

Affordable Housing Impact Statement

Impact Statement for CDP-16-44

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

Adding 0 or decreasing 110 units affordable between 30.01 and 50 percent of AMI; and

Adding 154 or decreasing 0 units affordable at between 50.01 and 80 percent of AMI; and

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

Narrative Section

The legislation for rezoning and a corresponding land use element change seeks to redesignate property located at 515 Rhodes Street NW and 0 Rhodes Street NW from the Medium Density Residential land use designation to the Mixed-Use land use designation. The proposal would create a 220-unit apartment complex with ground floor retail. It would also include a 128-room hotel, 467-car parking garage, and a medical office building. The current townhomes that are on the parcels would be eliminated.

The US Department of Housing and Urban Development (HUD) describes affordable housing as housing that costs no more than 30% of a household's income. Given that the current townhomes are rentals, and the proposed multifamily complex would be comprised of rental units, the relevant measure is whether a household is paying over 30% of its income toward rent. The following table derived from HUD data, shows the affordability of different rents to various households.

Family Size	AMI Category	Household Income	Maximum Affordable Rent Based on Percentage of AMI
1	30%	\$14,200	\$355
	50%	\$23,650	\$591
	80%	\$37,800	\$945
2	30%	\$16,200	\$405
	50%	\$27,000	\$675
	80%	\$43,200	\$1,080
3	30%	\$20,160	\$504
	50%	\$30,400	\$760
	80%	\$48,600	\$1,215
4	30%	\$24,300	\$607
	50%	\$33,750	\$844
	80%	\$54,000	\$1,350

Zillow data on rents for Vine City and for the 30314 zip code were unavailable. However, according to the US Census Bureau, approximately 65% of households in the 30314 zip code pay rent between \$500 and \$1,000, and that 11% of households in this zip code pay rent below \$500. Due to the historic disinvestment that characterizes the Vine City neighborhood, it is likely that existing tenants of these townhomes pay rents on the low end of this scale. These assumptions imply that most households are paying rents affordable to households between 30% and 50% of AMI.

With regards to the 220 multifamily units that will be created, no rent estimate was made by the developer. However, the developer will be accepting Section 8 vouchers, and estimates that at least 30% of the units will be affordable to low-income tenants. If it is assumed that at least 30% of the units will be for Section 8 tenants, then 66 of the units will likely benefit households at or below 30% of AMI. The remaining units will likely be affordable to households between 50% and 80% of AMI.