

Affordable Housing Impact Statement

Land Use Element Amendment for CDP-16-42

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 _400_ or decreasing _0_ units affordable at over 80 percent of AMI.

Narrative Section

The proposed land use amendment would redesignate property located at 274 Boulevard NE from the Office-Institutional land use designation to the Mixed-Use High Density land use designation. The land is currently houses a mixed-used development with businesses and student housing. Because the student housing does not house permanent residents, but rather is operated by an institution, no affordable housing is estimated to be lost from this development.

The proposed development would consist of two new buildings with 400 residential units, as well as a hotel and businesses. It is estimated that 320 of the units will be one-bedroom and 80 of the units will have two bedrooms. 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 proposed multifamily units would be rentals, 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 households at various percentage of Area Median Income (AMI):

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

The developer did not provide an estimated rent for the new units. However, Zillow data on rents for the Old Fourth Ward neighborhood where this property is located show a median rent of \$1,585 as of February 2017. For this analysis, it is assumed that the proposed units would rent for this amount. This amount exceeds the affordable rent for 1- or 2-person households for any AMI listed in the table above. Therefore, it is estimated that all 400 units of housing will be affordable to households above 80% of AMI.