

Affordable Housing Impact Statement

Land Use Element Change for CDP-17-23

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 25 units affordable at between 50.01 and 80 percent of AMI; and

Adding 14 or decreasing 0 units affordable at over 80 percent of AMI.

Narrative Section

The Land Use will be amended from Medium Density Residential to High Density Residential for properties on Piedmont Avenue. The properties are a mix of single-family and multifamily housing. No application from a developer was submitted for this Land Use Amendment. This Amendment was introduced by the City because the neighborhood indicated its interest through the Midtown Alliance, the NPU E's land use committee, and the immediate neighbors of the properties.

Although there was no application for a Land Use Amendment, one application for a variance was submitted for three of the six properties. On 940, 946, and 950 Piedmont Avenue, a multifamily

structure will be built with condominiums for sale. This structure will replace the three existing multifamily structures.

The following chart shows the number of rental units in each of the existing multifamily properties in the area that the variance would apply to.

Address	Number of Rental Units	Year Constructed
940 Piedmont Avenue	12	1920
946 Piedmont Avenue	8	1962
950 Piedmont Avenue	5	1900

These units are currently occupied meaning that housing would be eliminated prior to the construction of additional units. According to Zillow, the median rent for the Midtown neighborhood is \$1,787 as of July of 2017. However, the multifamily structures are also far older than most of the City’s housing stock, meaning that they are likely more affordable than rents at nearby apartment complexes. According to data from Costar, the asking rent for a one-bedroom unit at 946 Piedmont Avenue was \$768. This analysis will assume that this is a representative rent for all three properties since data from the other two properties is unavailable. This assumption is a conservative one as well since 946 Piedmont Avenue is the newest of the three properties.

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. The following table derived from HUD data, shows the affordability of different rents to households at the relevant percentages of 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

Based on the chart above, the 25 units that will be eliminated are affordable to households between 50% and 80% of AMI.

The renderings of the proposed structures appear to show a tentative total of 14 units in the new multifamily structure. No sales price was provided for the new condominiums. Therefore, it is assumed that they will be sold at market-rate.