

Community Academy 2: Decatur for Life

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PlaceMakers LLC*

**October 25, 2010
Decatur, GA**

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WORKING TOWARDS AFFORDABILITY, DIVERSITY AND CHOICE



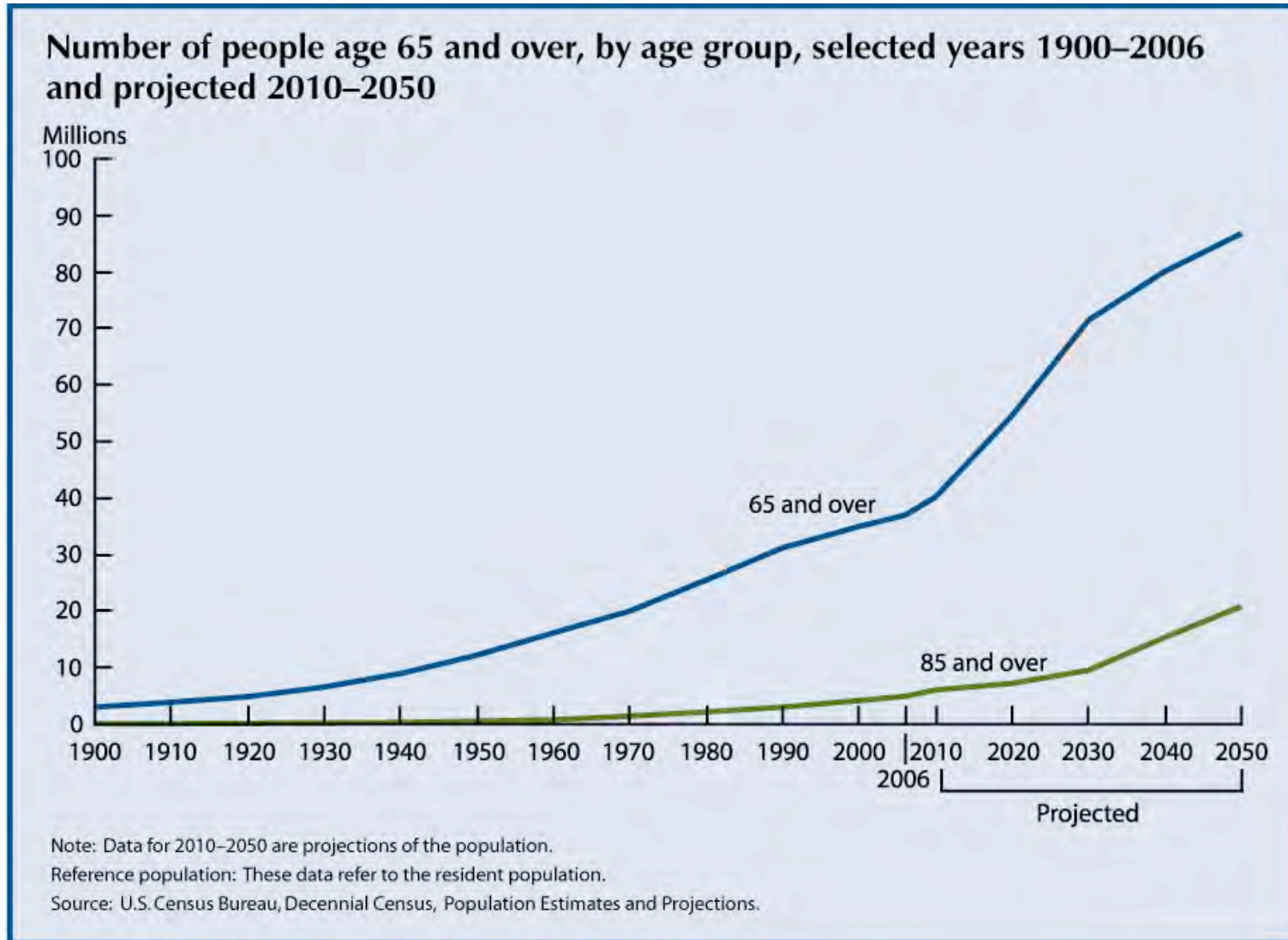


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What All the Excitement's About



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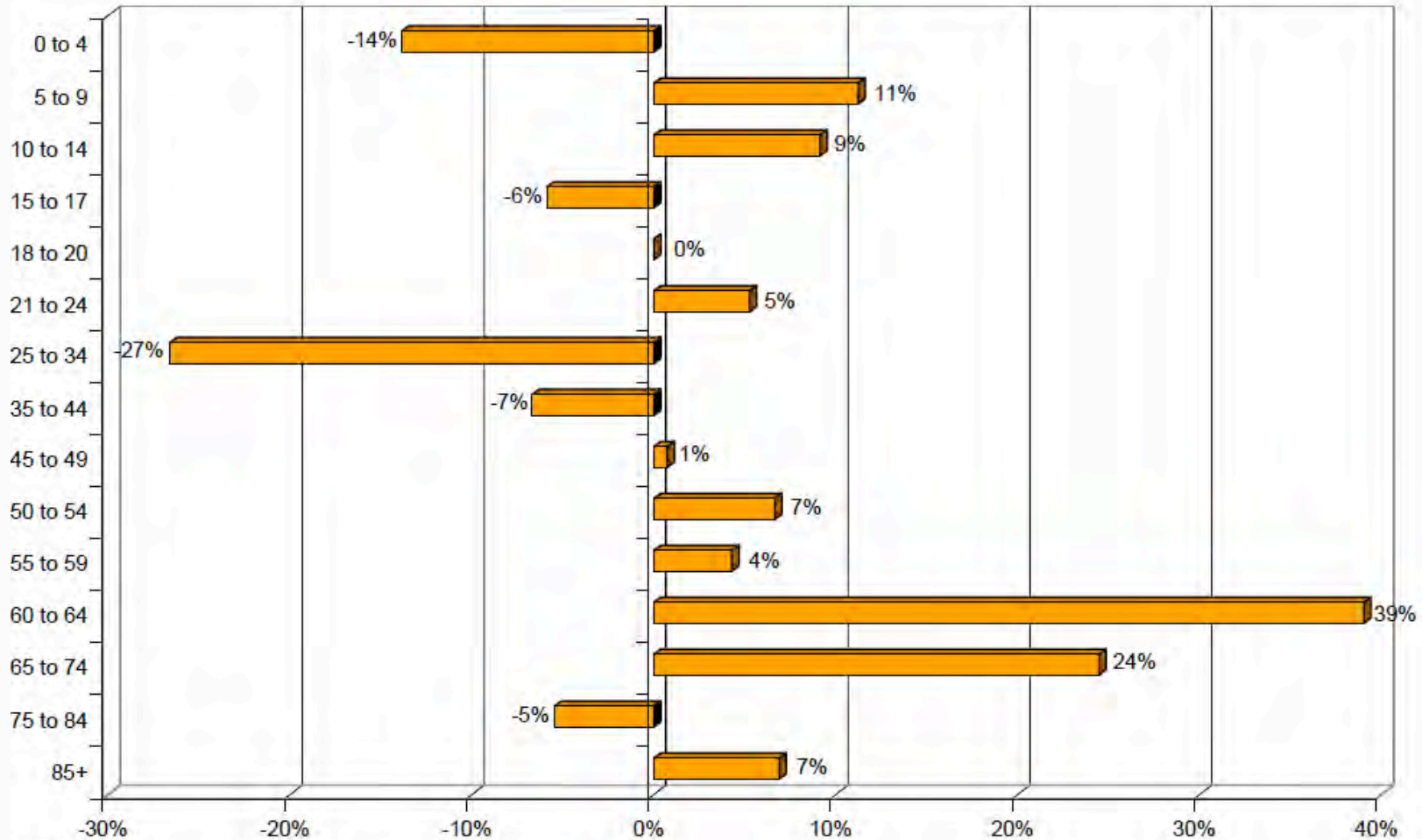


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City of Decatur, Change in Age Distribution, 2007-2012



Source: Claritas

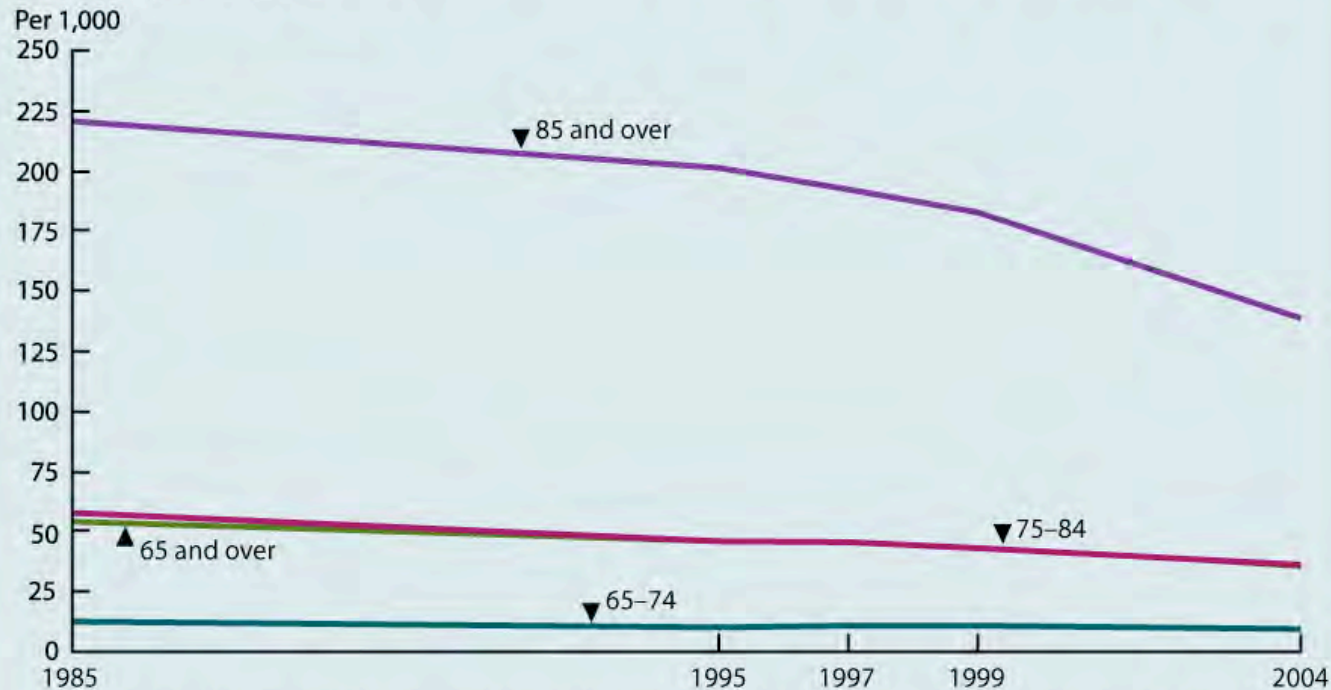
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Nursing Home Utilization

Rate of nursing home residence among people age 65 and over, by age group, selected years 1985–2004



Note: Rates are calculated using estimates of the civilian population of the United States including institutionalized people. Population data are from unpublished tabulations provided by the U.S. Census Bureau. The 2004 population estimates are postcensal estimates as of July 1, 2004, based on Census 2000. For more information about the 2004 population estimates, see Kozak, DeFrances, and Hall.⁴⁶ Rates are age adjusted to the year 2000 population standard using the following three age groups: 65–74 years, 75–84 years, and 85 years and over. Residents are people on the roster of the nursing home as of the night before the survey. Residents for whom beds are maintained even though they may be away on overnight leave or in a hospital are included. People residing in personal care or domiciliary care homes are excluded.

Reference population: These data refer to the resident population.

Source: Centers for Disease Control and Prevention, National Center for Health Statistics, National Nursing Home Survey.

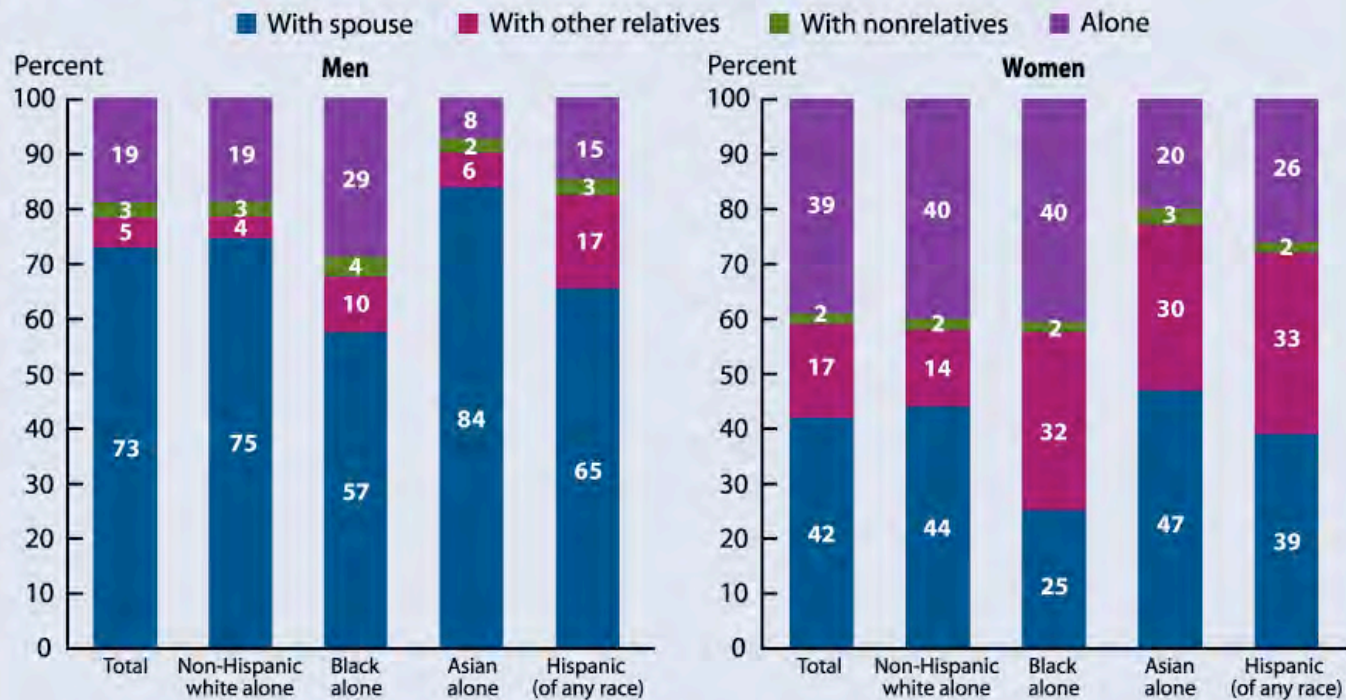
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Living Arrangements

Living arrangements of the population age 65 and over, by sex and race and Hispanic origin, 2007



Note: Living with other relatives indicates no spouse present. Living with nonrelatives indicates no spouse or other relatives present. The term "non-Hispanic white alone" is used to refer to people who reported being white and no other race and who are not Hispanic. The term "black alone" is used to refer to people who reported being black or African American and no other race, and the term "Asian alone" is used to refer to people who reported only Asian as their race. The use of single-race populations in this report does not imply that this is the preferred method of presenting or analyzing data. The U.S. Census Bureau uses a variety of approaches.

Reference population: These data refer to the civilian noninstitutionalized population.

Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement.

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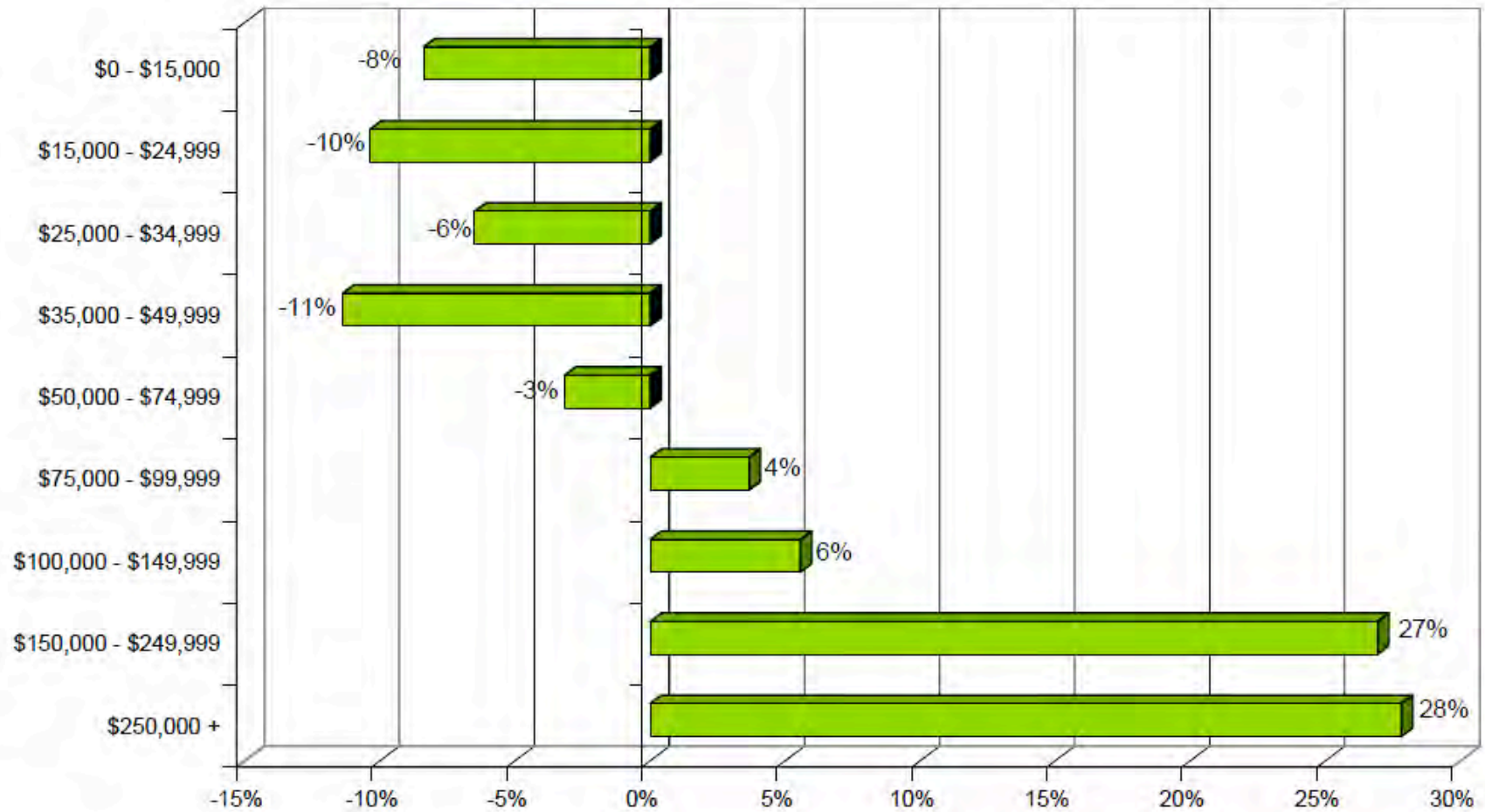
The Challenges: Local

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City of Decatur, Change in Household Income, 2007-2012



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In 2007, the average single-family home price was \$384,715.

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In 2007, 93.8 percent of jobs paid less than \$50,000 annually.

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Home Ownership Realities

<i>Qualifying Salary</i>	<i>Mortgage Amount</i>
<i>Purchase Price</i>	

\$50,000

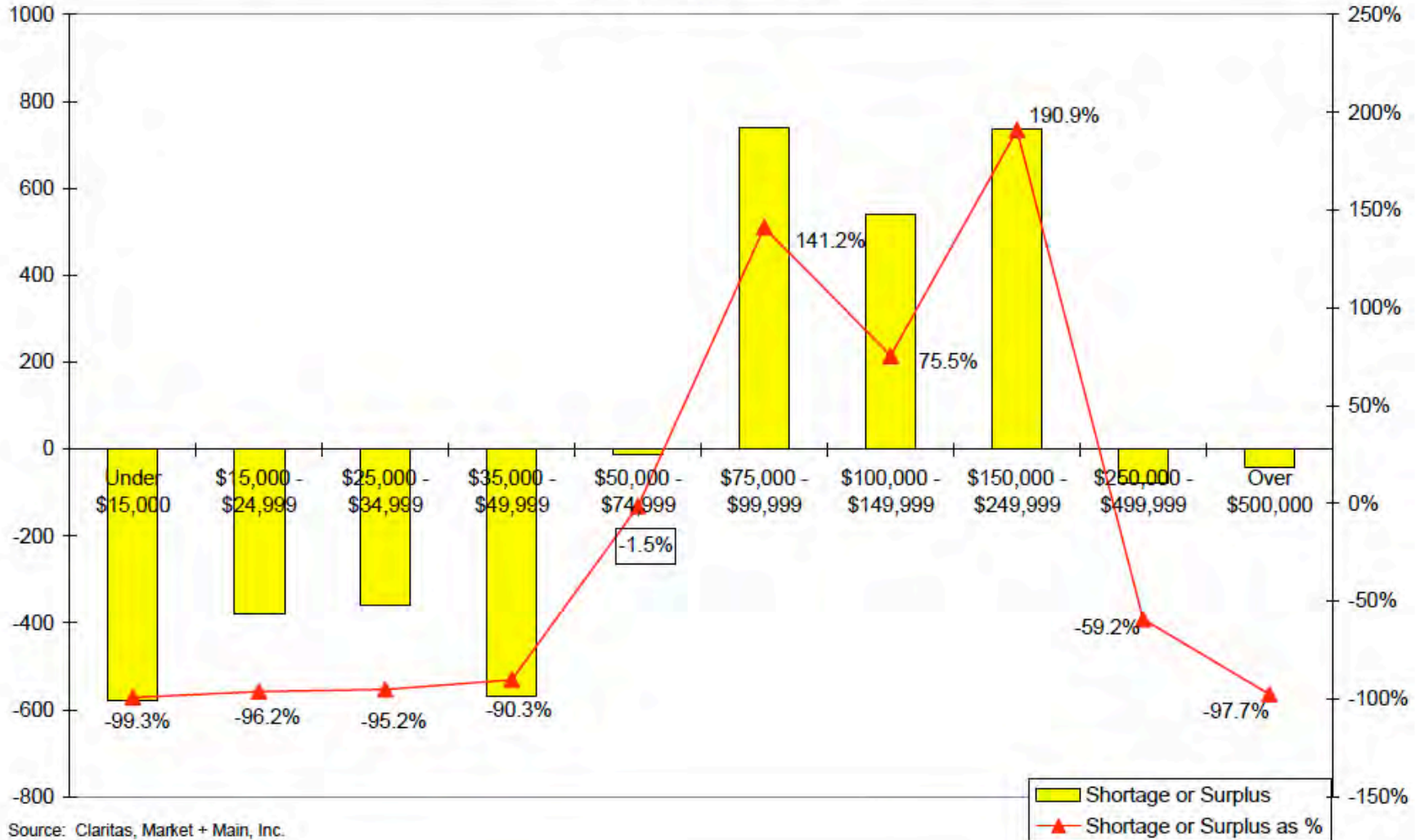
\$125,000

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For-Sale Housing Shortage and Surplus by Household Income, City of Decatur, 2007

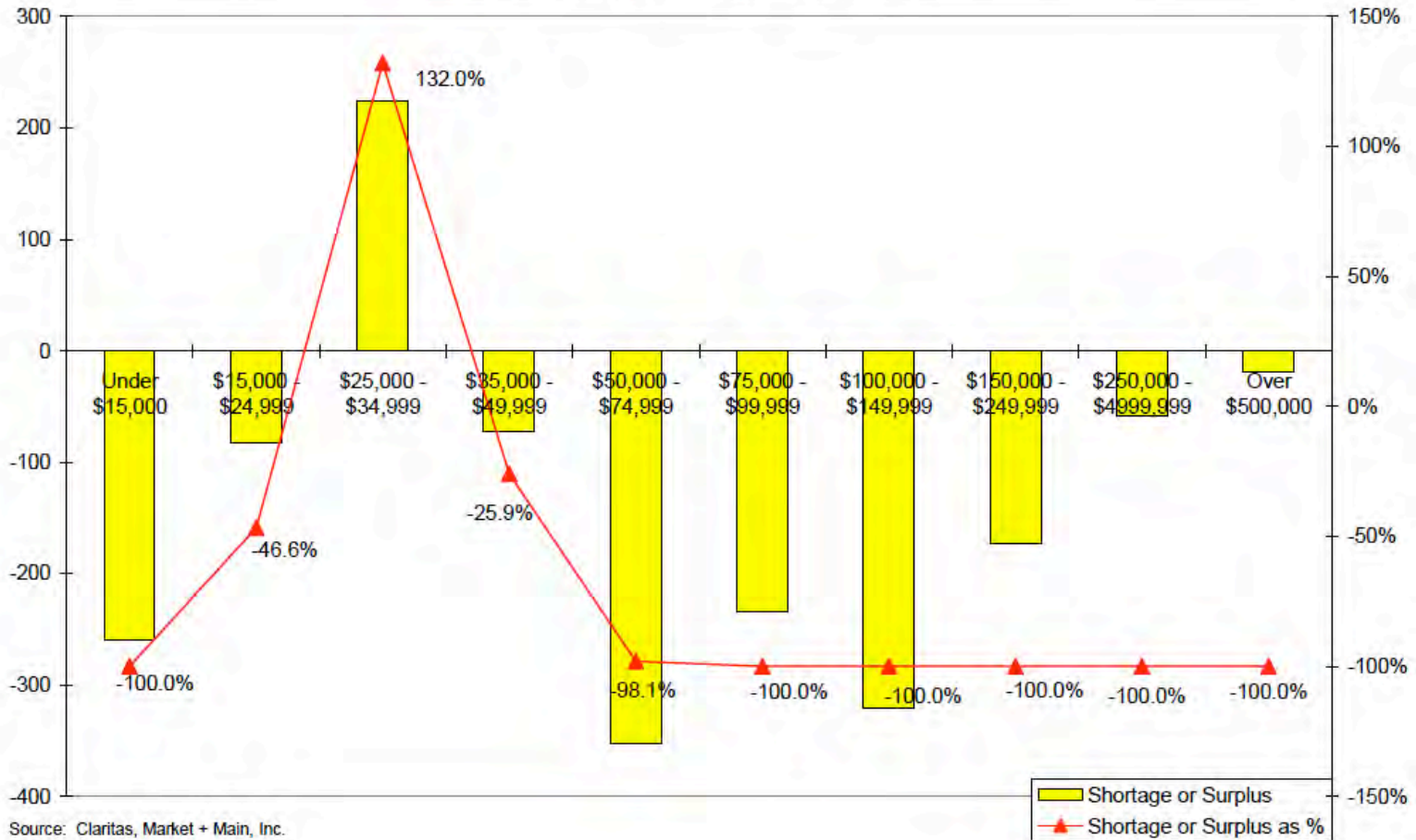


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Rental Housing Shortage and Surplus by Household Income, City of Decatur, 2007



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“Under the Census Bureau’s current estimate about immigration, the number of echo boomers will swell to 92.9 million by 2025. Even with immigration at half that pace, their numbers will grow to 86.5 million. This highly diverse generation will give demand for apartments and smaller starter homes a lift over the next 15 years.”

Joint Center for Housing Studies of Harvard University

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Lifelong Communities

The Atlanta Regional Commission

- 1. Provide housing and transportation options*
- 2. Encourage healthy lifestyles*
- 3. Expand access to services*

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The pull of the marketplace.

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“Dwell small, live large”

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THE NOT SO BIG HOUSE[®]



The Not So Big House books by Sarah Susanka bring to light a new way of thinking about what makes a place feel like home—characteristics that many people desire of their homes and their lives, but haven't known how to verbalize.



[Sarah's Books»](#)



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Pocket Neighborhoods

Creating Small Scale Community in a Large Scale World



Ross Chapin

Foreword by Sarah Susanka • author of *The Not So Big House*

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Solving for Choice, Diversity, Affordability

Ocean Springs, MS

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Addressing the Decatur Mix

- *Home types*
- *Proximity*
- *Home costs*
- *Access to daily needs*
- *Access to medical care*
- *Access to services and amenities*
- *Volunteerism*
- *City programing*
- *Physical access to each other*

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