

Affordable Housing Impact Statement

Land Use Element Change for CDP-17-26

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

Adding 1,337 or decreasing 0 units affordable at over 80 percent of AMI.

Narrative Section

The Land Use will be amended from Office-Institutional, Medium Density Residential, and High Density Residential to Mixed Use for properties along Martin Luther King Jr. Drive, Mitchell Street, and Northside Drive. A total of 206 units of housing will be demolished. However, this is not considered a reduction in housing because the units are vacant and uninhabitable. The project is a multi-phase construction of mixed-use buildings called Friendship Village. The development will center around the historic Friendship Baptist Church. A total of 1,637 multifamily units will be created. After discussion with the developer, Friendship Baptist LLC, it was determined that about 300 of the units will be targeted toward below 80% of AMI. The remaining units will be market-rate, adding 1,337 units affordable at over 80% of AMI.