

Affordable Housing Impact Statement

Land Use Element Change for Z-16-054 / 16-O-1587

Requirements

Per the requirements of Ordinance 14-O-1614, Affordable Housing Impact Statements shall include a quantitative or numeric section that shall provide numeric estimates of impacts, quantifying numbers of units impacted at certain levels of affordability over the thirty year period following the enactment of the legislation; and a narrative section to provide an explanation of the analyses that led to the estimates.

Where the estimates are derived from existing grant applications or the basis of those estimates are otherwise straightforward, the narrative section shall state as such. Where the proposals being considered require the Office of Housing to draw upon their experience and expertise to come up with a projected impact, the narrative section shall specify what assumptions were used in creating the estimates.

Quantitative/Numeric Section

This legislation, if enacted, is estimated to have a projected impact upon the affordable housing stock of the City of Atlanta over the thirty year period following the enactment of the legislation by:

Adding 0 or decreasing 0 units affordable at 30 or below percent of the City of Atlanta Area Median Income (AMI); and

Adding 0 or decreasing 0 units affordable between 30.01 and 50 percent of AMI; and

Adding 0 or decreasing 0 units affordable at between 50.01 and 80 percent of AMI; and

Adding 4 or decreasing 0 units affordable at over 80 percent of AMI.

Narrative Section

The application for rezoning and a corresponding land use element change seeks to redesignate property located at 88 Jackson Street SE from the medium density residential land use designation (R-5) to the multifamily residential-sector 4 (MR-4A) land use designation. The property is currently vacant. The applicant seeks to construct 4 single-family detached homes with 4 bedrooms each.

No estimated sales price was provided for the proposed homeownership units. The US Department of Housing and Urban Development (HUD) defines affordable housing for homeownership to be affordable to households when they are purchased at a price that is three times a household's income. Because there will be 4 bedrooms in each home, it is assumed that

each home will house a family of 4. According to HUD, a family of 4 is in the following AMI categories in the Atlanta Metropolitan Statistical Area (MSA). The corresponding home purchase prices that are affordable to these households are also listed in a corresponding column.

AMI Category for Household of 4	Income for a Household of 4 in this AMI Category	Maximum Affordable Home Purchase Price Based on Percentage of AMI
30%	\$24,300	\$72,900
50%	\$33,750	\$101,250
80%	\$54,000	\$162,000

According to the data provided by Zillow (current as of September of 2016), the average median home value of the 30312 zip code is \$249,000. In the absence of an estimated sales price for the proposed single-family homes, it is assumed that the homes will be sold for this amount. This means that they will not be affordable to families at or below 80% of AMI. Therefore, there will be no increase in affordable housing, and 4 housing units will be added that are affordable to families above 80% of AMI. Because the property is currently vacant, there will be no decrease in affordable housing or market-rate housing.