



regional snapshot

Do Metro Atlanta Residents Have Access To Jobs and Services?

Plan 2040 Goal: Community Development

Atlanta Regional Commission

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regional impact + local relevance



ATLANTA REGIONAL COMMISSION



Are there enough housing options with access to jobs?

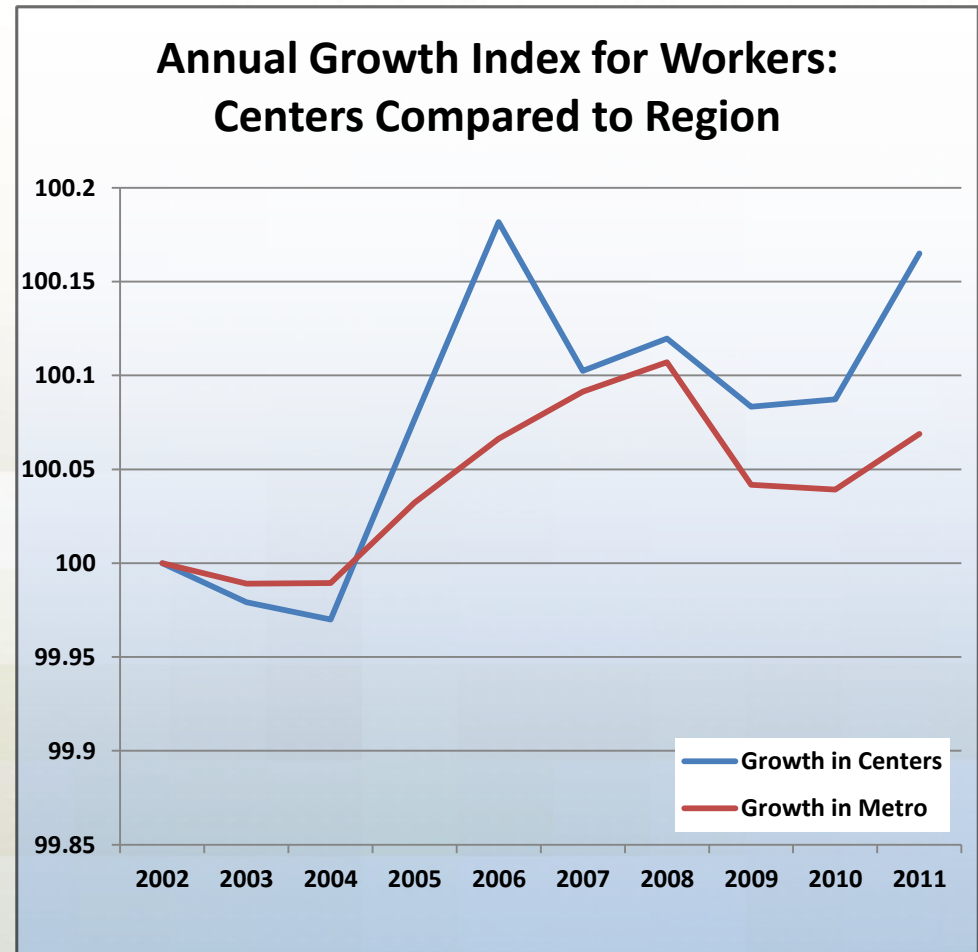
- The Atlanta region must ensure that there are ample housing options close to where the jobs are located
- Affordable housing options currently exist throughout the region, but there are not enough around employment centers
- Families are forced to make tough choice:
 - Live close to work, but pay too much for housing?
 - Live in affordable community, but pay too much for transport to work?
- We will explore how families make this decision by examining key indicators relating to job availability, socioeconomics, and quality of life.



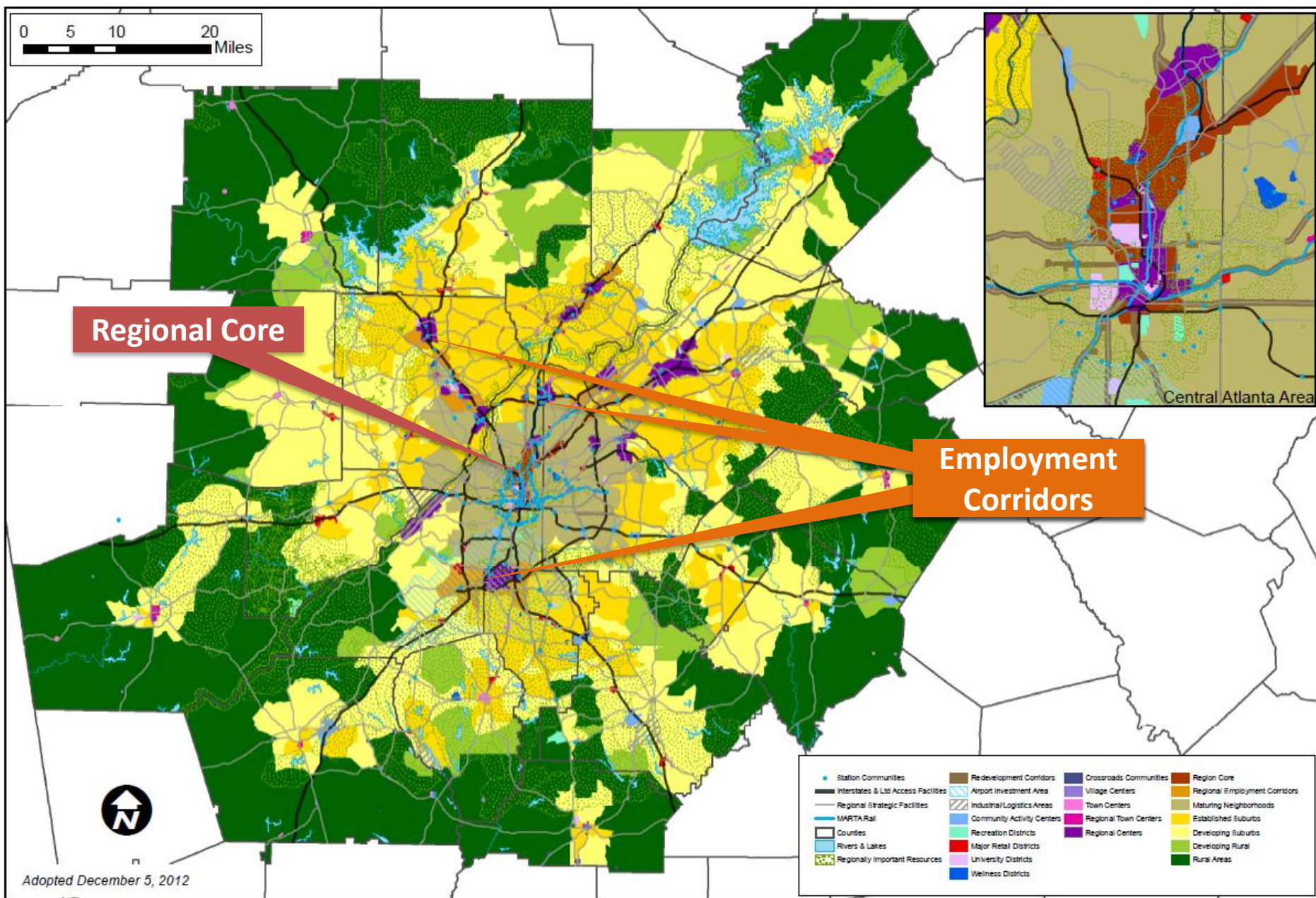


Proximity to Jobs

- The chart depicts growth conditions in 2002 as a baseline “100,” where each subsequent year is compared to the baseline year
- Growth of workers living near job core and corridors (Centers) has grown faster than overall growth of workers in the Metro area
- Since 2002, job centers have experienced a 16.5% growth increase, whereas the Metro area has only seen about 7%



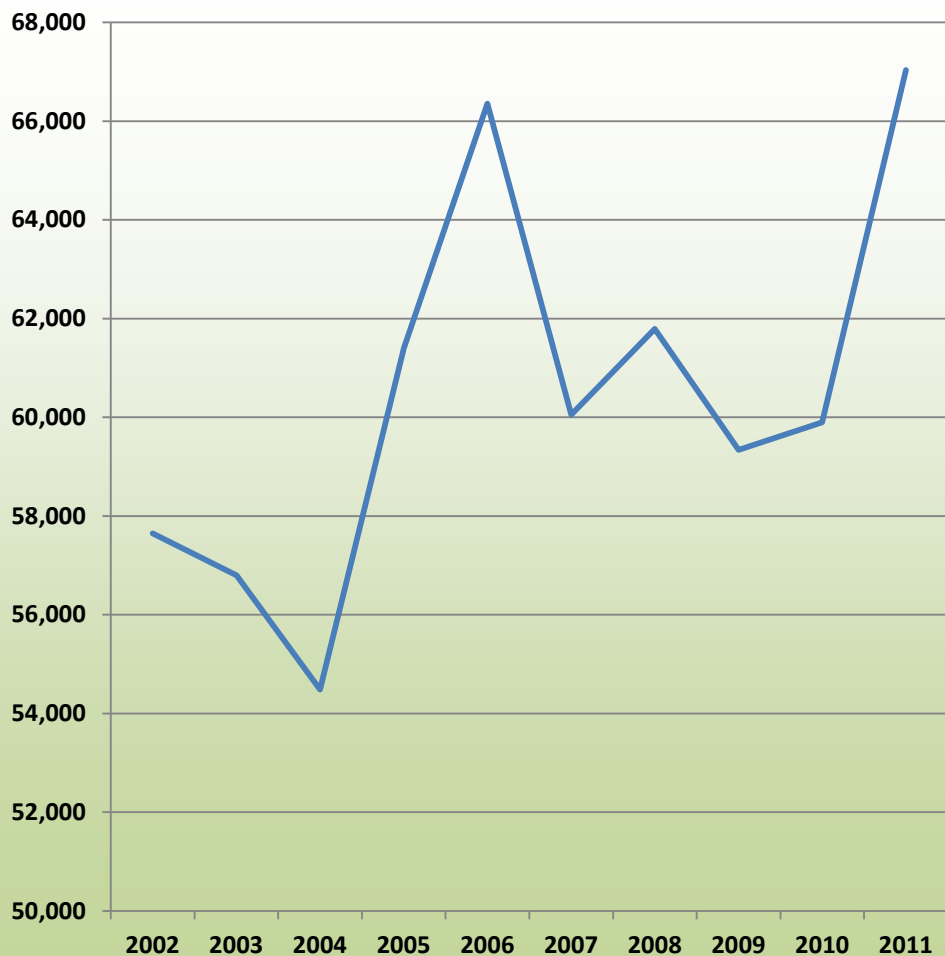
PLAN 2040 Unified Growth Policy Map





Proximity to Jobs

Residents Who Live and Work in Centers



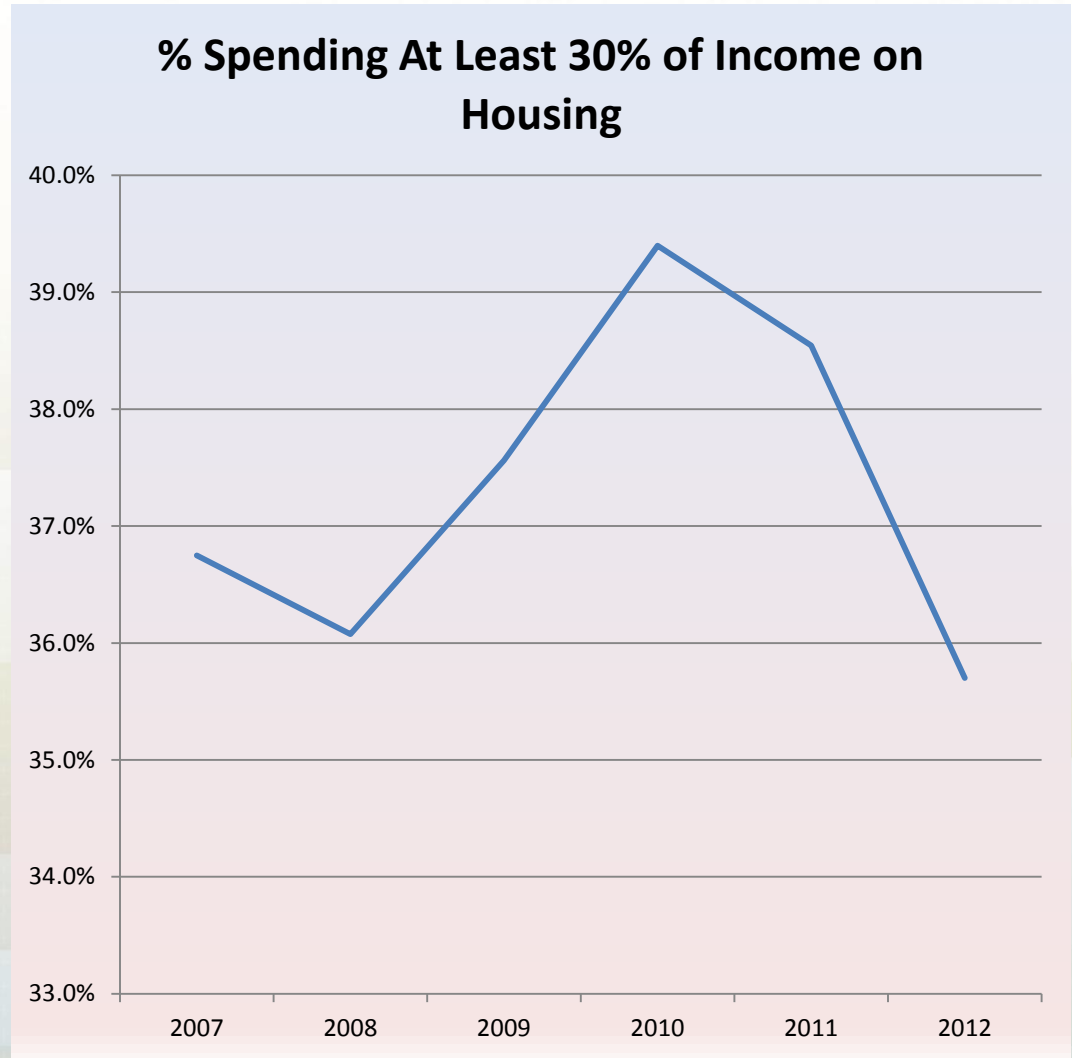
- This chart shows that the number of workers who both live and work in these high-density employment corridors has risen steadily since 2002
- The Great Recession greatly impacted development from 2008-2010
- As of 2011, more housing options have been developed to meet the demand





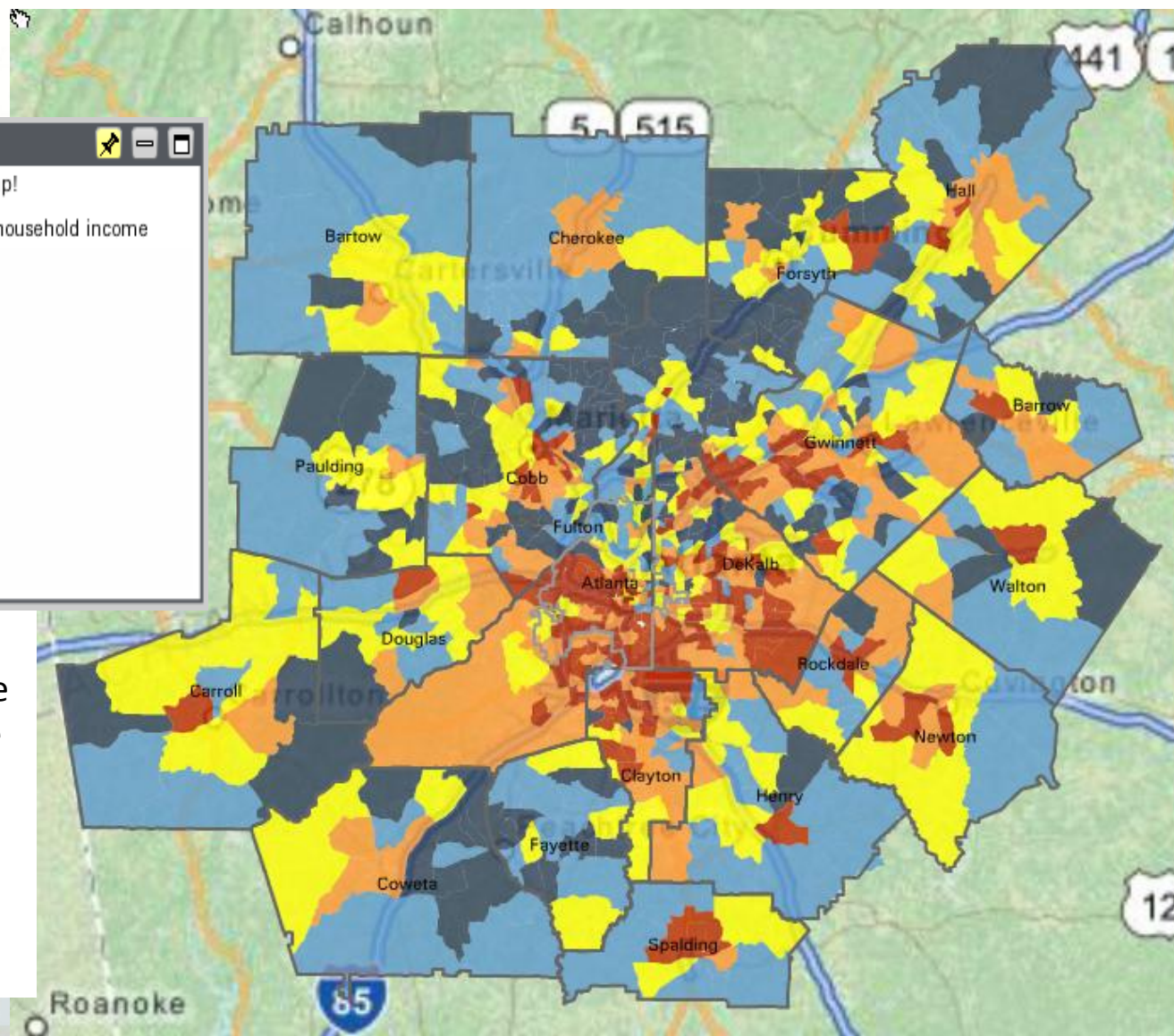
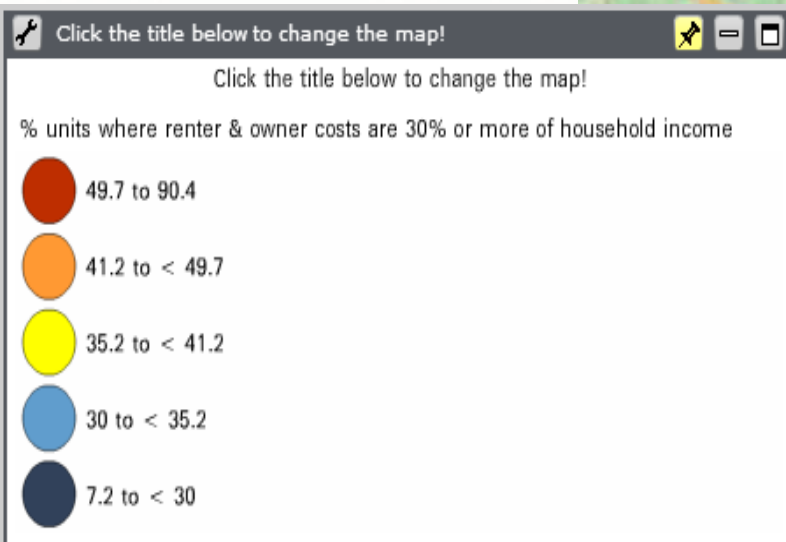
Percent of Income Spent on Housing

- The U.S. Census Bureau tracks ***housing affordability*** by counting how many people spend more than 30% of their income toward housing costs
- 39% of all individuals in metro Atlanta spend at least 30% of their income on housing (renters & owners)
- A decreasing trend line indicates improving conditions with housing affordability





Percent of Income Spent on Housing



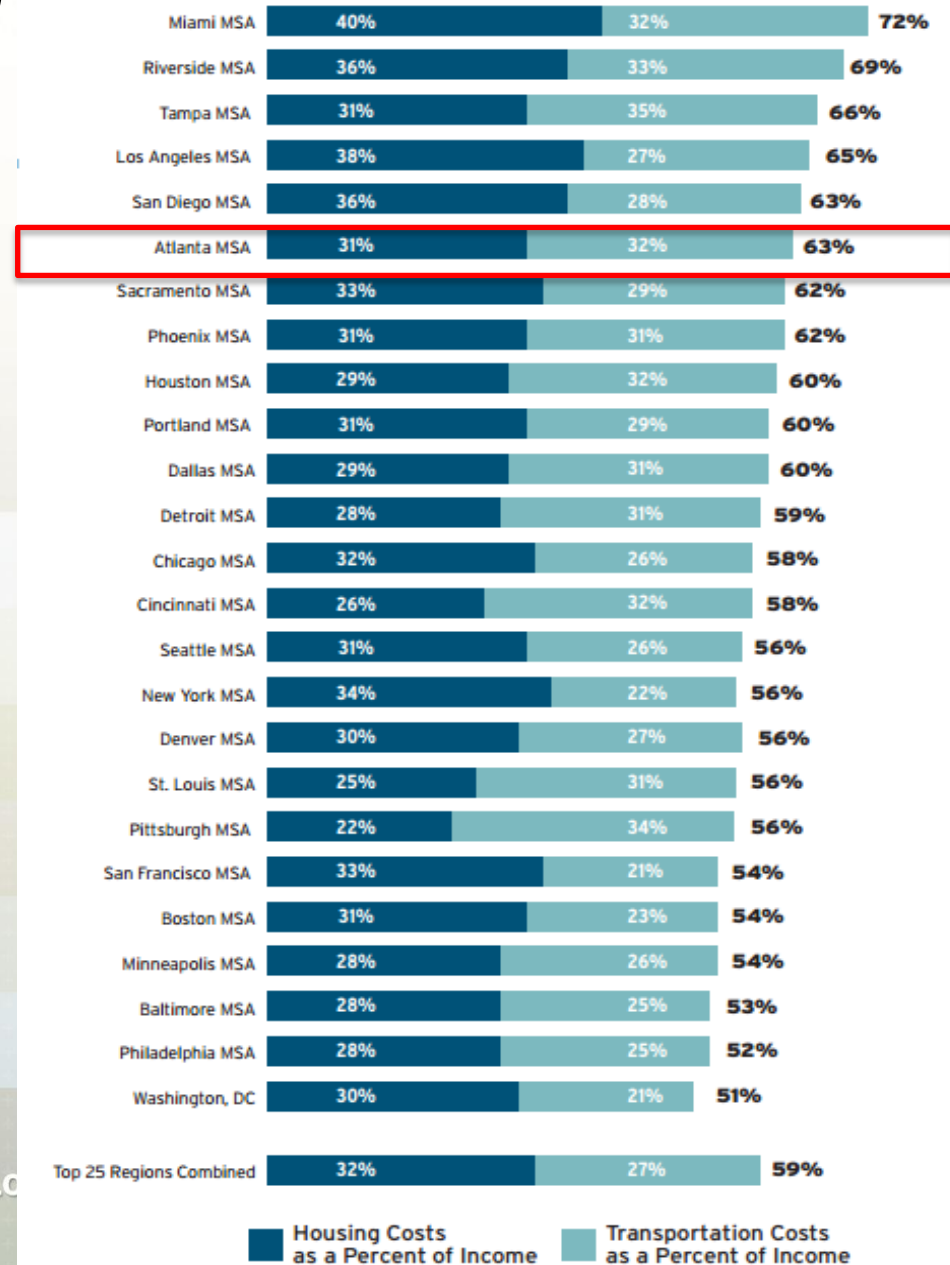
The reds & oranges show those areas where people spend more than 41 percent of their income on housing costs. These areas are clustered in the regional core (south of I-20) as well as town centers throughout the region.





Percent of Income Spent on Housing & Transportation

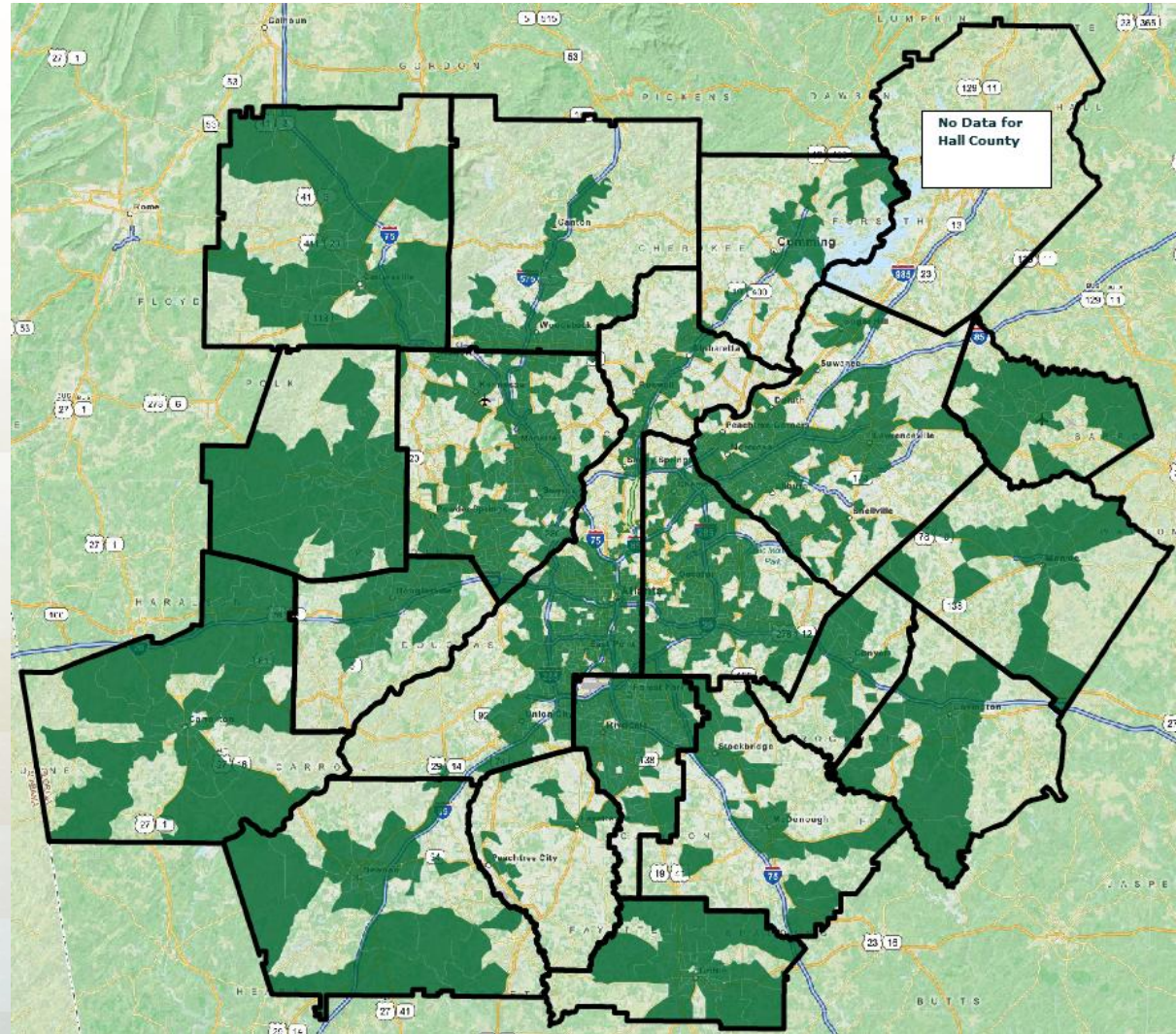
- Tracking transportation costs along with housing costs give us a better picture of Atlanta's affordability
- Moderate-income households (defined as between 50% and 100% of median HH income) spent 63% of their incomes on housing and transportation combined
- Atlanta falls among the highest of the top 25 U.S. metros





Location Affordability Index – “Typical Household”

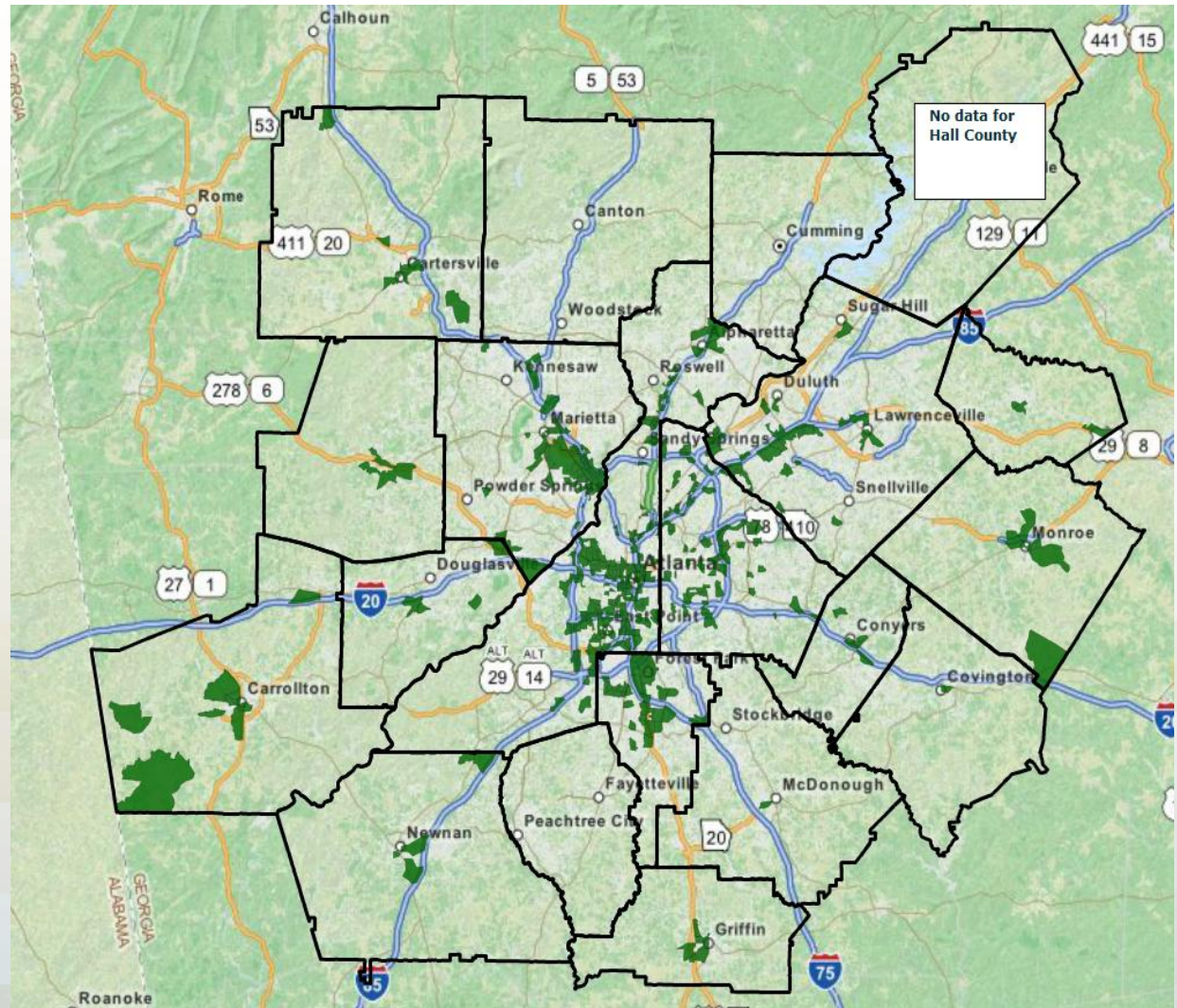
- The Location Affordability Index is a new tool developed by HUD and US DOT to look at transportation and housing costs by neighborhood
- This map looks at the areas (in Dark Green) in the Atlanta region where the typical household could afford to live and still pay less than 50% of their income on housing and transportation costs – you see that there are still several areas where this is possible
- In metro Atlanta, the “typical” household has an annual income of \$57,550, a size of 2.69 people along with 1.21 commuters.





Location Affordability Index – “Moderate-Income” Household

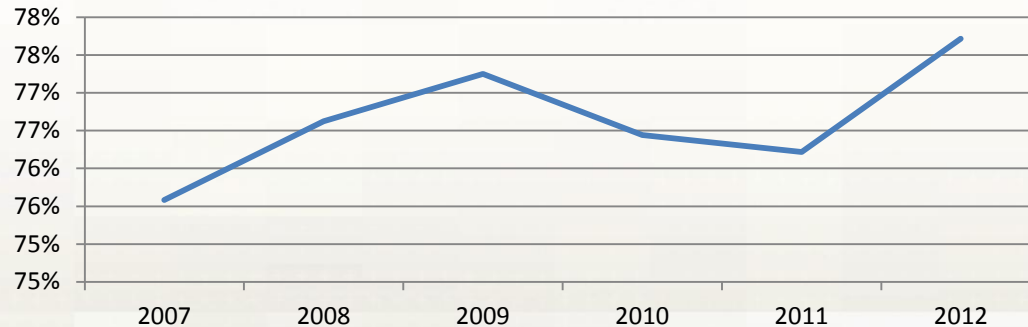
- This map looks at the areas (in Dark Green) in the Atlanta region where a “moderate-income” household could afford to live and still pay less than 50% of their income on housing and transportation costs. Compared to the last map, there are a lot fewer areas where this is possible
- Also notice that these areas cluster near interstates and transit service
- In metro Atlanta, the “moderate-income” household has an annual income of \$46,060, a size of 2.69 people along with 1.21 commuters.



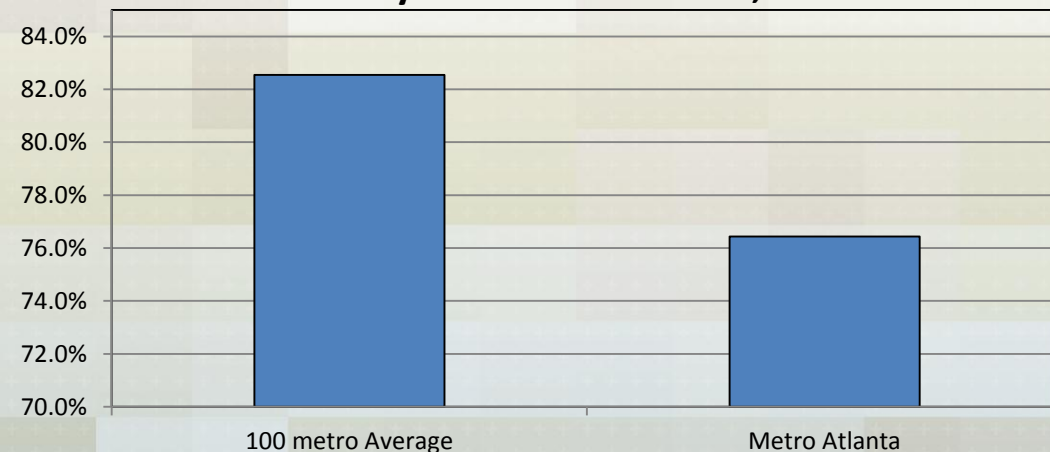


Commute Length

% of Workers With Less Than a 45 Minute Commute To Work



% of Commuters with Less Than a 45 Minute One-Way Commute To Work, 2010



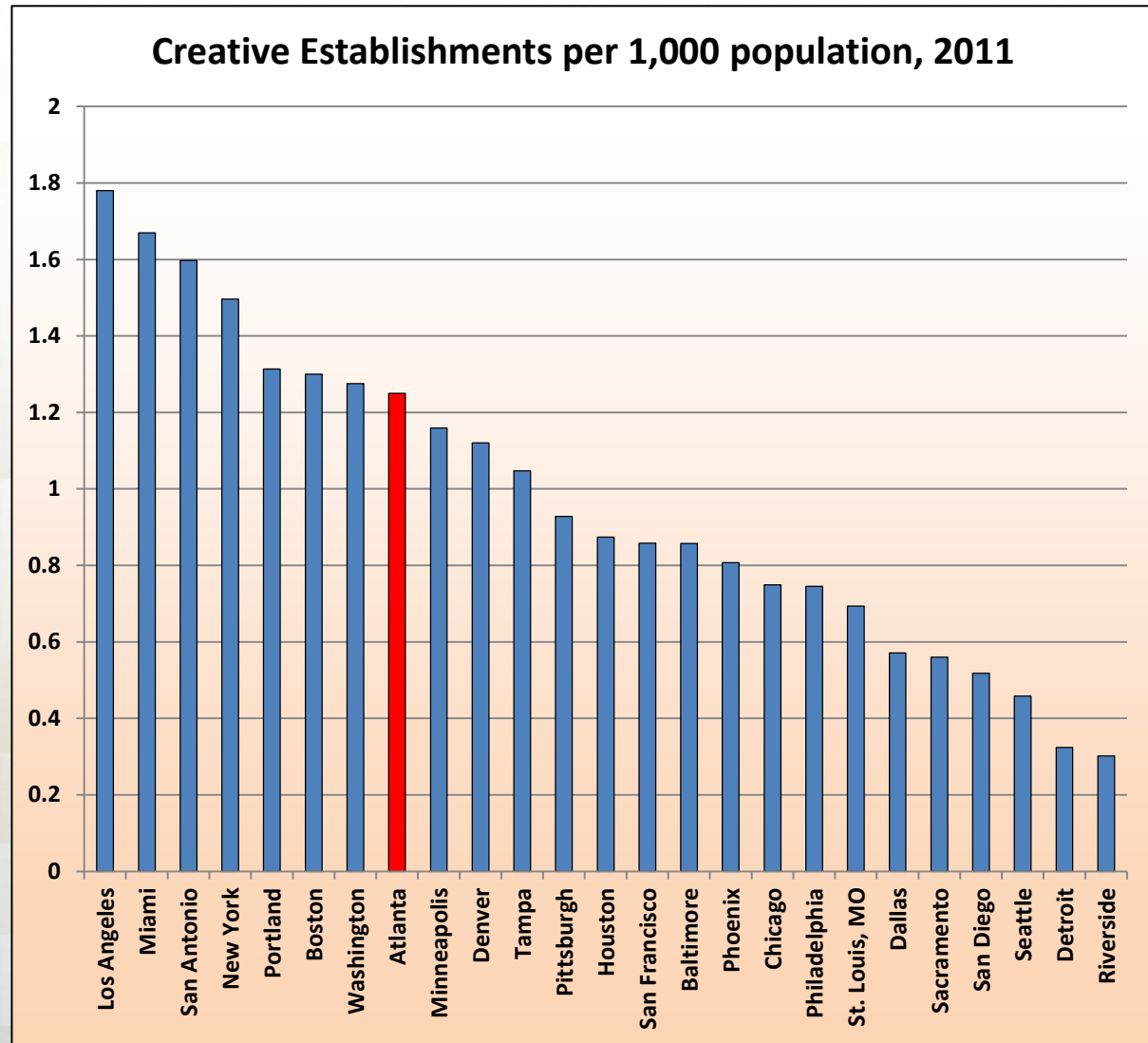
- The shorter the commute, the more free time workers will have to enjoy
- Over the 5 year span, about 76% of all metro Atlanta workers have had a one-way commute of less than 45 minutes
- Atlanta ranks the 6th lowest among the top 100 U.S. metros in terms of workers with a 45 minute or less commute time; not a good metric





Access to Arts

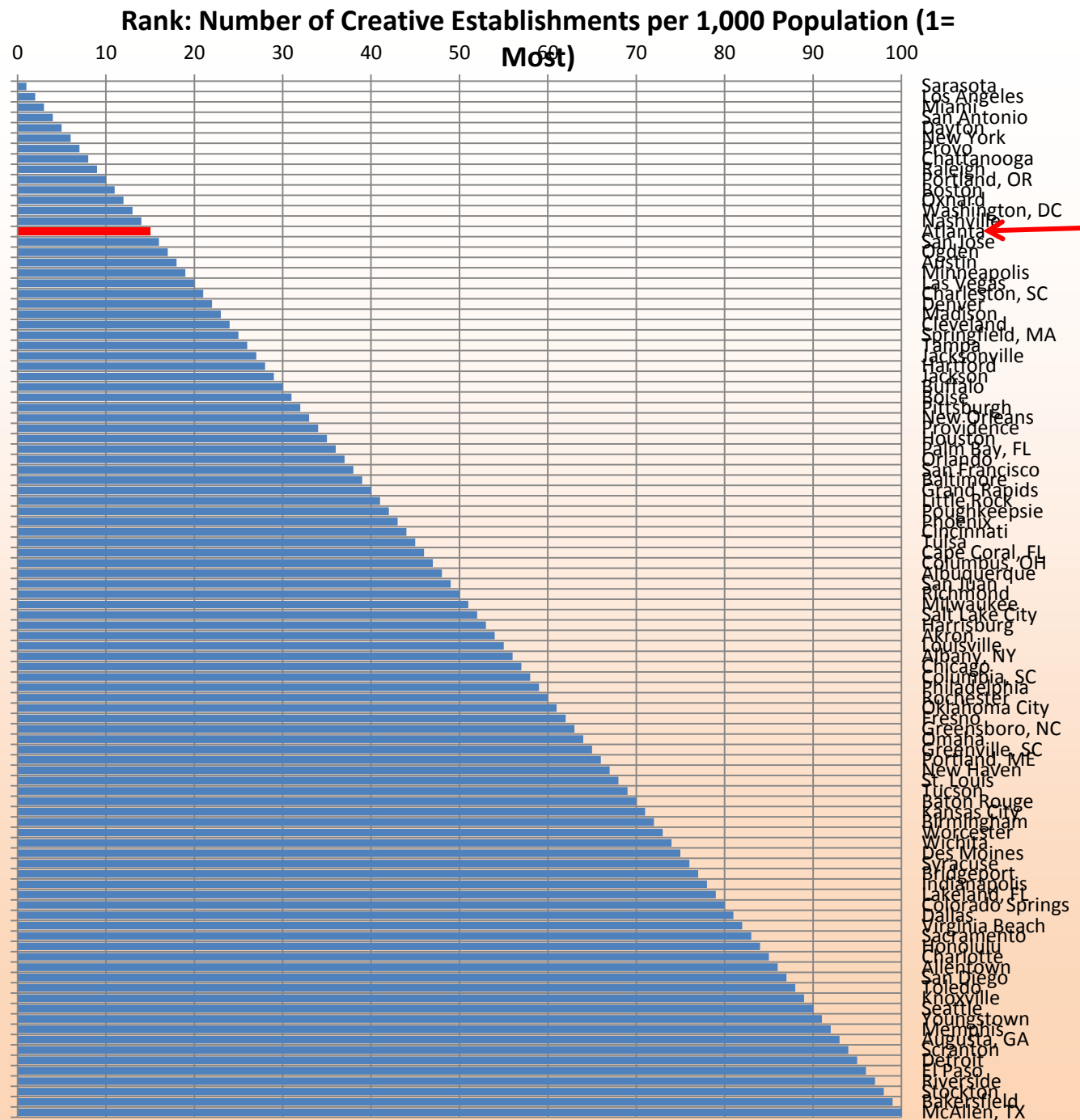
- Though difficult to quantify, art community vibrancy is a key feature of “cool” cities
- In terms of “creative establishments” per capita, Atlanta ranks 8th out of the top 25 largest U.S. metros.





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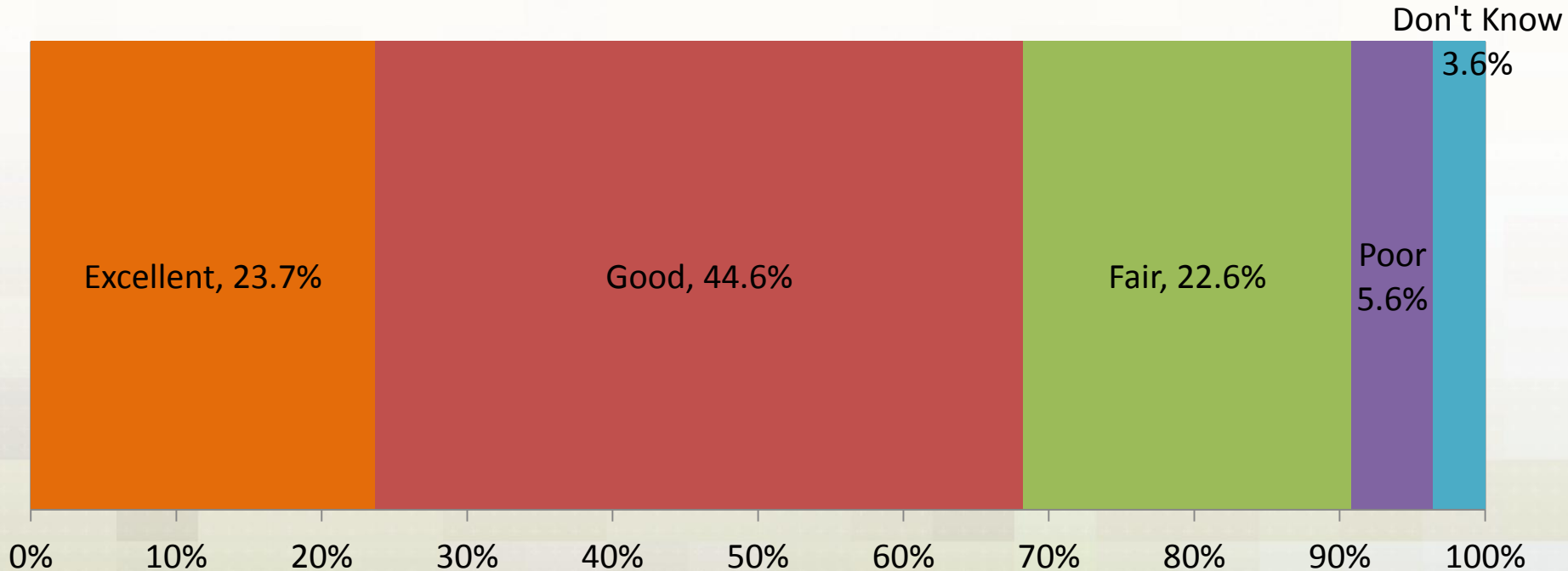
- Atlanta ranks 15th for the number of creative establishments per 1,000 population in terms of the top 100 U.S. metros





Access to Arts: Perceptions from Metro Atlanta Speaks Survey

Rate Availability of Cultural Events and Venues in Atlanta Area



- The Metro Atlanta Speaks survey asked residents to rate the availability of cultural events and venues in the Atlanta area. More than two-thirds responded “Excellent” or “Good,” which is very positive.





Summary

- Atlanta is **improving** in terms of developing livable communities near job-dense areas
- However, combined housing and transportation costs in Atlanta are **higher** compared to similar U.S. metros
- Commute times in Atlanta **remain high** compared to the national average, with little change over the past several years
- Atlanta's art community is **vibrant**, outranking 85% of the top 100 U.S. metros in creative establishments per capita

