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# **New Study Finds 403,000 North Atlanta Homes Unprepared for Aging Population — As Georgia Ranks 48th in the Nation for Aging-in-Place Readiness**

Gwinnett and Forsyth County seniors face a collision of outdated housing stock, surging demographics, and a state ranked near the bottom for aging support — while one local designer is sounding the alarm.

**ROSWELL, Ga.** — An estimated 403,000 homes across Gwinnett and Forsyth County — roughly 9 in 10 — do not meet the basic structural definition of an aging-ready home, according to a new community research report published by Simone Feldman Designs. The study, drawing on data from the U.S. Census Bureau, the Atlanta Regional Commission, AARP, Harvard's Joint Center for Housing Studies, and the Emory University Injury Prevention Center, represents the first locally specific analysis of aging-in-place readiness across the two-county corridor. The findings arrive at a critical moment. Gwinnett County's senior population — currently approximately 110,790 residents aged 65 and older — is projected to grow 250% by 2040, reaching an estimated 330,000 people. At the same time, Georgia ranks 48th out of 50 states as a place to age in place, according to a 2025 Seniorly study, making the safety and functionality of the individual home more consequential than ever.

The physical stakes are significant. In 2022 alone, 61,573 Georgians aged 65 and older visited an emergency room for fall-related injuries. Of those, 779 died. Older Georgians are 18 times more likely to be hospitalized for a fall and 30 times more likely to suffer a fatal fall compared to younger residents — and most falls happen at home. Across the Gwinnett–Forsyth corridor, an estimated 5,882 residents 65 and older will visit an ER for a fall-related injury this year. The financial toll escalates quickly: national average hospitalization costs exceed \$30,000 per fall injury, while the state's average assisted living rate runs \$74,400 per year. By comparison, a \$7,500 median home modification investment, which delivers a documented 4-to-1 financial return, covers only 37 days of assisted living.

Much of the region's vulnerability is structural and historic. Approximately 226,000 homes across Gwinnett and Forsyth counties were built before the year 2000 — before universal design principles entered mainstream residential construction. In Gwinnett County alone, 54.7% of the housing stock, approximately 192,028 units, predates 2000, with the largest cohorts concentrated in the 1980s and 1990s building booms.

"The aging-in-place conversation never comes up that way," said Simone Feldman, CKD CBD CAPS, principal of Simone Feldman Designs in Roswell. "I point out that with all the technology available today, aging-in-place can be implemented without ever looking institutional. The concept of 'aging in place' brings to mind the old look of a retirement home — which is the last thing any homeowner wants in their home."

## About Simone Feldman Designs

Simone Feldman Designs is a Roswell, Georgia-based kitchen and bathroom remodeling firm serving the North Atlanta corridor, including Roswell and Alpharetta. Principal designer Simone Feldman holds Certified Kitchen Designer (CKD), Certified Bath Designer (CBD), and Certified Aging-in-Place Specialist (CAPS) credentials. She is among only eight named CAPS professionals in the state of Georgia and the only CAPS-certified designer explicitly serving the Roswell and North Atlanta corridor — a region of approximately 397,000 homes. Learn more at [simonefeldmandesigns.com](http://simonefeldmandesigns.com) or call 404-386-9487.

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