

Affordable Housing Impact Statement

Z-18-030

Requirements

Per the requirements of the City of Atlanta, Georgia Code of Ordinances, Chapter 54, Article I, Section 54-2, 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 Area Median Income (AMI) 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.

Narrative Section

The zoning will be changed from MRC-3-C/BL (Mixed Residential Commercial/BeltLine Overlay) and I-2/BL (Heavy Industrial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for properties along Donald Lee Hollowell Parkway, Jefferson Street, Northside Drive, and James P. Brawley Drive. The affected parcels are listed in the rezoning application from the Developer. The Developer anticipates constructing 718 multifamily rental units and 40 townhomes for sale. There is no housing currently on site.

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 , preserving 0 , or decreasing 0 units affordable at 30 or below percent of the City of Atlanta Area Median Income (AMI); and

Adding 0 , preserving 0 , or decreasing 0 units affordable between 30.01 and 50 percent of AMI; and

Adding 108 , preserving 0 , or decreasing 0 units affordable between 50.01 and 80 percent of AMI; and

Adding 650 , preserving 0 , or decreasing 0 units affordable at over 80 percent of AMI.

Impact

The 718 multifamily rental units will fall within the inclusionary zoning requirement for the BeltLine Overlay district. The Developer will set aside 15% of these units (108 units) to be affordable to households at or below 80% of AMI per this requirement. For the remaining 610

market rate units, the Developer anticipates the following breakdown of unit type and expected rent:

Unit Type (Number of Bedrooms/Number of Bathrooms)	Number of Units	Expected Rent
1/1	305	\$1,500
2/2	183	\$1,800
3/2	122	\$2,160

All these market rents exceed the affordable rents for households at or below 80% of AMI, meaning that 610 rental units will be created that are affordable to households above 80% of AMI.

The 40 townhomes will be a mix of 3 bedrooms/3 bathrooms and 4 bedrooms/4 bathrooms. They are estimated to sell between \$450,000 - \$550,000. This exceeds the affordable home price for households at or below 80% of AMI, meaning that 40 for-sale units will be created that are affordable to households above 80% of AMI.

Because there is no housing currently on site, no housing will be preserved or eliminated as a result of this Ordinance.

The methodology below is used to determine the affordability of the proposed units for households at certain percentages of AMI.

Methodology for Calculating Affordability

The affordability of units at various levels of AMI, whether for rent or sale, is calculated by first examining the income limits provided by the US Department of Housing and Urban Development (HUD). These income limits are published annually for each Metropolitan Statistical Area (MSA). The income limits provided by HUD in April of 2018 for the Atlanta MSA are shown below:

INCOME LIMITS BY HOUSEHOLD SIZE, FY 2018 (BASED ON HUD'S AMI OF \$74,800 FOR THE ATLANTA MSA, RELEASED APRIL 2018.)						
Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% AMI Limit	15,750	18,000	20,780	25,100	29,420	33,740
50% AMI Limit	26,200	29,950	33,700	37,400	40,400	43,400
80% AMI Limit	41,900	47,900	53,900	59,850	64,650	69,450

To determine the affordable rent or home sales price for households at each level of AMI, the following three assumptions are made:

- 1) Rental housing is affordable when it costs no more than 30% of a household's gross income. Households that pay more than this toward housing costs are considered cost-burdened by HUD.
- 2) Homeownership units are affordable when the purchase price is no more than three times a household's annual income.
- 3) An average of 1.5 persons will reside in each bedroom of a residential unit.

Following this, the number of persons estimated to live in units with different numbers of bedrooms is determined by multiplying the number of bedrooms by 1.5. See the table below for this calculation:

CALCULATION OF ASSUMED HOUSEHOLD SIZE FROM UNIT BEDROOM COUNT					
Number of Bedrooms	0	1	2	3	4
Assumed Household Size	1	1.5	3	4.5	6

This income limit is then taken for the household size that corresponds to the number of bedrooms in the unit, as show in the table above. If the assumed household size is not a whole number, the income limits that correspond to households for the nearest two whole numbers are averaged.

Affordable Rent Calculation

The calculation of affordable rents is determined by first identifying the income limit for the household size using the methodology shown above. Following this, the income limit is multiplied by 0.3 to cap rent at 30% of household income, divided by 12, and rounded up to the nearest whole number to find the monthly maximum rent. See the examples below.

Studio/Efficiency Calculation for 80% of AMI

0 Bedroom (1.5 Person) = 1 Person Income Limit

$$41,900 (0.3) = 12,570$$

$$12,570 / 12 = 1,047.50$$

Rounded up = \$1,048 maximum rent

1 Bedroom Calculation for 80% of AMI

1 Bedroom (1.5 Person) = 1.5 Person Income Limit

$$(41,900 + 47,900) / 2 = 44,900$$

$$44,900 (0.3) = 13,470$$

$$13,470 / 12 = 1,122.50$$

Rounded up = \$1,123 maximum rent

The following rent limits would apply under this methodology:

AFFORDABLE RENTS, FY 2018					
(BASED ON HUD'S AMI OF \$74,800 FOR THE ATLANTA MSA, RELEASED APRIL 2018.)					
Number of Bedrooms	Studio/ Efficiency	1 BR	2 BR	3 BR	4 BR
30% AMI	394	422	520	682	844
50% AMI	655	702	843	973	1,085
80% AMI	1,048	1,123	1,348	1,556	1,736

Affordable Homeownership Calculation

HUD defines affordable for-sale housing as housing that costs no more than three times a household's income. Affordable home purchase prices are determined by identifying the appropriate income limit, as explained above, and multiplying it by 3. Home purchase prices affordable to households at various percentages of AMI are listed in the table below:

AFFORDABLE HOME PRICE, FY 2018					
(BASED ON HUD'S AMI OF \$74,800 FOR THE ATLANTA MSA, RELEASED APRIL 2018.)					
Number of Bedrooms	Studio/ Efficiency	1 BR	2 BR	3 BR	4 BR
30% AMI Limit	47,250	50,625	62,340	81,780	101,220
50% AMI Limit	78,600	84,225	101,100	116,700	130,200
80% AMI Limit	125,700	134,700	161,700	186,750	208,350

DISCLAIMER STATEMENT

Please be mindful that this analysis of the legislation is based on a summary of the information provided by the Developer who requested the rezoning/land use amendment and in some cases, on public real estate data obtained from the Internet. The analysis does not extend through the next 30 years as required by the City of Atlanta, Georgia Code of Ordinances, Chapter 54, Article I, Section 54-2 because it is impossible to estimate the affordability of market-rate housing beyond the initial lease-up or sale of the units. In addition, any changes to a zoning/land use will apply to any future developments, not just the initial development proposed by the current Developer applicant. Therefore, the Office of Housing and Community Development cannot estimate any future development that may take place on parcel(s) not within this Developer's scope of work.

With respect to the accuracy of any and all initial estimates of affordability, the estimates that are provided for initial developments are largely dependent on the honesty of developers and their willingness to provide the most accurate available data. Data on potential rent, sales price, units to be constructed, the number of bedrooms per unit, etc. are subject to change as developers assess market conditions prior to and throughout construction. Therefore, this data should not be used as a basis to form any quantitative conclusions. For data that may better reflect Developer's final building plans, please refer to the issued building permit.