

Affordable Housing Impact Statement

Land Use Element Change for 17-O-1768/CDP-17-35

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

Adding 168 or decreasing 0 units affordable at over 80 percent of AMI.

Narrative Section

The Land Use will be amended from Industrial to High Density Residential for property on 55 Milton Avenue. The developer will construct 188 rental units in a new multifamily complex. Of these units, 20 will be set aside to be affordable for households at or below 80% of AMI. The developer provided estimated rents for each type of apartment:

Type of Unit	Number of Bedrooms	Number of Units	Expected Rent
Affordable	1	12	1,046
	2	7	1,256
	3	1	1,450
Market-Rate	1	107	1,375
	2	58	1,778
	3	3	1,975

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%	14,650	366
	50%	24,400	610
	80%	39,050	976
2	30%	16,750	5,025
	50%	27,900	698
	80%	44,600	1,115
3	30%	18,850	471
	50%	31,400	785
	80%	50,200	1,255

Although the rents provided by the developer for the affordable units are slightly different than the calculations based on HUD data, the developer is committed to providing affordable units to households at or below 80% of AMI based on the receipt of tax credits that will help fund the development. The rents charged for these affordable units will ultimately be in accordance with the appropriate rent limits that apply whenever the development leases up. Therefore, it is estimated that this development will add 20 units of housing affordable to households between 50% and 80% of AMI, and 168 units of housing affordable to households above 80% of AMI. No housing will be lost as the area is currently under an Industrial land use.