

## **Affordable Housing Impact Statement**

### **17-O-1813**

#### **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  42  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 ordinance awards funds for the 2017 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) and authorizes contracts for the specified projects. This analysis only examines projects that are related to housing. The projects and their estimated impact are explained below.

**Project Name: Home Owner Maintenance and Enhancements for Seniors (HOMES)**  
**Subrecipient: Senior Citizen Services of Metropolitan Atlanta, Inc.**  
**Funding: \$150,000.00**

CDBG funding in the amount of \$150,000 will be provided to Senior Citizen Services for the Home Owner Maintenance and Enhancements for Seniors (HOMES) Program. This program will provide home repairs or upgrades to major systems for seniors and/or disabled homeowners that will allow them to remain in their homes. The project is estimated to preserve 15 units of owner-occupied affordable housing for households at or below 80% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: Emergency Home Repair for Low-Income Seniors**  
**Subrecipient: Senior Connections, Inc.**  
**Funding: \$250,000.00**

CDBG funding in the amount of \$250,000 will be provided to Senior Connections for the Emergency Home Repair for Low-Income Seniors Program. This program will provide home repairs or upgrades to major systems for seniors and/or disabled homeowners that will allow them to remain in their homes. The project is estimated to preserve 25 units of owner-occupied affordable households for households at or below 80% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: Rebuilding Together Atlanta Roofing Program**  
**Subrecipient: Rebuilding Together Atlanta, Inc.**  
**Funding: \$150,000.00**

CDBG funding in the amount of \$150,000 will be provided to Rebuilding Together Atlanta for the organization's Roofing Program. This program will provide roof replacements for low-income homeowners. The project is estimated to preserve 15 units of owner-occupied affordable housing for households at or below 80% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: Repair with Kindness**  
**Subrecipient: Atlanta Habitat for Humanity, Inc.**  
**Funding: \$240,000.00**

CDBG funding in the amount of \$240,000 will be provided to Atlanta Habitat for the Repair with Kindness Program. The program will provide repair services addressing health, safety, and weatherization to existing single-family homes with low-income homeowners throughout the City of Atlanta. The project is estimated to preserve 16 units of owner-occupied affordable housing for households at or below 80% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: Rosa Burney Manor Preservation Project**  
**Subrecipient: SUMMECH, CDC**  
**Funding: \$160,000.00**

CDBG funding in the amount of \$160,000 will be provided to SUMMECH, CDC for the Rosa Burney Manor Preservation Project which will upgrade kitchen appliances and cabinetry for its low-income residents. The project is estimated to preserve 54 affordable apartments that are affordable to households at or below 80% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: QLS Gardens Energy Saving Project**  
**Subrecipient: QLS Gardens Housing Facility, Inc.**  
**Funding: \$75,000.00**

CDBG funding in the amount of \$75,000 will be provided to QLS Gardens for energy conservation in their apartments. The project will install 36 energy efficient air handlers and 20 energy efficient heat pumps for low-income residents. The project is estimated to preserve 53 apartments that are affordable to households at or below 50% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: Office of Housing and Community Development Diversion Program**  
**Subrecipient: Office of Housing and Community Development, City of Atlanta**  
**Funding: \$150,000.00**

CDBG funding in the amount of \$150,000 will be provided to the City of Atlanta's Office of Housing and Community Development for its Diversion Program. The program will provide funding for roof repairs for homeowners who currently have a code violation case in the City of Atlanta Municipal Court and have been accepted into the Solicitor's Office Diversion Program. The Office of Housing and Community Development will procure a contractor to administer the program. In addition to being low-income, beneficiaries must be at least 62 years of age or older, disabled, or have current veteran status from the US military. The project is estimated to preserve 10 units of owner-occupied affordable housing for households at or below 80% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: The Nehemiah Project**  
**Subrecipient: City of Atlanta Watershed Department**  
**Funding: \$140,000.00**

CDBG funding in the amount of \$140,000 will be provided to the City of Atlanta's Watershed Department to provide home repairs to an estimated 18 households at or below 80% of AMI. The Watershed Department will procure a contractor to administer the program. The project will preserve 18 units of housing at or below 80% of AMI. However, no new housing will be created, nor will any existing housing be eliminated.

**Project Name: University Choice Neighborhood Demolition Program**  
**Subrecipient: The Housing Authority of the City of Atlanta**  
**Funding: \$200,000.00**

CDBG funding in the amount of \$200,000 will be provided to the Atlanta Housing Authority for the University Choice Neighborhood Demolition Program. The program will demolish targeted non-code compliant blighted properties in the University Choice Neighborhood to support neighborhood stabilization. No housing will be created or preserved through this program, nor will any housing be eliminated because the properties will all be vacant and uninhabitable.

**Project Name: Atlanta Affordable Homeownership Program (AAHOP)**  
**Subrecipient: Urban Residential Finance Authority**  
**Funding: \$200,000.00**

HOME funding in the amount of \$200,000 will be provided to the Urban Residential Finance Authority (Invest Atlanta) for the Atlanta Affordable Homeownership Program (AAHOP). This is a continuing program that provides down payment assistance to homebuyers purchasing new or existing homes in the City of Atlanta. The program is estimated to provide down payment assistance to 18 new homeowners at or below 80% of AMI. Therefore, this program is estimated to add 18 units of housing affordable to households at or below 80% of AMI, and no housing will be eliminated.

**Project Name: Habitat for Humanity Down Payment Assistance Program**  
**Subrecipient: Atlanta Habitat for Humanity, Inc.**  
**Funding: \$200,000.00**

HOME funding in the amount of \$200,000 will be provided to Atlanta Habitat for Humanity to for its down-payment assistance program. This is a continuing program that provides down payment assistance to first-time, low-income homebuyers in the City of Atlanta. The program is estimated to provide down payment assistance to 24 households at or below 80% of AMI. Therefore, this program is estimated to add 24 units of housing affordable to households at or below 80% of AMI, and no housing will be eliminated.

### **Funding with Undetermined Impact on Housing**

The following funds will likely have an impact on the affordable housing stock of the City, but that impact will not be estimated until a resolution is passed committing the funds to particular projects. This legislation sets aside these funds into pools for project applications that will come at a later date:

<b>Award</b>	<b>Funding Amount</b>
CHDO Capital Project 2017	\$229,000
CDHO Operating Assistance 2017	\$50,000
Multifamily Loan Pool	\$493,559

In total, this ordinance will add 42 units of housing that is affordable to households between 50% and 80% of AMI. It will also preserve 206 units of housing that are affordable to households between 50% and 80% of AMI. No housing will be eliminated as a result of this ordinance.