable and supportive housing units?
- » Do your city's and/or county's zoning regulations allow for a diversity of housing types and options (e.g. secondary units on one property)?
- » Do your city's and/or county's development codes encourage universal design elements (e.g., no step entries, wider doorways) to allow for a diversity of housing types and options?
- » Does your city/county permit access to basic services within walking distance of residences?
- » Does your community require a certain percentage of new housing developments to include affordable units?

<sup>1</sup> U.S. Census Bureau 2015 American Community Survey five year estimates for 2011-2015. Estimates assume that the population and housing units are evenly distributed across the area of each census tract for those tracts that are not fully within South Fulton County.

<sup>2</sup> Atlanta Regional Commission population projections.

<sup>3</sup> Rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

<sup>4</sup> U.S. Bureau of Labor Statistics Consumer Expenditure Survey 2014-2015, average annual and expenditures and characteristics for person age 65 and older living in South region of United States.

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