

Senior Rental Challenges

Approximately 54% 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 2017, Atlanta was home to 52,413 adults age 65 or older, or 11.27% of the total population.¹ 35,911 housing units in Atlanta are headed by a person 65+, and of these, 14,508 are rental units.¹

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

Rentals are Costly

Median monthly rent in Atlanta is:^{1,3}

- \$1,000/month for a 1-bedroom
- \$1,047/month for a 2-bedroom

Cost of Living in City of Atlanta

The average median household income of people age 65+ in Atlanta is 37.4% lower than for all ages.¹ And more than two in five people 65+ have annual incomes of less than \$23,512, which is considered very low income compared to the median income of \$51,701 in Atlanta.¹

The chart below demonstrates the challenges of an individual 65+ living on the average mean social security income in Atlanta of \$15,681 per year.^{1,4}

	Monthly
Average Finances for Atlanta Person Age 65+ with Average Social Security Income of \$15,681/Year	
Income	\$1,306.75
Basic Living Expenses	
1-Bedroom Median Rent (Atlanta)	1,000.00
Food and Beverages	\$508.33
Transportation	\$609.67
Apparel, Personal Care Products, and Services	\$140.08
Healthcare**	\$493.25
Life and Other Personal Insurance	\$207.58
Remainder of Income for Other Expenses*	-\$1,652.17

* 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 106,303 total units for rent in Atlanta, only 24.6%, or 26,190 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.¹

Furthermore, given that over one in two (or 51% of) renters age 65+ in Atlanta do not have access to a vehicle, and 25.6% 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.¹

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?

¹ U.S. Census Bureau 2017 American Community Survey five year estimates for 2013-2017.

² Atlanta Regional Commission population projections.

³ 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.

⁴ 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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