1. POPULATION

Total Population

Except for the two decades between 1970 and 1990, the City of Atlanta population has been growing since its incorporation in 1847 (see Table 1-1 and Figure 1-1). After modest growth in the 1990s, the rate of growth in the 2000s increased dramatically. Between 2000 and 2009, the US Census estimates that the City of Atlanta added 124,447 residents, an increase of almost 30%. All Neighborhood Planning Units (NPUs) added residents between 2000 and 2010, Some NPUs added more residents than others. NPU B (18,365) and NPU E (14,229) added the most residents. Some NPUs grew at a faster rate than others. NPU D grew by 78% from 8,690 in 2000 to 15,500 in 2010 (see Table 1-2)

Over the next 20 years, the City of Atlanta's population is forecasted to continue growing. The question is by how much. The City of Atlanta, Fulton County and the Atlanta Regional Commission have each developed their own forecast (See Table 1-3). For the 2011 CDP, McKibben Demographics and Cropper GIS developed a 20 year forecast for the City of Atlanta. In addition, a 20 year forecast for each of the City's 25 Neighborhood Planning Units was also made (see Appendix).

Table 1-1: City of Atlanta Population 1850-2010

Year	Population	Population Growth	Percent Growth
1850	2,572		
1860	9,554	6,982	271.46%
1870	21,789	12,235	128.06%
1880	37,409	15,620	71.69%
1890	65,533	28,124	75.18%
1900	89,872	24,339	37.14%
1910	154,839	64,967	72.29%
1920	200,616	45,777	29.56%
1930	270,366	69,750	34.77%
1940	302,288	31,922	11.81%
1950	331,314	29,026	9.60%
1960	487,455	156,141	47.13%
1970	496,973	9,518	1.95%
1980	425,022	-71,951	-14.48%
1990	394,017	-31,005	-7.29%
2000	416,474	22,457	5.70%
2010	538,650	122,176	29.34%

Source: Sandy Speer, Fulton County

From 2010 to 2030, the populations of the city of Atlanta, Fulton County, the Atlanta Metropolitan Statistical Area, the state of Georgia, and the United States are forecasted to change as follows; the City of Atlanta will increase by 19.5%, Fulton County will grow by 18.5 %, the Atlanta Metropolitan Statistical Area will grow by 22.1% Georgia will increase by 16.8%; and the United States will

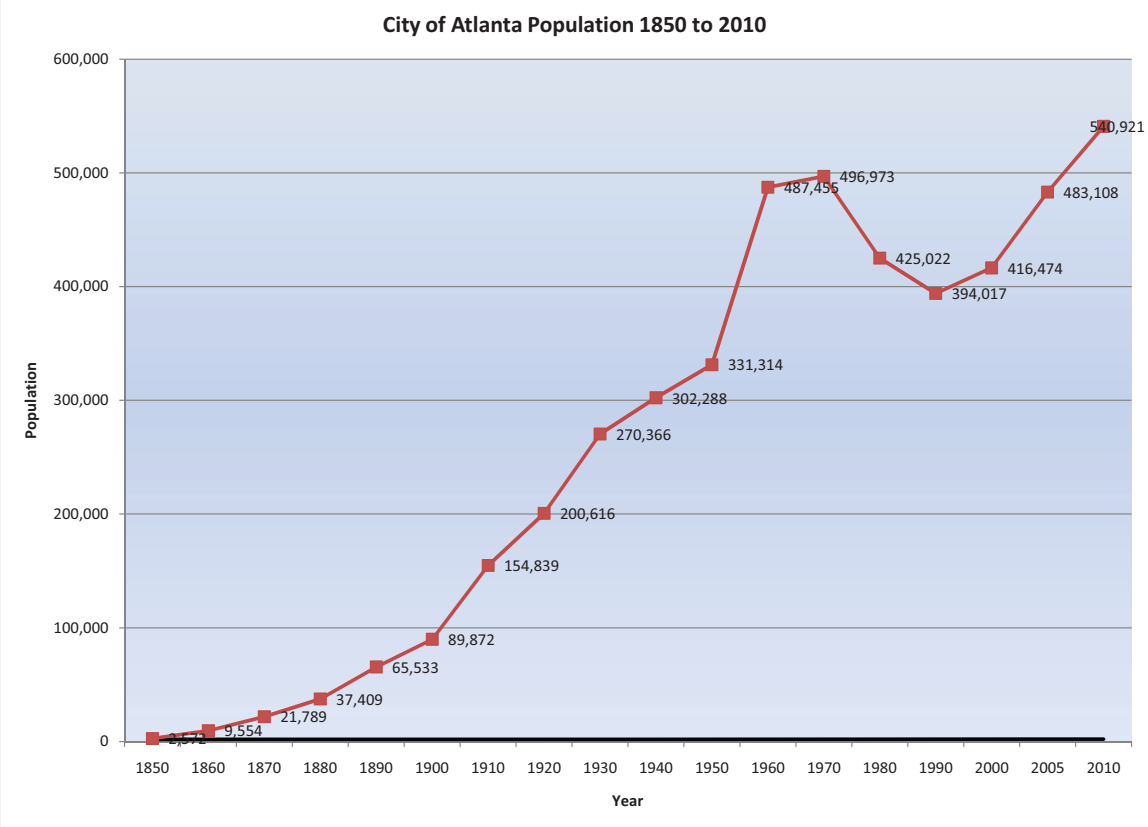


Figure 1-1: City of Atlanta Population 1850-2010

Table 1-2: City of Atlanta Population Growth by NPU 2000 to 2010				
NPU	2000	2010	Change	% growth
A	11,300	12,980	1,680	14.87%
B	38,645	57,010	18,365	47.52%
C	16,199	18,430	2,231	13.77%
D	8,690	15,500	6,810	78.37%
E	34,461	48,690	14,229	41.29%
F	20,890	23,820	2,930	14.03%
G	11,632	14,580	2,948	25.34%
H	17,274	21,760	4,486	25.97%
I	21,500	25,540	4,040	18.79%
J	17,085	19,380	2,295	13.43%
K	11,997	12,940	943	7.86%
L	7,316	10,190	2,874	39.28%
M	21,359	32,670	11,311	52.96%
N	14,688	20,430	5,742	39.09%
O	14,725	16,850	2,125	14.43%
P	11,911	18,230	6,319	53.05%
Q*		1,230		
R	16,679	21,390	4,711	28.25%
S	12,396	13,570	1,174	9.47%
T	20,095	23,970	3,875	19.28%
V	15,825	21,850	6,025	38.07%
W	20,054	23,810	3,756	18.73%
X	14,999	17,570	2,571	17.14%
Y	12,472	15,490	3,018	24.20%
Z	24,210	30,580	6,370	26.31%
TOTAL	416,402	538,460	122,058	29.31%
Note: NPU Q was annexed into the City of Atlanta starting in 2006				

increase by 14.4% (see Table 1-4).

A number of general demographic factors will influence the growth rate of the City of Atlanta during this period, including the following:

- The Baby Boom generation has passed through the childbearing ages by 2005, thereby reducing the overall proportion of the population at child bearing age;
- The remaining population in childbearing ages (women ages 15-45) will have fewer children;
- An increasing percentage of single family households will become "empty nest" as the current home owners age into their 50s and 60s;
- The locally born 18-to-24 year old population, in prime childbearing ages, will continue to leave the area to go to college or to other urban areas, with the magnitude of this out-migration flow slowly increasing; and
- The City will experience continued increase in housing stock, with an average of 1,200 new units being built each year through 2020. New housing construction will continue after that point, but housing unit starts will only average 800 per year until 2030.

Over the next twenty years, the rate of growth will decrease from 29% over the past 10 years to a rate of 19%. From 2010 to 2020, the City of Atlanta population is forecasted to increase by 61,030, or 11.3%, to 599,670. From 2020 to 2030, the population is forecasted to continue to increase by an additional 43,660 persons to 643,330 or 7.3%. During the 20 years of the forecasts, all 25 of the NPUs are forecasted to increase in population with the growth rates ranging from 7.1% in NPU S to 49.3% in NPU D (See Table 1-5 as well as the Appendix for population forecast results for each NPU). NPU B will gain the most population with 19,590 followed by NPU Z with 7,750 (see Maps 1-1 and 1-2).

Table 1-3: City of Atlanta Population Forecasts				
Year	Fulton County - P*	Fulton County- O*	ARC	City of Atlanta
2000	416,474	416,474	416,474	416,474
2010	510,000	544,032	488,500	538,640
2020	596,333	655,374		599,670
2030	693,000	777,736		643,330
2040	800,000	1,032,040	736,253	
* Fulton County developed Pessimistic and Optimistic forecasts				
Source: Fulton County, Atlanta Regional Commission and City of Atlanta				

The City of Atlanta will continue to experience significant in-migration (movement of new young families into the city boundaries) over the next 20 years. However, the size and age structure of the potential in-migrants will change and the effects of the in-migration of families on population growth will be offset by the continued steady growing out-migration of young adults

as graduating high school seniors move out of the city to continue their education or for employment. From 2000 to 2010, about 70% (84,520/121,090) of the increase in population was due to net migration. The percent of City's growth from net migration is forecasted to fall to a little over 50% (55,120/104,380) over the next twenty years (see Table 1-6).

It is important to note that all NPUs will experience a decline in their growth rates after 2020. While all NPU areas will see some amount of gross in-migration, (primarily in the 20 to 29 age groups,) all areas also will continue to see gross out-migration. As mentioned above, this out-migration primarily will be a percentage of locally born young adults, 18-to-24 years old, as graduating seniors leave the City of Atlanta to go to college or seek employment in other urban areas. Consequently, all of the NPU areas will experience a modest reduction in their average household size. A secondary out migration flow will be young families (households 25-39) and their children (age 0-9). While the magnitude of this out-migration flow will be substantially smaller than the city experienced over the last 10

Table 1-4: Forecasted Population Change 2010 to 2030

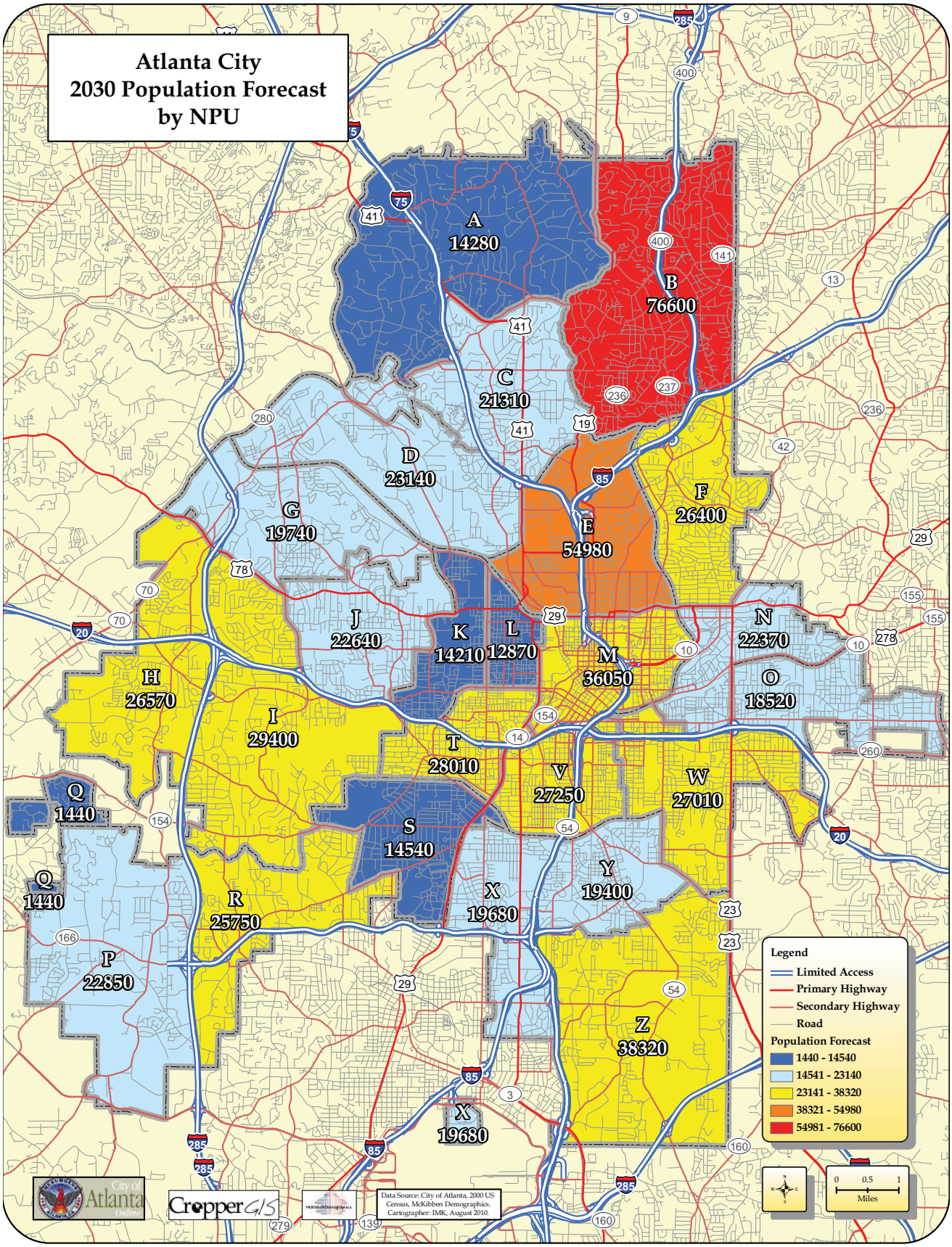
Georgraphy	2010	2020	2030	20-Year Change
U.S. (in millions)	313	337	358	14.4%
Georgia	9,891,000	10,831,000	11,552,000	16.8%
Atlanta MSA	4,761,000	5,307,000	5,812,000	22.1%
Fulton County	1,048,000	1,171,000	1,242,000	18.5%
City of Atlanta	538,640	599,670	643,330	19.4%

Source: McKibben Demographics

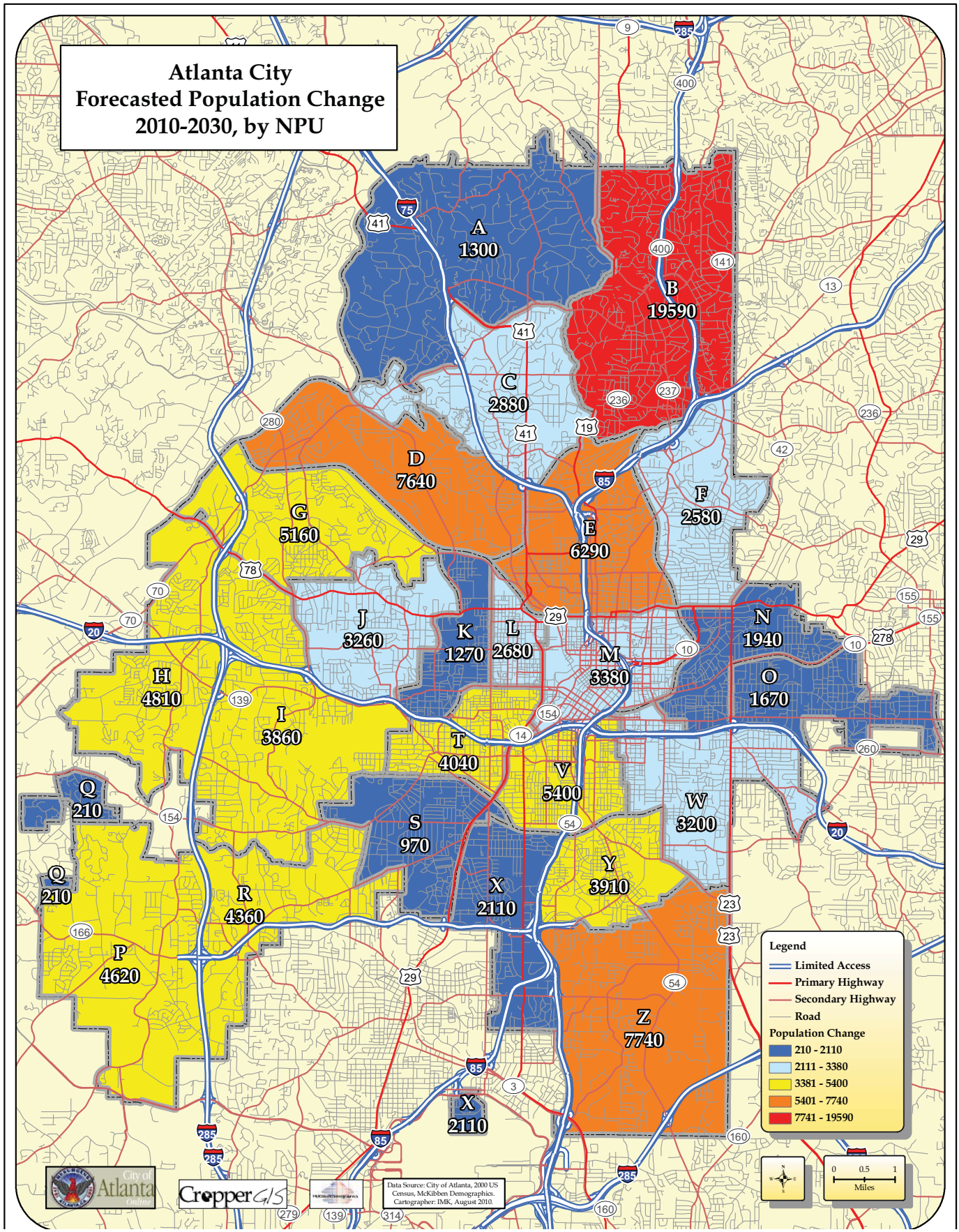
Table 1-5: Forecasted NPU Population Change 2010 to 2030

NPU	2010	2020	2010-2020 Change	2030	2020-2030 Change	2010-2030 Change	Total Population Growth
A	12,980	13,950	7.5%	14,280	2.4%	10.0%	1,300
B	57,010	69,020	21.1%	76,600	11.0%	34.4%	19,590
C	18,430	19,960	8.3%	21,310	6.8%	15.6%	2,880
D	15,500	19,900	28.4%	23,140	16.3%	49.3%	7,640
E	48,690	52,370	7.6%	54,980	5.0%	12.9%	6,290
F	23,820	25,470	6.9%	26,400	3.7%	10.8%	2,580
G	14,580	17,240	18.2%	19,740	14.5%	35.4%	5,160
H	21,760	24,460	12.4%	26,570	8.6%	22.1%	4,810
I	25,540	27,510	7.7%	29,400	6.9%	15.1%	3,860
J	19,380	21,040	8.6%	22,640	7.6%	16.8%	3,260
K	12,940	13,660	5.6%	14,210	4.0%	9.8%	1,270
L	10,190	11,690	14.7%	12,870	10.1%	26.3%	2,680
M	32,670	34,790	6.5%	36,050	3.6%	10.3%	3,380
N	20,430	21,630	5.9%	22,370	3.4%	9.5%	1,940
O	16,850	17,860	6.0%	18,520	3.7%	9.9%	1,670
P	18,230	21,190	16.2%	22,850	7.8%	25.3%	4,620
Q	1,230	1,410	14.6%	1,440	2.1%	17.1%	210
R	21,390	24,000	12.2%	25,750	7.3%	20.4%	4,360
S	13,570	14,200	4.6%	14,540	2.4%	7.1%	970
T	23,970	26,170	9.2%	28,010	7.0%	16.9%	4,040
V	21,850	25,040	14.6%	27,250	8.8%	24.7%	5,400
W	23,810	25,700	7.9%	27,010	5.1%	13.4%	3,200
X	17,570	18,890	7.5%	19,680	4.2%	12.0%	2,110
Y	15,490	17,700	14.3%	19,400	9.6%	25.2%	3,910
Z	30,580	34,820	13.9%	38,320	10.1%	25.3%	7,740
Total	538,640	599,670	11.3%	643,330	7.3%	19.4%	104,690

Source: US Census and McKibben Demographics. NPU Q was not included in the COA 2000 Census Total



Map 1-1: City of Atlanta 2030 Population Forecast



Map 1-2: City of Atlanta Population Growth 2010 to 2030

Table 1-6: City of Atlanta 2010 to 2030 Population Change						
	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30
Population	416,401	477,100	537,230	570,460	598,260	622,760
Births	30,970	33,450	32,990	30,920	33,670	32,710
Deaths	12,990	14,860	16,840	18,750	21,290	24,220
Natural Increase	17,980	18,590	16,150	12,170	12,380	8,490
Net Migration	42,910	41,610	16,860	15,660	12,180	10,490
Change	60,890	60,200	33,010	27,830	24,560	18,980
Growth Rate	14.62%	12.62%	6.14%	4.88%	4.11%	3.05%
Source: McKibben Demographics						

years, it will still represent a sizeable segment of the affected age cohorts.

Clearly, one of the major factors that have affected the population growth rates of the City of Atlanta over the last 10 years has been the number, pace and price of new housing units constructed. However, the dynamics of this in-migration flow are more complex than many realize. For example, the City had been experiencing and averaging 6,500 net new housing units constructed per year from 2000 to 2007. From 2008 to 2009 the City has been averaging about 1,200 net new housing units per year. It is safe to assume that given the current housing market dynamics (as well as the high vacancy rate) of the City of Atlanta that the era of large scale housing unit building has passed. Further, it is clear that the ageing of the population as well as household composition will be the two factors that will most influence population change in the city and at the NPU level.

Table 1-7: Median Age 2000 and 2009		
Geography	**Median Age in 2000**	**Median Age in 2009**
Atlanta	31.9	33.4
Georgia	33.4	34.6
US	35.3	36.8
Source: US Census		

There are several additional factors that are responsible for the difference between growth in population and growth in housing stock. Included among these factors are: people building new "move up" homes within the city; the children that stay in the city of Atlanta, move out of their parents homes and establish residence somewhere else in the city; and the increase in single-individual households.

Age Distribution

Like most cities in the United States, Atlanta has a population that is younger than the state and national average (see Table 1-7). The primary reason cities are younger is due to the dominate migration flow between urban, suburban and rural areas and the number of college aged students living in the City. Cities tend to experience large in-migration flow of single and young couples in their 20s while seeing the majority of their out-migration flow in householders that are in the 30 to 45 year old age cohort. In 2000, the median age of the City of Atlanta residents was 31.9. NPU A had the highest median age at 42.2 and NPU Y had the lowest median age at 24.1 (see Table 1-8).

Some of the household and age characteristics of City of Atlanta population from the 2000 US Census are shown in Table 1-8. The average household size is 2.3 persons per households. NPU Y has the largest household size with 3.3 persons per household while NPU E has the smallest household size with 1.6 persons per households (see Map 1-3). About 38% of all households are single person households (see Map 1-4). In NPU E, 58% of households are single person households. NPU Q has the highest percentage of single per-

son households over 65. 27.3% of all households have children under 18. NPU G has the highest percentage of households with children (57%). 16% of householders are aged 65 or older. NPU I had the highest percentage of households aged over 65 (29.4%). These households characteristics are some of the variables in determining how the population will change in the future.

Table 1-8: City of Atlanta Household Characteristics by NPU - 2000 Census

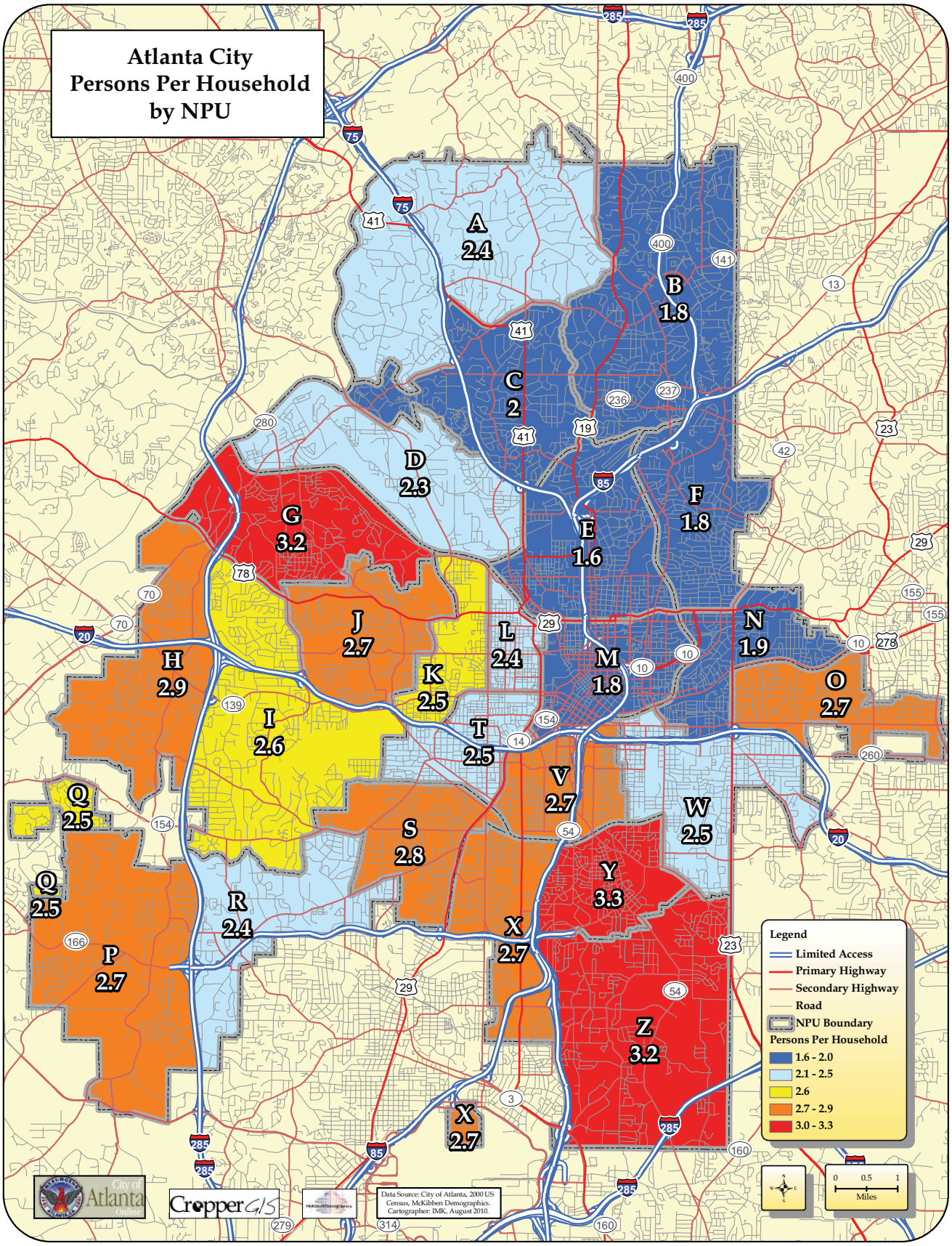
NPU	Average Age	Persons Per Household	% of Single persons Households	% of Single persons Households over 65	% of Households with children under 18	% of householder aged 65 and Older
A	42.4	2.4	25.3	23.8	31.5	20.1
B	35.3	1.8	51.2	26.5	12.7	20.1
C	34.4	2	40.9	26.8	19.5	18.1
D	29.5	2.3	38.4	13.4	25.4	9.0
E	28.1	1.6	58.5	6.7	6.9	5.9
F	34.4	1.8	47.5	9.9	13.1	8.6
G	22.4	3.2	19.3	27.0	57.3	16.6
H	29.5	2.9	22.7	27.6	45.8	18.1
I	37.8	2.6	26.8	36.8	33.5	29.4
J	34.3	2.7	29.2	37.3	36.2	28.0
K	35.9	2.5	33.1	38.3	31.3	28.5
L	30.8	2.4	38.7	23.4	33.3	17.3
M	33.3	1.8	58.4	20.0	17.5	15.3
N	34.4	1.9	45.8	8.2	15.0	7.5
O	33.7	2.7	28.8	29.9	34.2	24.0
P	34.8	2.7	24.0	21.7	39.2	15.2
Q	37.6	2.5	29.8	51.7	35.5	23.3
R	30.7	2.4	32.9	32.2	38.9	17.2
S	35.1	2.8	25.8	25.2	38.9	20.0
T	24.1	2.5	37.6	27.5	32.1	19.9
V	27.4	2.7	33.0	25.6	42.4	17.0
W	33	2.5	30.3	18.5	29.0	13.0
X	33.8	2.7	35.6	32.3	35.6	19.6
Y	29.5	3.3	22.0	29.6	50.5	16.1
Z	25.6	3.2	16.8	22.6	54.0	12.6
City wide	31.9	2.3	38.4	21.4	27.3	16.6

Source: US Census

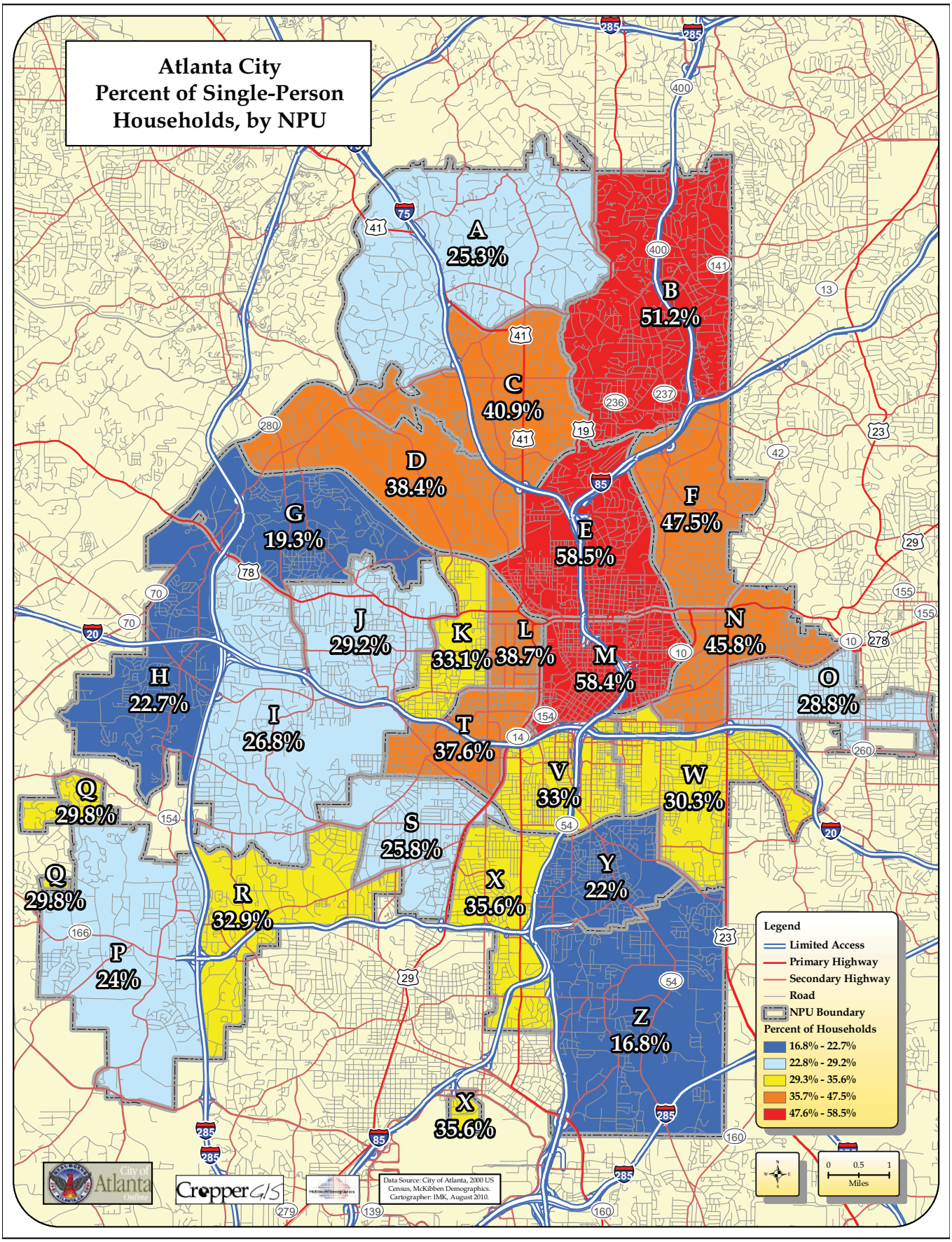
The population forecasts a steady increase in the median age of the population in the City of Atlanta and all of the NPUs (see population forecasts by age in Table 1-9 and in the appendix for the NPU age structure and the median age for each forecast year). The city as a whole will see the median age of its population increase from 33.3 in 2010 to 39.8 in 2030. This rise in median age is due to two factors, locally born 18-24 year olds leaving the City with a high proportion of their parents staying in their existing households and the aging of the City's baby boom population into their 60s and 70s.

Atlanta will experience significantly reduced in and out migration flow over the next 20 years as mobility continues to be at much lower level than were seen over the last 20 years. This will results in "in place aging" becoming the dominate factor influencing the age structure of the city and its NPUs (see the population pyramids in the appendix for a graphic representation of the age distribution of the city and all NPUs).

While the total population growth rate of the city of Atlanta and its NPUs will slow dramatically over the next 20 years, there will be substantial changes in the age structure of the population. For example, the proportion of that city's population over the age of 65 is approximately 9.4% in 2010. By 2030 the 65+ population will comprise 14.7% of Atlanta's population (see Map 1-5 for per-



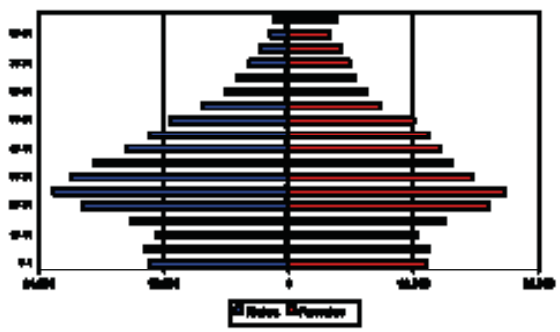
Map 1-3: City of Atlanta Household Size by NPU

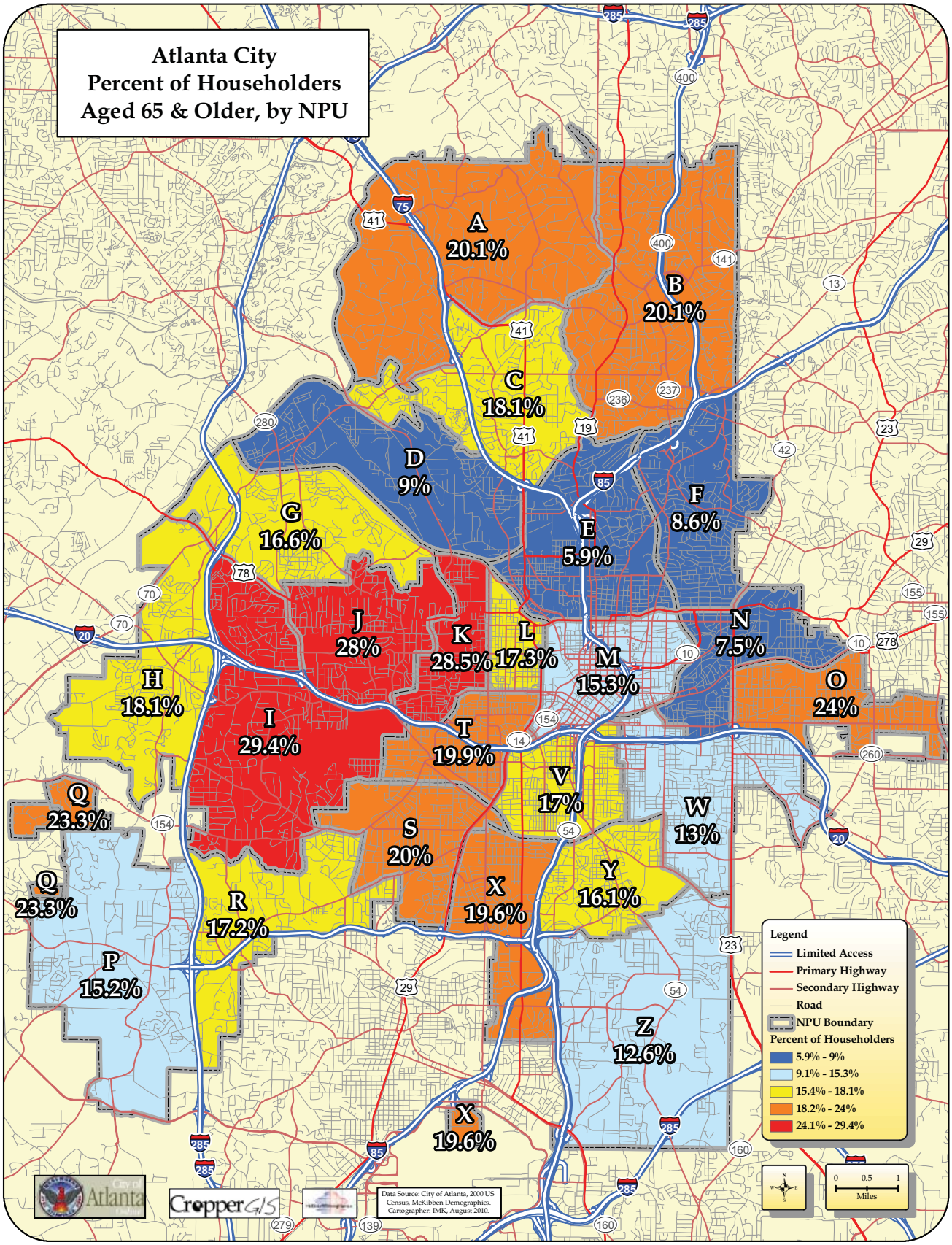


Map 1-4: Percent of Single Person Households

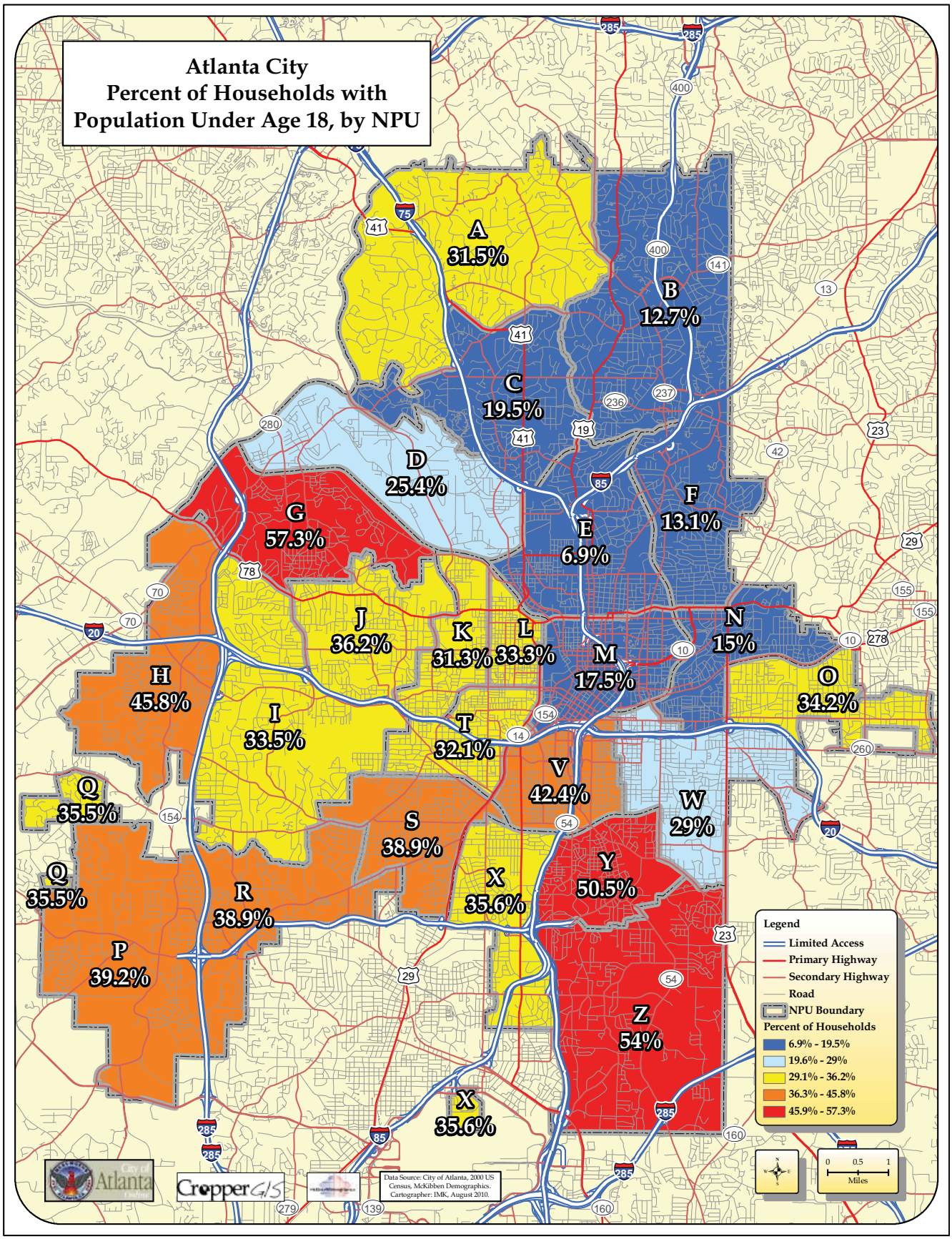
Table 1-1: City of Atlanta Population Forecast 2010-2030												
Age	2010			2015			2020			2025		
	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total
0-4	13,425	13,247	26,672	15,760	15,150	30,910	16,790	16,170	32,960	16,540	15,910	32,450
5-9	13,866	13,530	27,396	13,640	13,440	27,080	15,810	15,200	31,010	16,370	15,720	32,090
10-14	12,743	12,283	25,026	13,670	13,330	27,000	13,720	13,040	26,760	15,540	14,980	30,520
15-19	15,074	14,966	30,040	17,160	16,270	33,430	17,890	17,060	34,950	17,720	16,600	34,320
20-24	19,884	19,281	39,165	25,790	23,400	49,190	27,630	24,400	52,030	25,930	23,160	49,090
25-29	22,629	20,821	43,450	23,750	23,640	47,390	29,360	28,160	57,520	27,820	26,270	54,290
30-34	20,959	17,672	38,631	24,400	22,360	46,760	25,860	25,670	51,530	28,430	27,720	56,150
35-39	18,749	15,740	34,489	21,860	18,970	40,830	24,800	23,150	47,950	25,460	25,540	51,000
40-44	15,639	14,493	30,132	18,820	16,290	35,110	21,790	19,340	41,130	24,110	22,840	46,950
45-49	13,387	13,365	26,752	15,260	14,430	29,690	18,760	16,560	35,320	20,850	18,750	39,640
50-54	11,337	12,043	23,380	13,050	13,220	26,270	14,850	14,260	29,150	17,630	15,750	33,380
55-59	8,252	8,896	17,148	10,760	11,860	22,620	12,430	13,060	25,490	13,820	13,750	27,570
60-64	6,093	7,582	13,585	7,520	8,720	16,240	9,860	11,660	21,520	11,210	12,620	23,820
65-69	4,827	6,328	11,155	5,480	7,340	12,820	6,750	8,490	15,240	8,850	11,350	20,180
70-74	3,797	5,896	9,693	4,260	5,870	10,130	4,830	6,790	11,620	6,000	7,910	13,910
75-79	2,753	5,100	7,853	3,330	5,340	8,670	3,750	5,330	9,080	4,220	6,140	10,360
80-84	1,813	3,979	5,792	2,380	4,280	6,660	2,840	4,640	7,480	3,180	4,610	7,790
85+	1,458	4,574	6,032	1,570	4,730	6,300	1,910	5,080	6,990	2,330	5,620	7,950
Total	206,685	209,716	416,401	238,460	238,640	477,100	269,170	268,050	537,220	285,220	285,240	570,460
Median Age			32.1			32.5			33.3			34.0

Age	2030		
	Males	Females	Total
0-4	16,460	15,830	32,290
5-9	16,600	15,970	32,570
10-14	14,870	14,290	29,160
15-19	18,650	17,170	35,820
20-24	24,840	21,480	46,320
25-29	25,670	23,210	48,880
30-34	25,430	23,780	49,200
35-39	24,700	24,560	49,260
40-44	24,380	25,210	49,590
45-49	25,920	26,380	52,300
50-54	22,790	23,690	46,480
55-59	21,070	21,180	42,250
60-64	16,910	17,080	33,990
65-69	13,590	14,610	28,200
70-74	10,090	12,290	22,380
75-79	7,020	10,420	18,240
80-84	5,880	8,300	14,180
85+	3,710	7,070	10,780
Total	319,370	322,520	641,890
Median Age			35.7





Map 1-5: Percent of Householders 65+



Map 1-6: Percent of Households with Population under 18.

cent of population over 65 by NPU). There will undoubtedly be continued in-migration of elderly population into the city over the next 20 years; however the vast majority of this increase in the number of elderly in Atlanta will be caused by the ageing of residents that currently live in the city.

This redistribution of population by age will not be limited to the elderly. Atlanta's proportion of population age 18 and younger will decline from 23.3% in 2010 to 20.2% in 2030 (see Map 1-6 for percent of households with population under 18). The population aged 30 to 49 (which are the households most likely to have children in them) will decline from 32.7% in 2010 to 31.1% in 2030. The population ages 50 to 64 will increase from 14.1% in 2010 to 19.1% in 2030. This increase in 50 to 64 population will insure that the aforementioned ageing trend in the city of Atlanta will continue well beyond the end of this forecast series (see population forecasts in the Appendix for the changes in age structure for each NPU for each forecast year).

The factors that will affect the level and magnitude of population changes at the NPU level are the issues of each area's aging population and the growing number of "empty nest" households, particularly in NPUs A, F, S and W. For example, after the last school age child leaves high school, the household becomes an "empty nest" and most likely will not likely have any more children. In most cases, it takes 20 to 30 years before all original (or first time) occupants of a housing area move out and are replaced by new, young families with children. This results in housing units still being occupied, but at the same time experiencing a drop in average person per household over time. Frequently this decline in persons per household is greater than 50% in areas that have a relatively high proportion of housing stock that is detached single family homes.

As a result of the "empty nest" phenomenon, the NPUs in the City of Atlanta will see a steady rise in the median age of their populations, even while all areas continue to attract some new young families. It should be noted that many of these "childless" households are in multi-family housing developments containing single persons and/or elderly. Consequently, even if many of these housing units "turnover" and attract households of similar characteristics, they will add little to the number of people in the area. Furthermore, many of the empty nest households will "down size" to smaller households within the same NPU or other parts of the city. In these cases new housing units may be built in an area, yet there is a relatively small increase in the total population.

Race and Ethnicity

The race and ethnic composition of the City of Atlanta for 2010 is estimated to be 58.8% Black, 33.9% White, 2.9% Asian, 4.4% Other and 5.5% of Hispanic origin (see Table 1-10). The racial composition across the City varies. In NPUs A, B, C, D, E, F, and N the majority of the population is White. In NPUs G, H, I, J, K, L, M, O, P, Q, R, S, T, W, V, X, Y, and Z the majority of the population is Black. The highest concentrations of residents of Hispanic origin are in NPU D (18.7%), NPU Y (12.7%) and NPU B (10.9%). The Asian population is concentrated in NPU E (9.1%) and in NPU M (4.4%). This might be due to the presence of major universities - GA Tech and GA State - in these two NPUs (see Appendix for a table with the NPU racial and ethnic composition)

Table 1-10: Forecasted Race/Ethnic Population Change, 2010 to 2030

	2010	% of Population	2020	2010-2020 Change	2030	% of Population	2020-2030 Change	2010-2030 Change
White	182,760	33.9%	204,730	12.0%	219,250	34.1%	7.1%	20.0%
Black	316,750	58.8%	347,200	9.6%	369,580	57.4%	6.4%	16.7%
Asian	15,440	2.9%	18,700	21.1%	21,100	3.3%	12.8%	36.7%
All Other	23,510	4.4%	29,040	23.5%	33,400	5.2%	15.0%	42.1%
Hispanic	29,660	5.5%	36,720	23.8%	42,130	6.5%	14.7%	42.0%
Atlanta Total	538,640	100%	599,670	11.3%	643,330	100.0%	7.3%	19.4%

To establish the future trends of the race/ethnic composition of the City of Atlanta and the NPUs, forecasts were calculated for total population for the White, Black, Asian, Other and Hispanic. These Race/Ethnic forecasts were calculated for the years 2010, 2020, and 2030. Over the next 20 years, there will be some small changes to the racial composition of the City. The population forecast show that by 2030, the City's population will be 57.4% Black, 34.1% White, 3.3% Asian, 5.2% Other and 6.5% of the population will be of Hispanic origin.

The calculation of the Race/Ethnic forecasts involved the assumptions listed below.

- The race and ethnic criteria used by the City of Atlanta will not change over the next 10 years.
- The United States Government does not modify the current official race and ethnic criteria as set forth in OMB Statistical Directive 15 (1997)
- U.S. immigration policy, citizenship requirements, migrant labor laws and border control enforcement does not become more lax or more restrictive over the next 10 years.
- Residents of the city will continue to identify their race/ethnic background in a manner consistent with current federal, state and local categories and definitions.

It is important to note when examining existing and forecasted racial composition, that Hispanic is an ethnic group, not a race. The summed results of the White, Black, Asian and Other categories will equal the total population for the city and each NPU. The Hispanic population is included in the race categories. In the 2000 Census, approximately 45% Hispanic identified themselves as White, 45% identified as other and the remaining 10% where distributed among all other race categories. Consequently, a substantial proportion of the forecasted changes in both the White and Other populations over the next 20 years are directly attributable to the changes in the Hispanic population.

The forecasted level of change in the population by race/ethnic classification in each NPU is a reflection of the changes in the race/ethnic composition of each NPU. As is the case in most forecasts, the prime factors affecting the levels of population of each race/ethnic category is each group's amount of in and out migration, the age structure of that population and the age specific fertility rate.

In the case of race/ethnic composition, the age structure of each population is the most important factor, particularly in regards to the number of women in prime child bearing ages (20-29 years old). One way to measure the impact of different age distributions is to examine the median age of each group compared to the city as a whole. The median age for the City of Atlanta is currently estimated to 33.3.

However, there is a significant variation in median ages when each race/ethnic group is examined individually. For 2010 the median age for non-Hispanic whites is 35.9, more that 2.5 years higher than the city average. Conversely, the median age for the black population is 31.9 and for the Hispanic population it is 27.6.

This divergence in the median ages of the race/ethnic groups results in greatly varied demographic dynamics between the groups. This is especially true in regards to the number and distribution of the current and future fertility trends. The majority of the non-Hispanic white population has now moved beyond the prime child bearing years and will, for the most part, have more children ageing out of their households than they will have being born into them.

The black population, on the other hand has a median age where a majority of the population will continue to have children, although the number of "empty nest" households will also increase over the next 20 years. This will result in the black population increasing at a rate just slightly less than the city as a whole.

The Hispanic population, with a median age of only 27.6, not only tends to have children already; it is still young enough on average to have substantial births over the next 20 years. This will result in the number of Hispanics increasing steadily for most of the forecasts. Thus even in the face of greatly reduced immigration of Hispanics into the city, the relative youth of this population is one of the main reason why their proportion of the Atlanta's population will continue to increase.

There is an additional factor in regards to the migration trends of the White

population that will influence their growth trends over the next 20 years. Traditionally, large urban areas have served as the main migration feeder to the surrounding suburban areas. This outflow for the most part has been comprised of middle and upper middle class White households. (This dynamic is not exclusive to the White population. A similar trend is also seen, although to a lesser extent, with the Black Population). Nevertheless, over the past 10 years, the percent of the White population has increased slightly.

This out migration trend to the suburban areas was amplified during the housing boom earlier in the decade that was fueled by the proliferation of sub-prime mortgages. Since the collapse of the housing market and with it a return to more conventional lending practices, the size of the suburban out migration flow has been reduced.

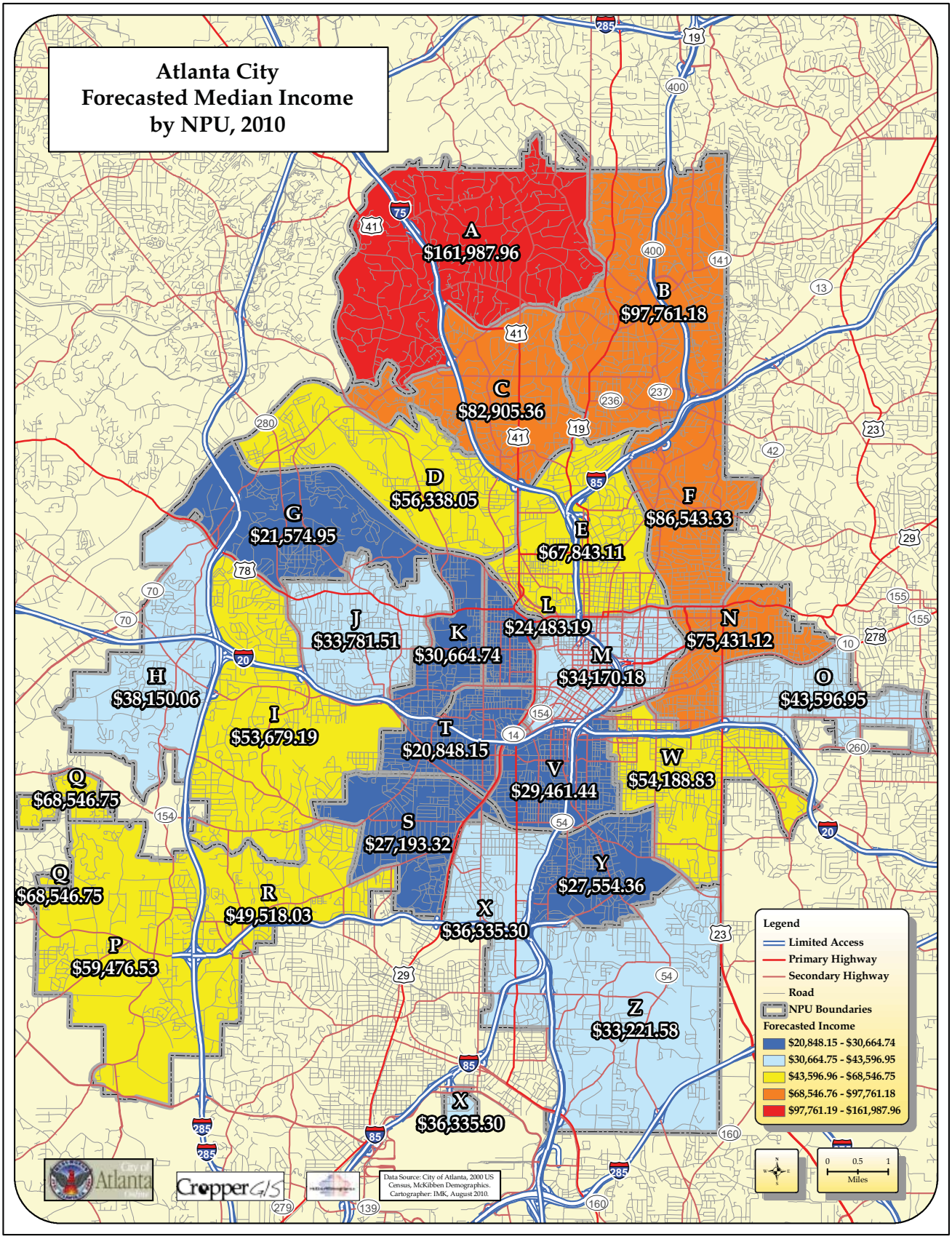
Income

Table 1-11: City of Atlanta Median Household Income Forecasts, 2010-2030

NPU	2000	2005	2010	2015	2020	2025	2030
Atlanta Total	$34,770	$42,141	$50,443	$58,766	$67,992	$78,123	$89,920
A	$111,657	$135,328	$161,988	$188,716	$218,344	$250,878	$282,237
B	$67,386	$81,672	$97,761	$113,892	$131,089	$149,966	$173,811
C	$57,146	$69,261	$82,905	$96,585	$111,169	$126,955	$147,141
D	$39,029	$47,303	$56,338	$65,408	$75,285	$85,900	$97,841
E	$47,954	$57,641	$67,843	$77,409	$86,775	$96,408	$105,277
F	$61,172	$73,529	$86,543	$99,958	$113,652	$128,313	$139,861
G	$15,508	$18,330	$21,575	$25,135	$29,081	$33,181	$38,192
H	$27,240	$32,579	$38,150	$44,445	$51,423	$59,085	$66,884
I	$36,938	$44,621	$53,679	$62,322	$71,545	$80,989	$90,789
J	$23,777	$28,580	$33,782	$39,355	$45,377	$51,820	$59,023
K	$21,894	$26,098	$30,665	$35,295	$40,342	$45,667	$51,422
L	$17,189	$20,678	$24,483	$28,523	$33,001	$37,918	$43,303
M	$23,071	$28,100	$34,170	$40,833	$48,061	$55,654	$64,225
N	$52,256	$63,334	$75,431	$87,576	$100,887	$115,314	$131,573
O	$30,202	$36,575	$43,597	$51,226	$59,269	$68,041	$77,975
P	$40,258	$49,236	$59,477	$67,446	$76,417	$86,504	$97,836
Q	$50,122	$59,194	$68,547	$77,526	$86,132	$93,108	$98,788
R	$35,175	$41,893	$49,518	$57,639	$65,881	$73,919	$81,680
S	$17,989	$22,162	$27,193	$32,496	$38,053	$43,799	$49,536
T	$14,936	$17,804	$20,848	$24,226	$27,932	$31,954	$36,268
V	$21,249	$25,116	$29,461	$34,205	$39,404	$44,960	$51,074
W	$37,948	$45,613	$54,189	$63,022	$73,042	$84,217	$96,682
X	$25,659	$30,637	$36,335	$42,185	$48,597	$55,547	$63,046
Y	$18,993	$23,020	$27,554	$32,101	$37,141	$42,675	$49,460
Z	$23,580	$28,202	$33,222	$38,603	$44,433	$50,786	$57,439

The City of Atlanta Median Household Income in 2010 was $50,443. Household Incomes ranged from $161,988 in NPU A to $20,848 in NPU T (Table 1-11 and Map 1-7). The forecasts for median household income for the City of Atlanta and the NPUs were calculated using the information from 2000 US census as a base value. Estimates for 2005 and 2010 were calculated using U.S. Bureau of Economic Analysis trends and calibrated to change age structure changes at the NPU level. Forecasts for 2015 through 2030 assume an inflation rate of no more the 3% annually and again are calibrated to the forecasted changes in age structure for each NPU. All economic assumptions used in the population forecasts are also applied to the median household income forecasts.

The recently reported downturn in household income for Atlanta over the last two years is assumed



Map 1-7: Median Household Income

to be a short term abnormality resulting from the impact of the Great Recession. Income growth should start to show and increase again in 2011 providing that there is not a "double dip" recession. Unfortunately, there will be no income data from the 2010 Census and the tract and block group income data from the American Community Survey (ACS) is unreliable. Consequently it will be extremely difficult to establish a new forecast base to modify median household income trends in the future at the NPU level.

Population Forecast Methodology

The 2010-2030 City of Atlanta population forecasts are the result of using the Cohort-Component Method of population forecasting. The population forecasts were made for the City of Atlanta and for each of its twenty-five Neighborhood Planning Units by McKibben Demographics and Cropper GIS. The difference between a projection and a forecast is in the use of explicit judgment based upon the unique features of the area under study. Strictly speaking, a cohort-component projection refers to the future population that would result if a mathematical extrapolation of historical trends were applied to the components of change (i.e., births, deaths, and migration). Conversely, a cohort-component forecast refers to the future population that is expected because of a studied and purposeful selection of the components of change believed to be critical factors of influence in each specific area. Four components are required to generate population forecasts. These four components are:

- a base-year population (here, the 2000 Census population for the City of Atlanta and all of the NPU areas);
- a set of age-specific fertility rates for each NPU to be used over the forecast period;
- a set of age-specific survival (mortality) rates for each NPU; and
- a set of age-specific migration rates for each NPU.

The population forecasts for the City of Atlanta were calculated using a cohort-component method with the populations divided into male and female groups by five-year age cohorts that range from 0-to-4 years of age to 85 years of age and older (85+). Age-specific fertility, mortality, and migration models were constructed to specifically reflect the demographic characteristics of the NPU's. The fertility models were calculated for female age groups 15-19 through 40-44). The inherent strength of the cohort-component method is that it can accommodate a wide range of assumptions and can be used at any level of geography. Further, it allows the researcher to account for variation in an area's age structure and measure the impact of ageing on the population.

Data Sources

The data used for the forecasts come from a variety of sources. Birth and death data were obtained from the Georgia Division of Public Health for the years 2000 through 2008. The net migration values were calculated using Internal Revenue Service migration reports for the years 2000 through 2008.

The data used for the calculation of migration models came from the United States Bureau of the Census, 1995 to 2000, and the models were assigned using an economic-demographic system.

The demographic variables used as base values for the forecasts are from the results of the 2000 Census, Summary File 1 (100% short form results). To ascertain the unique demographic characteristics of each NPU, a demographic profile was developed for each area. This was completed by superimposing each NPU boundaries on 2000 Census geography. The area's 2000 census results for all variables from the corresponding blocks where then summed to establish that NPU's demographic profile, and then were used as the base for all demographic forecasts.

Housing permits and demolitions for the years 2000 to 2009 were obtained from the KIVA data base, maintained by the City of Atlanta, Department of Planning and Community Development. The location and number of housing units built and demolished were geo-coded for each year by NPU, allowing for the net change of total housing units to be factored into each area forecasting models.

To develop the population forecast models, migration flows, current age specific fertility patterns, the magnitude and dynamics of the gross migration patterns, age specific mortality trends, the distribution of the population by age and sex, household composition, household size, the presence of all group quarters population, the proportion of renter housing units, median rent, the rate, price and type of existing housing unit sales, and future housing unit construction are considered to be primary variables. In addition, the change in household size relative to the age structure of the forecast area was also included. While there was a substantial drop in the average household size in the City of Atlanta as well as most other areas of the state during the previous ten years, the rate of this decline has been forecasted to slow substantially over the next 20 years.

Assumptions

For these forecasts, the mortality probabilities are held constant at the levels calculated for the year 2000. The number of deaths in a given area is impacted by and will change given the proportion of the local population over age 65. In the absence of an extraordinary event such as a natural disaster or a breakthrough in the treatment of heart disease, death rates rarely move rapidly in any direction, particularly at the NPU level. Thus, significant changes are not foreseen in district's mortality rates between now and the year 2030. Any increases forecasted in the number of deaths will be due primarily to the general ageing of the city's population and specifically to the increase in the number of residents aged 65 and older.

Similarly, fertility rates are assumed to stay fairly constant for the life of the forecasts. Like mortality rates, age specific fertility rates rarely change quickly or dramatically, particularly in small areas. Even with the recently report rise in the fertility rates of the United States, overall fertility rates have stayed within a 10% range for most of the last 40 years. In fact the vast majority of year to year change in an area's number of births is due to changes in the number of non-college women in child bearing ages (particularly ages 20-29)

rather than any fluctuation in an area's fertility rate.

The total fertility rate (TFR), the average number of births a woman will have in her lifetime, is estimated to be 2.06 for the city of Atlanta for the 20 years of the forecast series, although there is great variation among the NPUs. A TFR of 2.1 births per woman is considered to be the theoretical "replacement level" of fertility necessary for a population to remain constant in the absence of in-migration. Therefore, over the course of the forecast period, fertility will not be sufficient, in the absence of migration, to maintain the current level of population within the City of Atlanta.

While the Total Fertility Rates in most NPUs stay in a fairly narrow range over the next 20 years, there is an overall slight decrease in the 20-24 age groups and a slight increase in the 30-34 age group. This trend reflects the impact of the increase in the college participation rate for females. However, it should be noted that while the proportion of women attending college will most likely continue to increase, the rate of growth will probably be noticeable slower than over the last 40 years.

A close examination of data for the City of Atlanta has shown the age specific pattern of net migration will be nearly constant throughout the life of the forecasts. While the gross number of in and out migrants has changed in 40 years for the city (and will change again over the next 20 years), the basic age pattern of the migrants has stayed nearly the same over the last four decades. Based on the analysis of data it is safe to assume this age specific migration pattern will remain unchanged into the future.

This pattern of migration shows the age group with the largest proportion out-migrating is the locally born 18-to-24 year olds, as locally born young adults leave the area to go to college or move for employment usually to other urban areas. The second and third largest groups of out-migrants are those householders ages 30 to 44 and their 0 to 9 year old children, most of who move from the city to suburban areas in the Atlanta Metropolitan area.

The age groups that make up the greatest proportion of the in-migration in to the city are 18-24 college students (many of whom stay after graduation), and 25 to 29 year old single and newly married households. Over half of the non-college in-migration into the city of Atlanta move from other counties in the state of Georgia.

As the city of Atlanta and Fulton County are not currently contemplating any drastic changes to their inherent structures, the forecasts also assume the current economic, political, transportation and public works infrastructure (with a few notable exceptions), social, and environmental factors of the City of Atlanta and its NPU areas will remain the same through the year 2030.

Below is a list of assumptions and issues that are specific to City of Atlanta and the metropolitan Atlanta area. These issues have been used to modify the population forecast models to more accurately predict the impact of these factors on each area's population change. Specifically, the forecasts for the City of Atlanta and the NPUs assume the assumptions listed below throughout the study period.

- There will be no short term economic recovery in the next 18

months and the national, state or regional economy does not go into deep recession at anytime during the 10 years of the forecasts; (Deep recession is defined as four consecutive quarters where the GDP contracts greater than 1% per quarter).

- Interest rates have reached a historic low, and will not fluctuate more than one percentage point in the short term; the interest rate for a 30 year fixed home mortgage stays below 7%.
- The rate of mortgage approval stays at 1999-2002 levels and lenders do not return to "sub-prime" mortgage practices.
- There are no additional restrictions placed on home mortgages lenders or additional bankruptcies of major credit providers.
- The rate of housing foreclosures does not exceed 125% of the 2005-2007 average of Atlanta Metropolitan Area for any year in the forecasts.
- All currently planned, platted and approved housing developments are built out and completed by 2019. All housing units constructed are occupied by 2020.
- The unemployment rates for the Atlanta Metropolitan Area will remain below 10.0% for the 20 years of the forecasts.
- The inflation rate for gasoline will stay below 5% per year for the 10 years of the forecasts.
- There will be no building moratorium within the city.
- There will be no additional territory annexed into the city.
- Businesses within the district and the Atlanta Metropolitan Area will remain viable and there will be no major employer opening or closures.
- The number of existing home sales in the City are a result of "distress sales" (homes worth less than the current mortgage value) will not exceed 25% of total home sales in the City for any given year.
- The rate of foreclosure for commercial property remains at the 2003-2007 average for the Atlanta Metropolitan area.
- Housing turnover rates (sale of existing homes in the city) will remain at their current levels. The majority of existing home sales are made by home owners over the age of 55.
- The national, state and local inflation rates will stay below an annual average of 4% for the life of the forecasts.
- The recent decline in new housing unit construction has ended and building rates has stabilized.
- There will be no large scale demolition of single family or multi-

family housing in the city over the next 20 years.

- There is no major change in United States policy affecting the magnitude of the in and out migration rates of foreign migrants.
- There is no major natural or man-made disaster affecting the Atlanta Metropolitan Area. Further, there is no catastrophic event in the nation that would result in a major redistribution of the United States population.

If a major employer in the City or in the Atlanta Metropolitan Area closes, reduces or expands its operations, the population forecasts would need to be adjusted to reflect the changes brought about by the change in economic and employment conditions. The same holds true for any type of natural disaster, major change in the local infrastructure (e.g., highway construction, water and sewer expansion, changes in zoning regulations etc.), a further economic downturn, any additional weakness in the housing market or any instance or situation that causes rapid and dramatic population changes that could not be foreseen at the time that the forecasts were calculated.

Finally, all demographic trends (i.e., births, deaths and migration) are assumed to be linear in nature and annualized over the forecast period. For example, if 1,000 births are forecasted for a 5-year period, an equal number, or proportion of the births are assumed to occur every year, 200 per year. Actual year-to-year variations do and will occur, but overall year to year trends are expected to be constant.

Housing Unit Analysis

One of the data sets used in determining the 2010 population are the number and type of housing units. Housing totals from the 2000 US Census were collected at the census block level geography. The total number of residential units permitted (single family and multi-family) and the total numbers of residential units demolished (single family and multi-family) was collected from the Office of Building's permit tracking software, KIVA. The 2009 Housing stock = 2000 US Census Housing Totals + Single & Multi Family Living Units Created – Single & Multi-Family Living Units removed. Building permit information

Table 1-12: City of Atlanta Residential Building Permits 2000 to 2009

Year	Single Family permitted	Multi family Units Permitted	Total New Housing Units Permitted	Single Family units Demolished	Multi family units demolished	Total demolished housing units	Net New Housing Units
2000	721	3,046	3,767	323	502	825	2,942
2001	690	3,545	4,235	260	509	769	3,466
2002	632	5,373	6,005	349	648	997	5,008
2003	890	5,031	5,921	250	526	776	5,145
2004	1,242	8,370	9,612	438	434	872	8,740
2005	1,509	5,258	6,767	561	705	1,266	5,501
2006	1,813	7,366	9,179	613	632	1,245	7,934
2007	1,106	6,772	7,878	486	591	1,077	6,801
2008	444	2,172	2,616	347	369	716	1,900
2009	151	861	1,012	270	114	384	628
Totals	9,198	47,794	56,992	3,897	5,030	8,927	48,065

Source: City of Atlanta DPCD- Bureau of Buildings Kiva

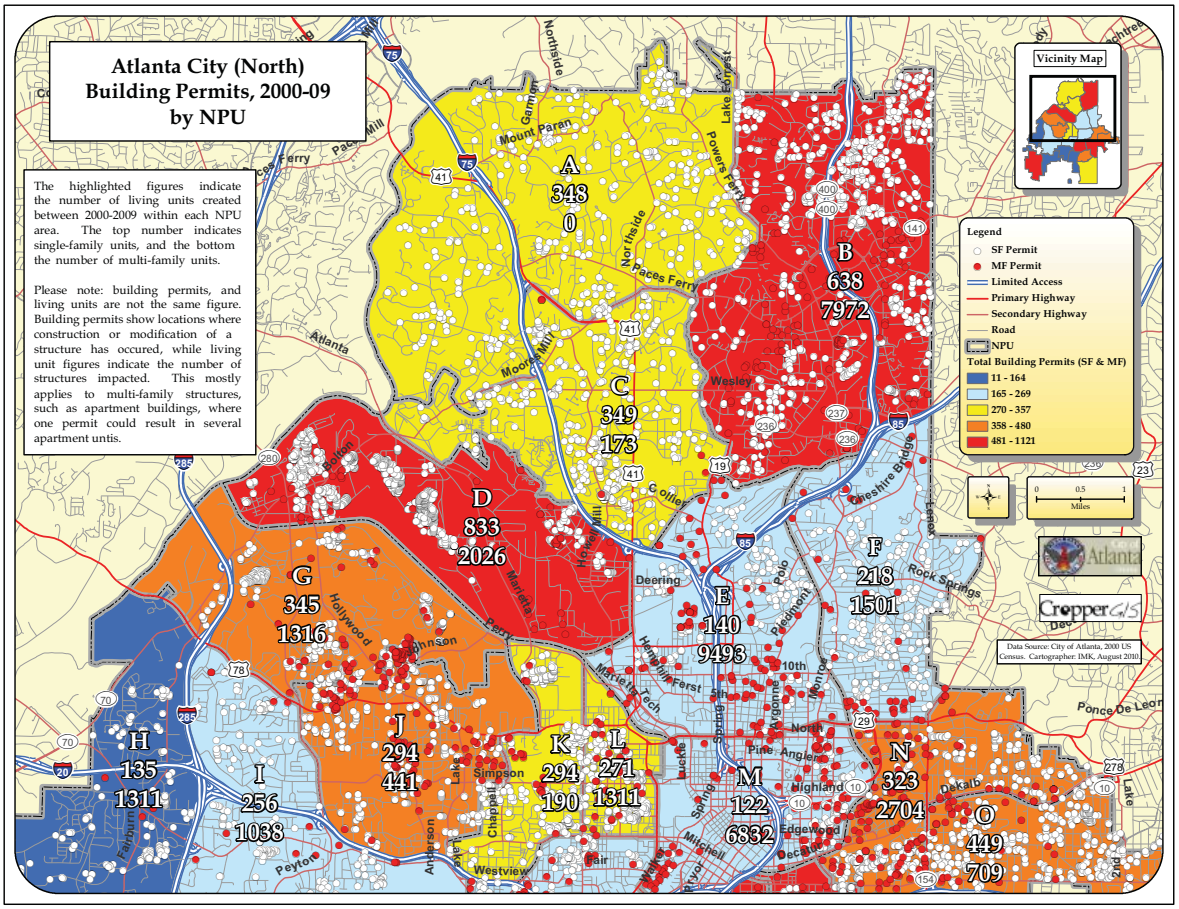
was mapped and calculated for each NPU. From 2000 to 2009, 59,992 residential units were permitted (9,198 single family and 47,794 multi-family) and 9,827 residential units were demolished (3,897 single family and 8,927 multi-family). In total, 48,065 net new housing units were permitted (5,301 new single family and 42,764 multi-family) (see Table 1-12 for city wide permitting information and Table 1-13 for NPU permitting information also see Map 1-8 to 1-11).

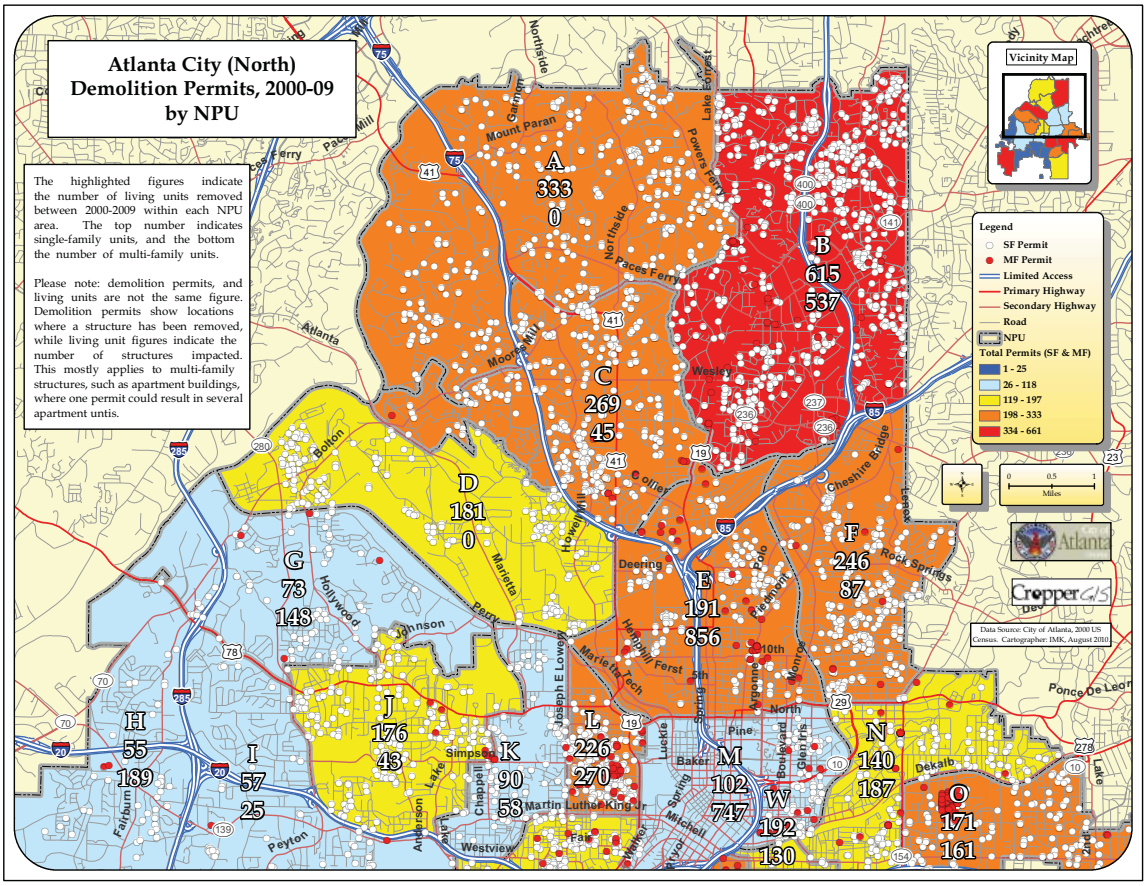
Table: 1-13: City of Atlanta Housing Unit Change by NPU 2000-2010

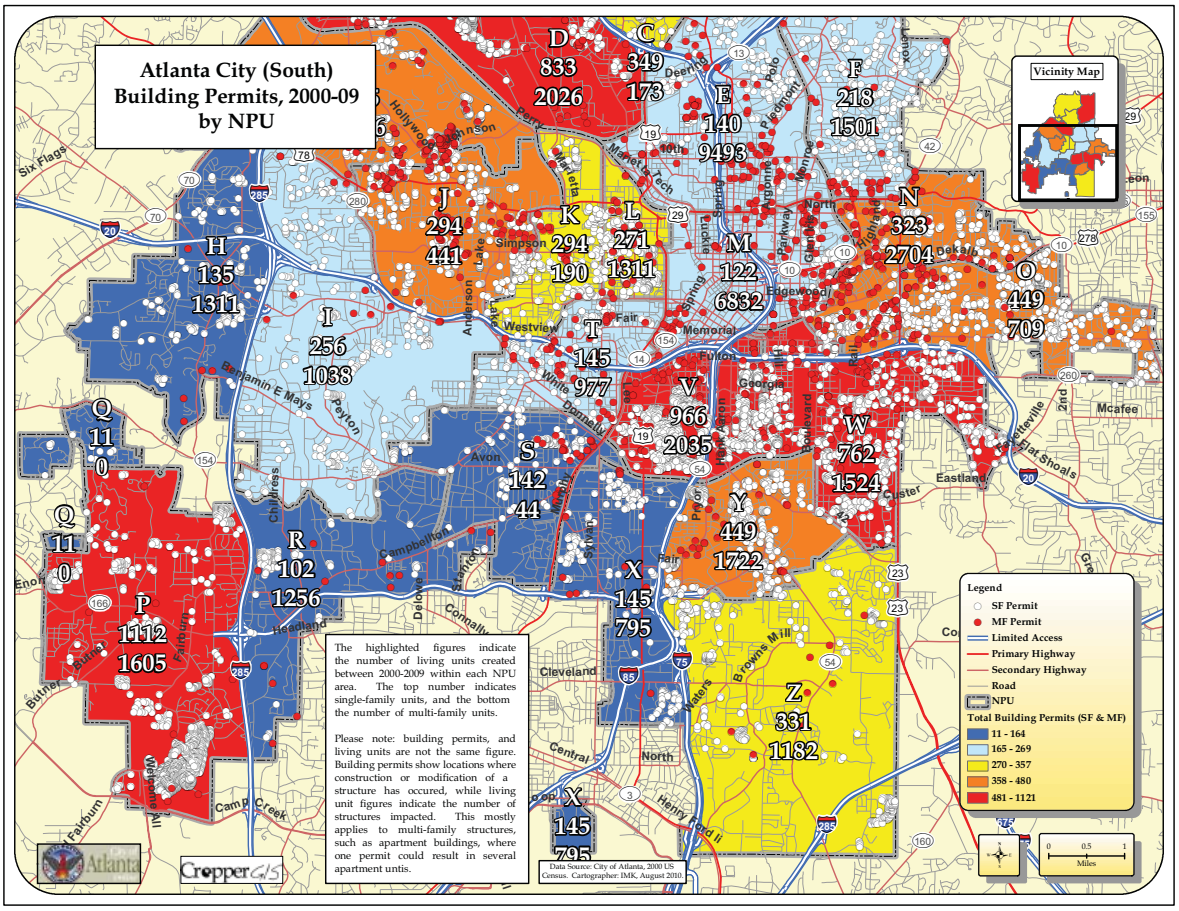
		New Construction			Demolition				
NPU	2000 Housing Units	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Net New Housing Units	2010 Housing Units
A	4,977	348	0	348	333	0	333	15	4,992
B	23,908	638	7,972	8,610	615	537	1,152	7,458	31,366
C	8,450	349	173	522	269	45	314	208	8,658
D	4,028	833	2,026	2,859	181	0	181	2,678	6,706
E	16,589	140	9,493	9,633	191	856	1,047	8,586	25,175
F	11,933	218	1,501	1,719	246	87	333	1,386	13,319
G	4,032	345	1,316	1,661	73	148	221	1,440	5,472
H	6,379	135	1,311	1,446	55	189	244	1,202	7,581
I	9,047	255	1,038	1,293	57	25	82	1,211	10,258
J	6,712	294	441	735	176	43	219	516	7,228
K	4,416	294	190	484	90	58	148	336	4,752
L	3,709	271	1,311	1,582	226	270	496	1,086	4,795
M	11,250	122	6,832	6,954	102	742	844	6,110	17,360
N	8,447	323	2,704	3,027	140	187	327	2,700	11,147
O	5,966	449	709	1,158	171	161	332	826	6,792
P	4,515	1,112	1,605	2,717	56	0	56	2,661	7,176
Q	408	11	0	11	1	0	1	10	418
R	7,538	102	1,256	1,358	19	68	87	1,271	8,809
S	4,718	142	44	186	48	4	52	134	4,852
T	7,388	145	977	1,122	146	193	339	783	8,171
V	6,587	966	2,035	3,001	224	658	882	2,119	8,706
W	8,487	762	1,524	2,286	192	130	322	1,964	10,451
X	5,836	145	795	940	57	10	67	873	6,709
Y	3,356	449	1,722	2,171	113	392	505	1,666	5,022
Z	8,392	331	1,182	1,513	92	222	314	1,199	9,591
Total	186,660	9,163	48,157	57,320	3,871	5,025	8,896	48,424	235,084

Over the last 20 years, 57,869 net new housing units were permitted. From 1990 to 1999, an average of 980 net new permits were issued a year and from 2000 to 2009, an average of 4,806 net new housing units were permitted per year (see Table 1-14). The population forecast estimates the need for an average of 1,200 new units being built each year through 2020. New housing construction will continue after that point, but housing unit starts will only average 800 per year until 2030.

Multi-Family building under construction.


Atlanta City (North)
Building Permits, 2000-09
by NPU
The highlighted figures indicate the number of living units created between 2000-2009 within each NPU area. The top number indicates single-family units, and the bottom the number of multi-family units.
Please note: building permits, and living units are not the same figure. Building permits show locations where construction or modification of a structure has occured, while living unit figures indicate the number of structures impacted. This mostly applies to multi-family structures, such as apartment buildings, where one permit could result in several apartment untis.
A 348 0
B 638 7972
C 349 173
D 833 2026
E 140 9493
F 218 1501
G 345 1316
H 135 1311
I 256 1038
J 294 441
K 294 190
L 271 1311
M 122 6832
N 323 2704
O 449 709
Vicinity Map
Legend
SF Permit
MF Permit
Limited Access
Primary Highway
Secondary Highway
Road
NPU
Total Building Permits (SF & MF)
11 - 164
165 - 269
270 - 357
358 - 480
481 - 1121
Data Source: City of Atlanta, 2000 US Census. Cartographer: IMK, August 2010


Atlanta City (North)
Demolition Permits, 2000-09
by NPU
The highlighted figures indicate the number of living units removed between 2000-2009 within each NPU area. The top number indicates single-family units, and the bottom the number of multi-family units.
Please note: demolition permits, and living units are not the same figure. Demolition permits show locations where a structure has been removed, while living unit figures indicate the number of structures impacted. This mostly applies to multi-family structures, such as apartment buildings, where one permit could result in several apartment untis.
A 333 0
B 615 537
C 269 45
D 181 0
E 191 856
F 246 87
G 73 148
H 55 189
I 57 25
J 176 43
K 90 58
L 226 270
M 102 747
N 140 187
O 171 161
W 192 130
Vicinity Map
Legend
SF Permit
MF Permit
Limited Access
Primary Highway
Secondary Highway
Road
NPU
Total Permits (SF & MF)
1 - 25
26 - 118
119 - 197
198 - 333
334 - 661
Data Source: City of Atlanta, 2000 US Census. Cartographer: IMK, August 2010


Atlanta City (South)
Building Permits, 2000-09
by NPU
The highlighted figures indicate the number of living units created between 2000-2009 within each NPU area. The top number indicates single-family units, and the bottom the number of multi-family units.
Please note: building permits, and living units are not the same figure. Building permits show locations where construction or modification of a structure has occured, while living unit figures indicate the number of structures impacted. This mostly applies to multi-family structures, such as apartment buildings, where one permit could result in several apartment untis.
Data Source: City of Atlanta, 2000 US Census. Cartographer: IMK, August 2010.
Vicinity Map
Legend
SF Permit
MF Permit
Limited Access
Primary Highway
Secondary Highway
Road
NPU
Total Building Permits (SF & MF)
11 - 164
165 - 269
270 - 357
358 - 480
481 - 1121
Miles
Cropper GIS

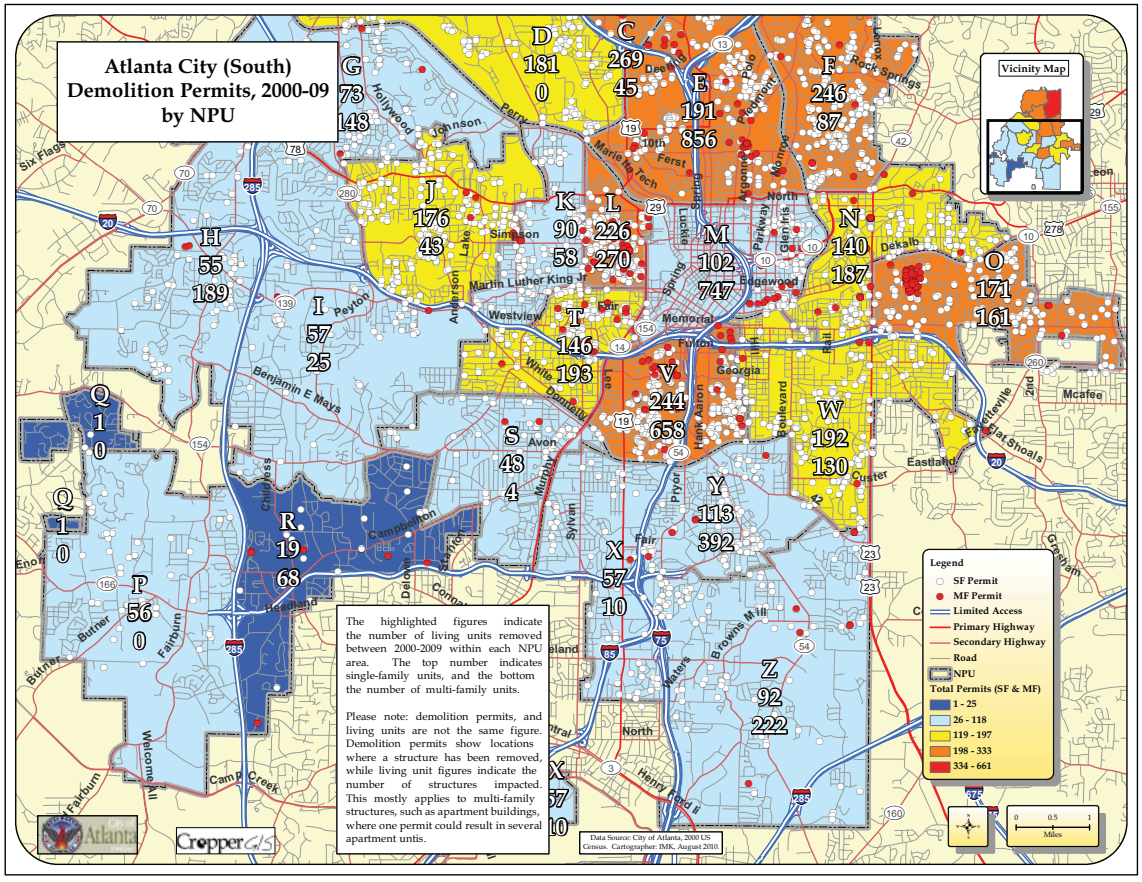

Atlanta City (South)
Demolition Permits, 2000-09
by NPU
The highlighted figures indicate the number of living units removed between 2000-2009 within each NPU area. The top number indicates single-family units, and the bottom the number of multi-family units.
Please note: demolition permits, and living units are not the same figure. Demolition permits show locations where a structure has been removed, while living unit figures indicate the number of structures impacted. This mostly applies to multi-family structures, such as apartment buildings, where one permit could result in several apartment untis.
Data Source: City of Atlanta, 2000 US Census. Cartographer: IMK, August 2010.
Vicinity Map
Legend
SF Permit
MF Permit
Limited Access
Primary Highway
Secondary Highway
Road
NPU
Total Permits (SF & MF)
1 - 25
26 - 118
119 - 197
198 - 333
334 - 661
Miles
Cropper GIS

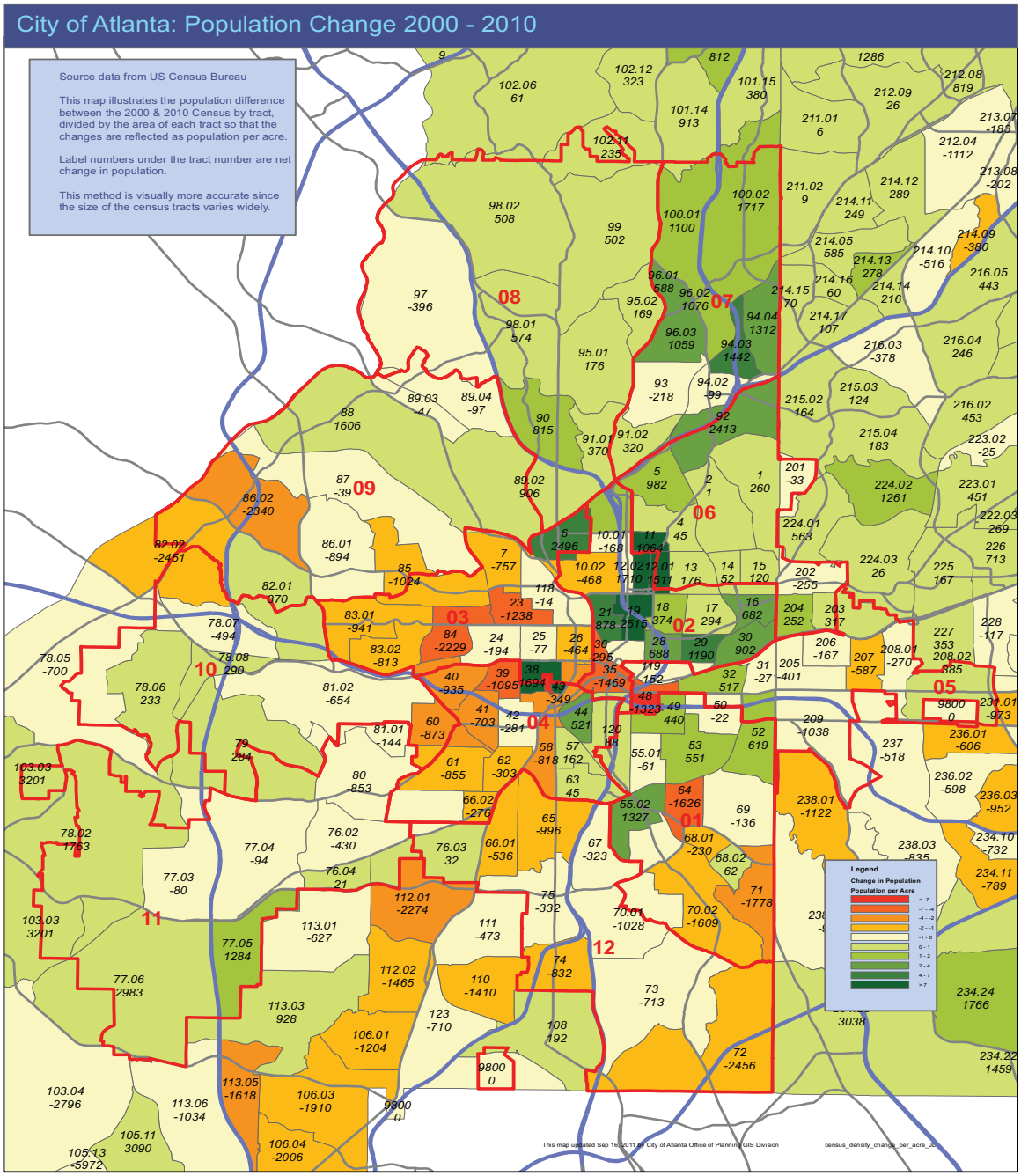
Table 1-14: Housing Units Permitted for Construction and Demolition 1990-2009			
Year	Residential Units Permitted	Residential Units Demolished	Net New Housing Units
1990	2,499	488	2,011
1991	934	359	575
1992	621	409	212
1993	877	689	188
1994	1,102	817	285
1995	2,151	1,925	226
1996	2,892	2,454	438
1997	1,941	1,173	768
1998	2,603	715	1,888
1999	5,431	2,218	3,213
2000	3,767	825	2,942
2001	4,235	769	3,466
2002	6,005	997	5,008
2003	5,921	776	5,145
2004	9,612	872	8,740
2005	6,767	1,266	5,501
2006	9,179	1,245	7,934
2007	7,878	1,077	6,801
2008	2,616	716	1,900
2009	1,012	384	628
Total	78,043	20,174	57,869
Source: 2002 CDP and Bureau of Buildings			

CITY OF ATLANTA 2010 CENSUS

The 2010 Census released population and housing totals for the State of Georgia the week of March 21, 2011. In addition, Summary File 1 for the State of Georgia was released on July 19th, 2011. This information was available after the completion of the Population section of the 2011 Comprehensive Development Plan. Therefore, a summary of the 2010 Census results is presented below.

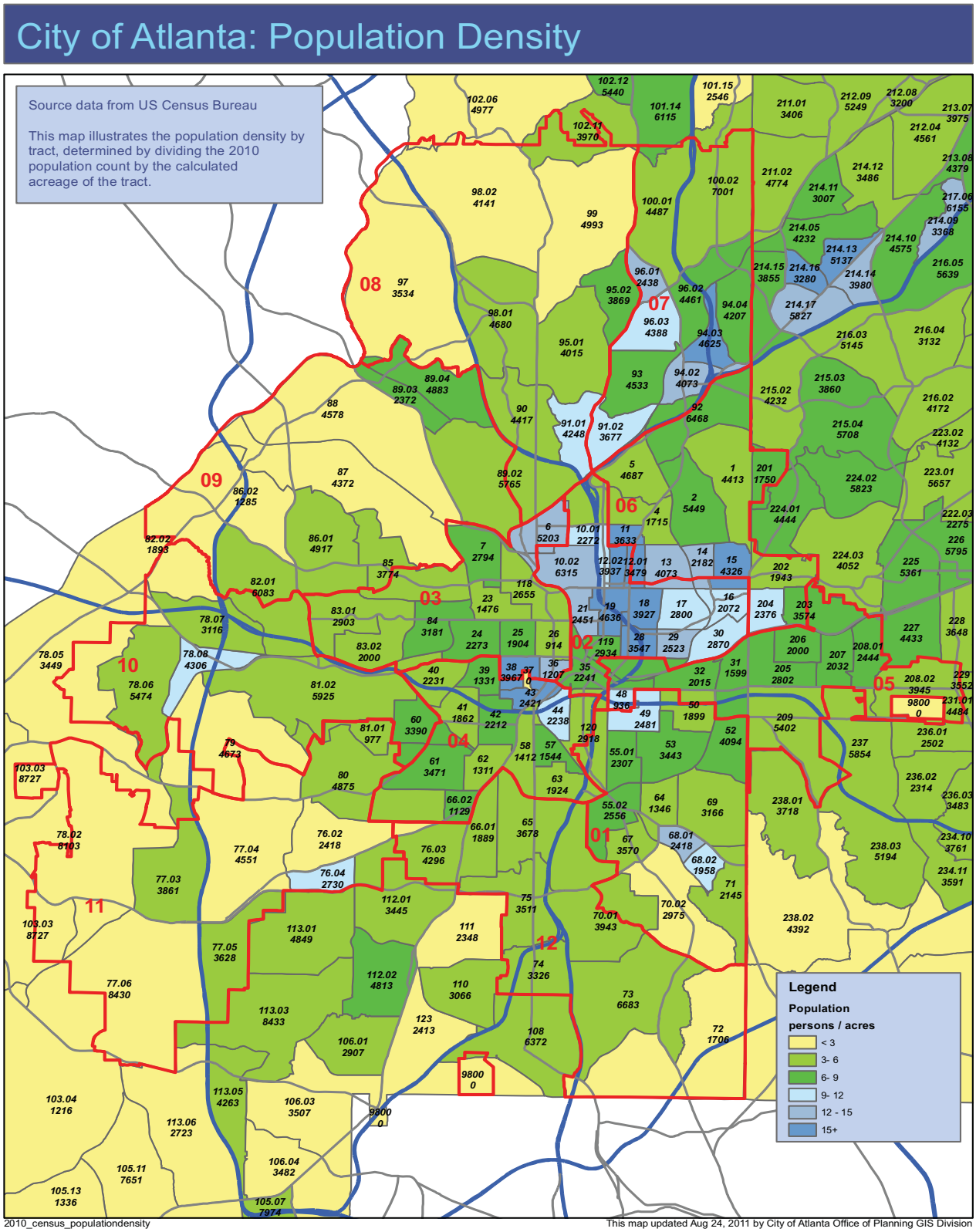
Total Population

According to the 2010 U.S. Census, the population for the City of Atlanta is 420,003. The population increased by 3,539 people from the 2000 U.S. Census population of 416,474. Some Census Tracts gained population and others lost population. Map 1-8 shows the change in population, Census Tracts shown in green in the map increased in population, while Census Tracts in yellow, orange and red decreased in population.



Map 1-8: Population Change by Census Tract between the 2000 and the 2010 Census.

Map 1-9 shows the population as well as the population density for each Census tract in City of Atlanta. Population density ranges from 1.13 persons per acre in Northwest Atlanta to 33.1 persons per acre in Midtown with the median density being 4.6 persons per acre. The lowest densities are mainly in the tracts along the North, Northwest, Southwest and South city boundaries. The highest densities are in tracts in Downtown, Midtown, Buckhead/Lindbergh and the eastern portion of the City.



Map 1-9: Population by Census Tract and Population Density

Age Distribution

The median age of the population is 32.9, an increase from 31.9 in 2000. Atlanta is a young city, almost 40% of the population is between 20 and 39 years old.

Since 2000, the 50 to 59 age group has increased by 14%, the 60 to 69 age group has increased by 28.8% and the 20 to 29 age group has increased by 8%. On the other hand, the 0 to 9, 10 to 19, 30 to 39 and 40 to 49 age groups have decreased by 8.2%, 12.6%, 2.95 and 1.8% respectively.

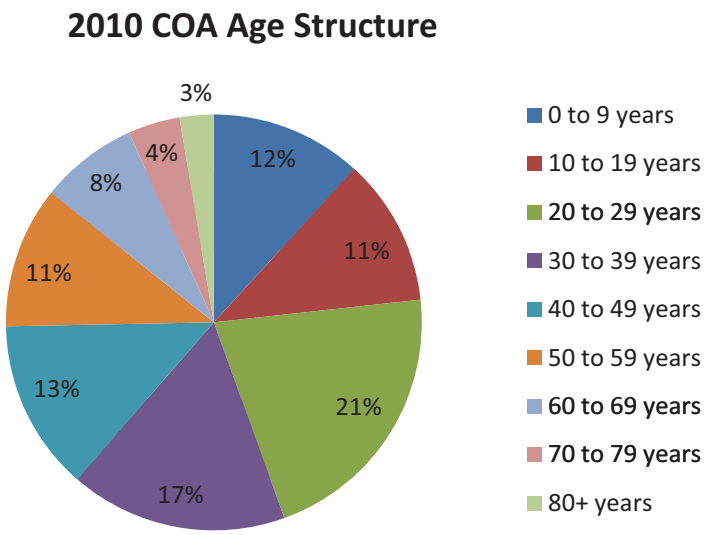


Figure 1-2: Population Age Structure

Household Composition & Group Quarters

Most of the City of Atlanta population (93%) lives in households while 7% or 29,484 are in group quarters. Almost 60% of the group quarter population lives in student housing (non-institutionalized group quarters). Correctional facilities are the largest institutionalized group quarters, representing 17% of the group quarters population. The Group Quarters population increased by 537 between 2000 and 2010. Since 2000, the student housing population has increased by 30% while the population in correctional facilities has decreased by 33%.

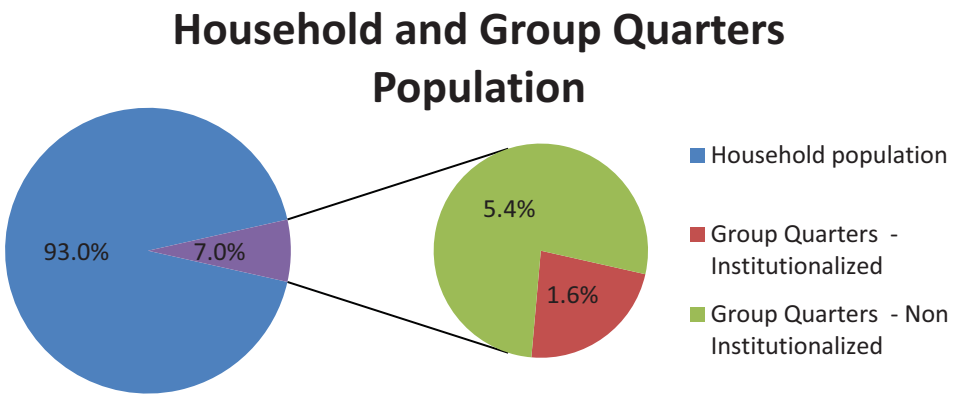


Figure 1-3: Household and Group Quarters Population

There are 390,519 City of Atlanta residents in 185,142 households. The number of households increased by 10% or 16,995 between 2000 and 2010. Of the 2010 households, 43.4% are family households and 56.6% are non-family households. Of all households, 22.6% have children under age 18 and 17.8% have an individual 65 years and older. Forty-four percent of households are single person households. In most of these, the householder is under age 65. Husband and wife households are the second largest type representing 23% of households.

Since 2000, the percent of husband and wife, female and male headed households have decreased while the percent of single person households and other households types has increased. The biggest increase has been in the single person households from 38.4% to 44% of all households. The households with individuals under 18 have decreased

from 27.4% in 2000 to 22.6%. Households with individuals 65 and over have decreased slightly from 18.3% in 2000 to 17.8% in 2010.

The average household size is 2.11 persons per household and the average family size is 3.06 persons per family. The average household size has been declining over the past decades from 2.4 in 1990 to 2.3 in 2000 to 2.11 in 2010.

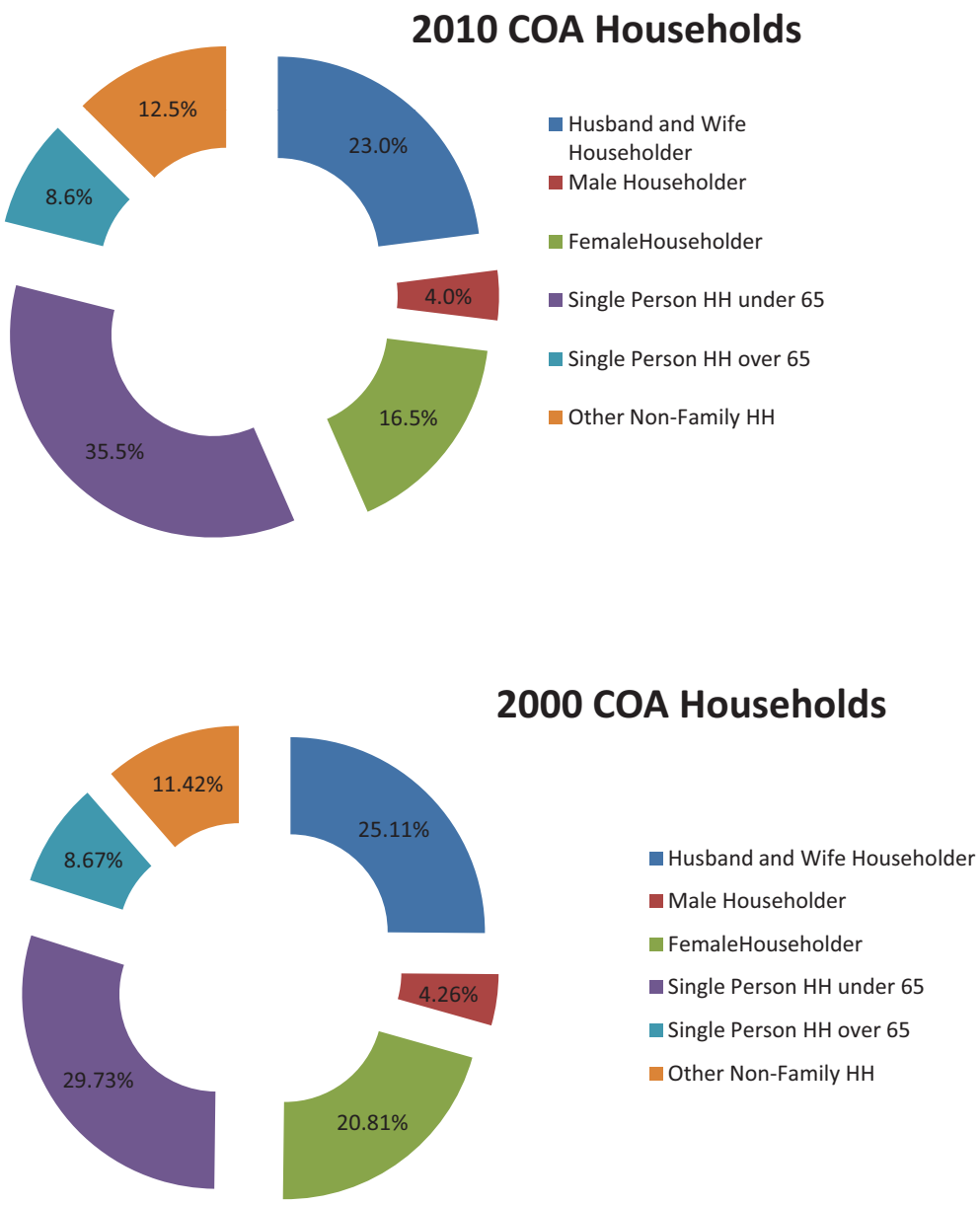


Figure 1-4: 2000 and 2010 Household Composition

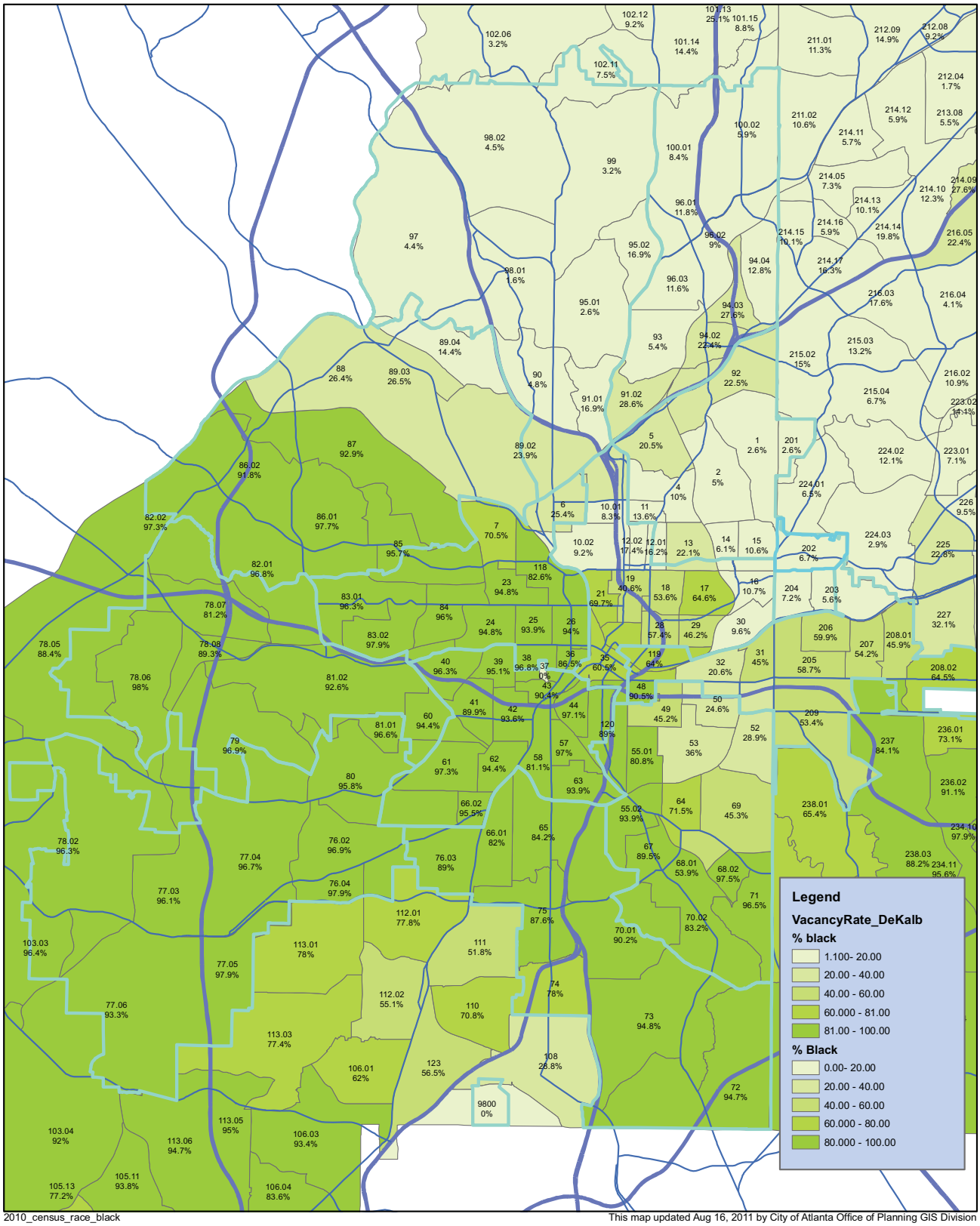
Racial Composition

Fifty-four percent of the population is African American, 38% is White, 3% is Asian, 2.5% is Other (Native American and Pacific Islander) and 2% are two or more races. 5.2 % of the population is of Hispanic or Latin Origin.

The racial composition has changed from 2000. At that time, 61.4% of the population was African American, 33.2% White, 1.9% Asian, 2.2% other, 1.2% two or more races. 4.5% of the population was Hispanic or Latin Origin.

Since 2000, the African American population has decreased by 12.7% (28,795) while the White population has increased by 14% (22,763), the Asian population has increased by 39% (5,142), the Other population has increased by 11.8% (1,227) and Two or more races has increased by 38% (3,192). The population of Hispanic origin has increased by 14.2% or (3,529). See Map 1-10 to 1-13 for the racial composition of each Census Tract.

City of Atlanta - Racial Composition
Percent African American Population

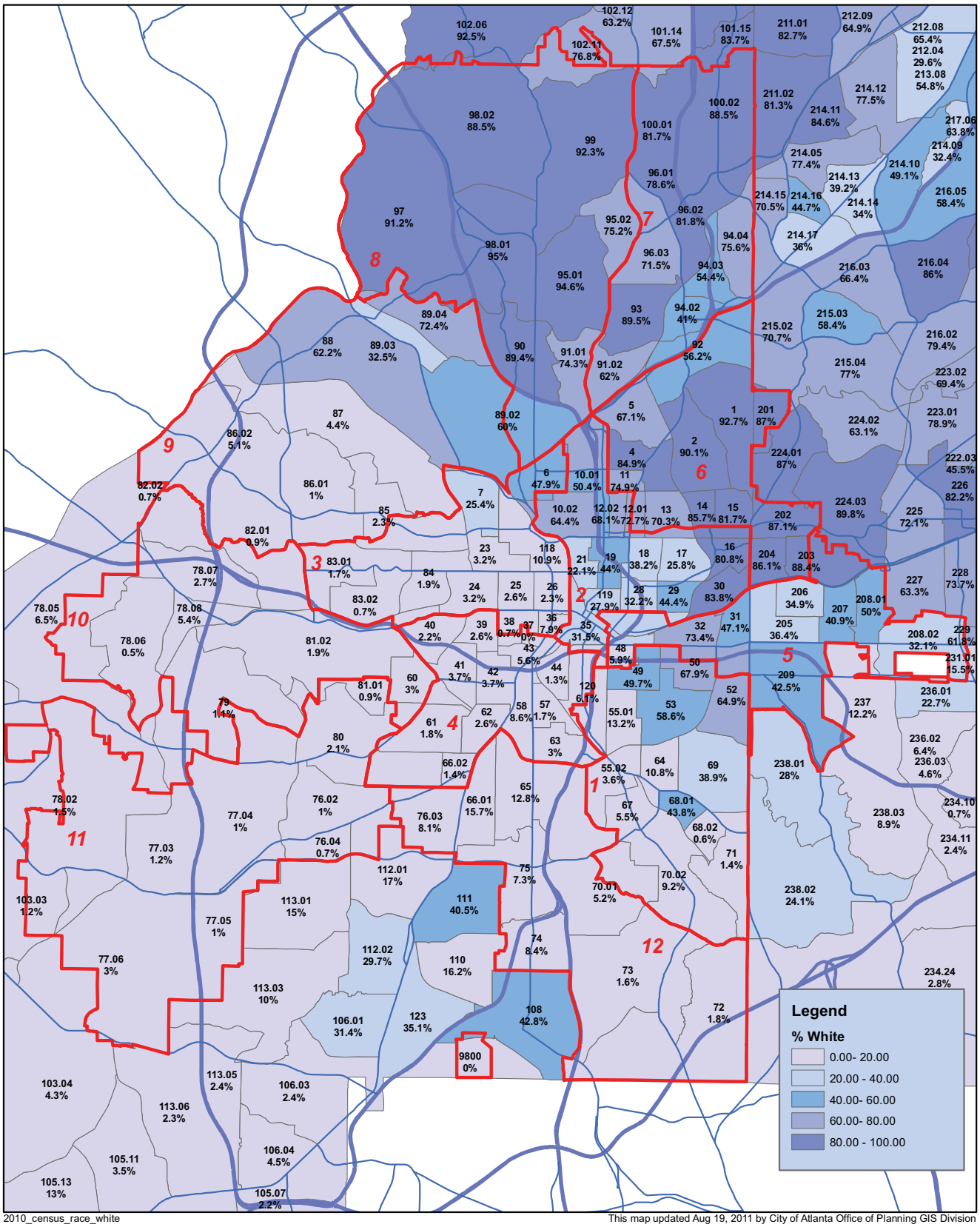


2010_census_race_black

This map updated Aug 16, 2011 by City of Atlanta Office of Planning GIS Division

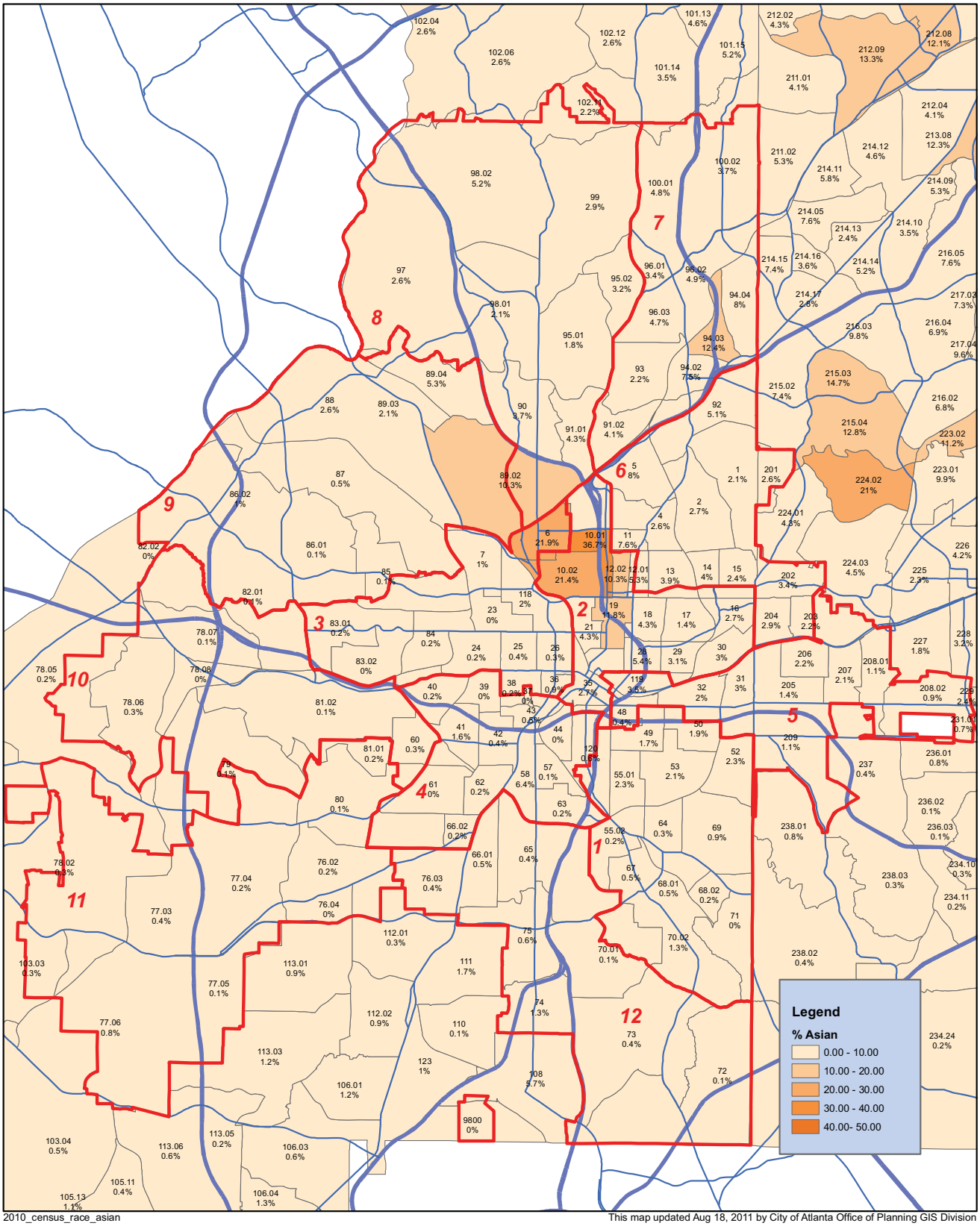
Map 1-10: 2010 Racial Composition - African American/Black

City of Atlanta - Racial Composition
Percent White Population



Map 1-11: 2010 Racial Composition - White

City of Atlanta - Racial Composition
Percent Asian Population

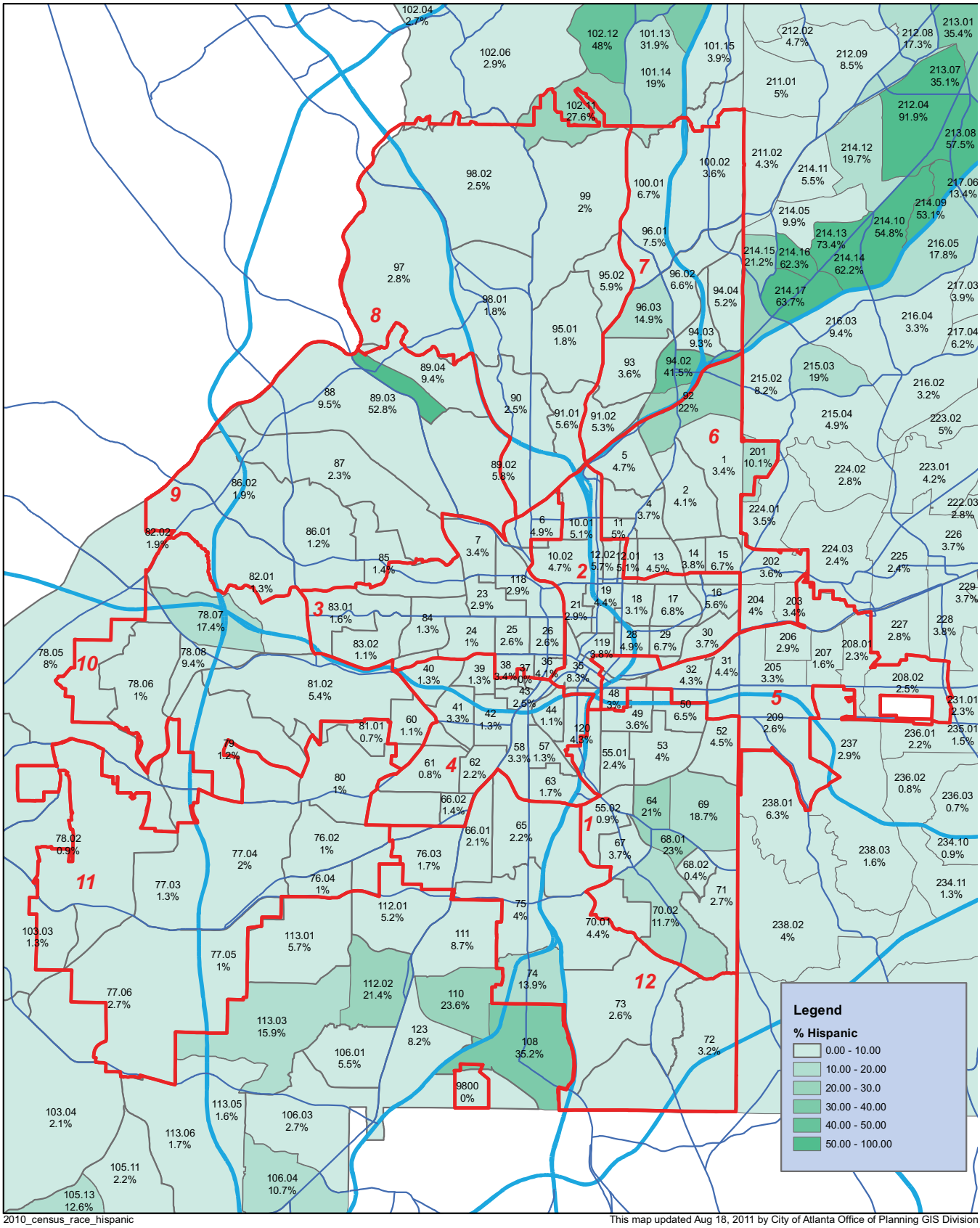


2010_census_race_asian

This map updated Aug 18, 2011 by City of Atlanta Office of Planning GIS Division

Map 1-12: 2010 Racial Composition - Asian

City of Atlanta - Racial Composition
Percent Hispanic Origin



2010_census_race_hispanic

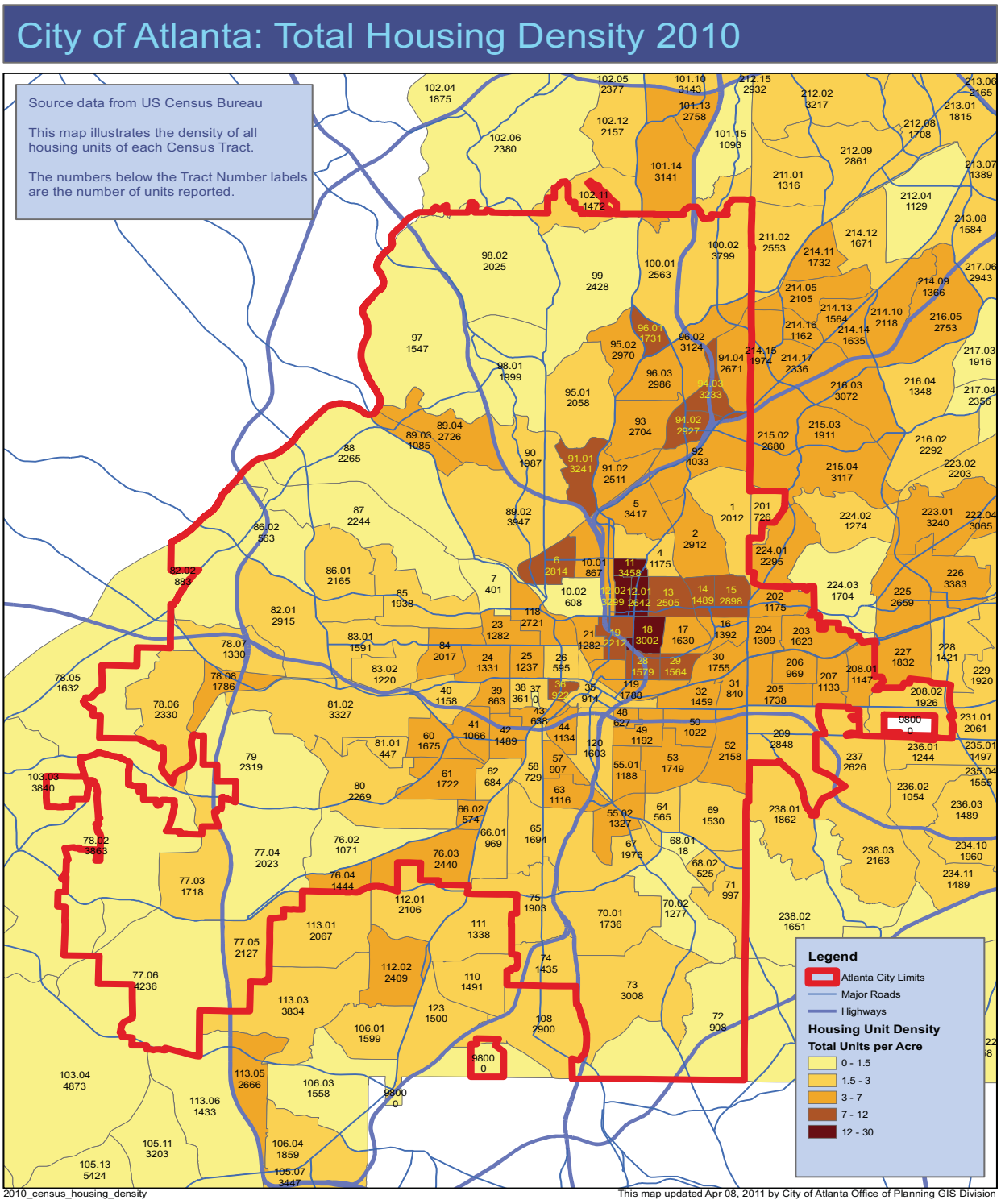
This map updated Aug 18, 2011 by City of Atlanta Office of Planning GIS Division

Map 1-13: 2010 Hispanic Origin

Housing Units and Vacancy Rates

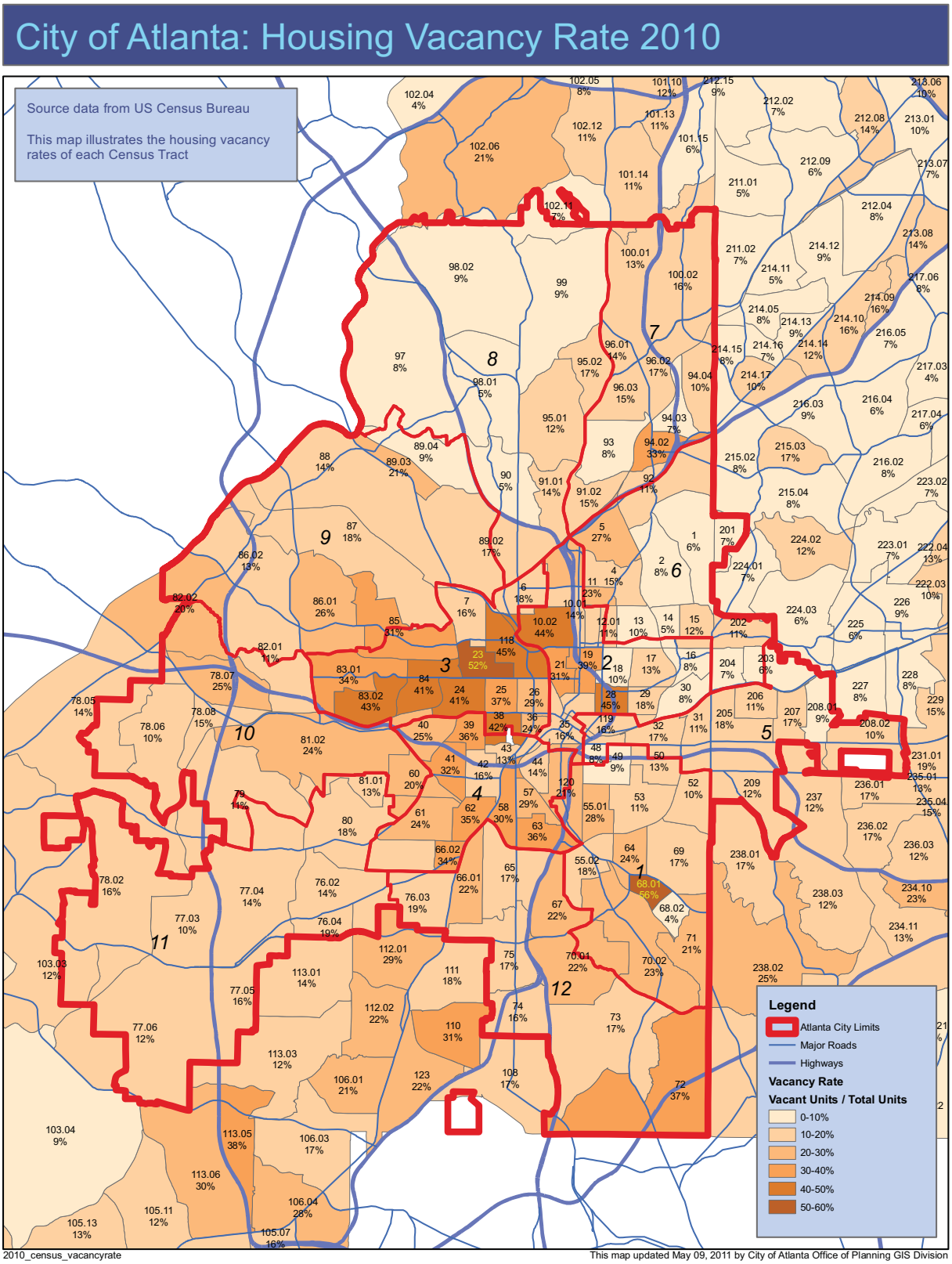
The City of Atlanta has 224,573 housing units. This is an increase of 20% or 37,648 units from 2000. Of the 185,142 occupied housing units, almost 45% are owner occupied and 55% are renter occupied. In 2000, 43.7% were owner occupied and 56.3% were renter occupied.

Map 1- shows the housing density by census tract (units per acre), the darker the color, the higher the housing density. The housing density ranges from 0 housing units per acre to 29.7 and the median is 2.1 units per acre. The highest housing densities are in Downtown, Midtown and in Buckhead.



Map 1-14: 2010 Housing Density

A little over 17% or 39,431 of housing units in the City of Atlanta are vacant. This is a sharp increase from 2000 when 10% or 18,778 units were vacant. The vacancy rate for rental units was 15%, higher than the 7% vacancy rate for owner-occupied units. Map shows the vacancy rate by Census Tract (the darker the color, the higher the vacancy rate). Vacancy rates range from a low of 5% to a high of 55%.



Map 1-14: 2010 Housing Vacancy