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. 35,911 housing units in Atlanta are headed by a person 65+, and of these, 14,508 are rental units. By 2040, the population of older adults in the metro Atlanta region is forecasted to more than double from the current levels.

Rentals are Costly

Median monthly rent in Atlanta is:
- $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. 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.

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.

<table>
<thead>
<tr>
<th>Income</th>
<th>$1,306.75</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Living Expenses</td>
<td></td>
</tr>
<tr>
<td>1-Bedroom Median Rent (Atlanta)</td>
<td>1,000.00</td>
</tr>
<tr>
<td>Food and Beverages</td>
<td>508.33</td>
</tr>
<tr>
<td>Transportation</td>
<td>609.67</td>
</tr>
<tr>
<td>Apparel, Personal Care Products, and Services</td>
<td>140.08</td>
</tr>
<tr>
<td>Healthcare**</td>
<td>493.25</td>
</tr>
<tr>
<td>Life and Other Personal Insurance</td>
<td>207.58</td>
</tr>
<tr>
<td>Remainder of Income for Other Expenses*</td>
<td>- $1,652.17</td>
</tr>
</tbody>
</table>

* 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?


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.


Contact information

Mary Blumberg at 470.378.1668 or mblumberg@atlantaregional.org
For housing assistance: 404.463.3333 or empowerline.org