

Affordable Housing Impact Statement

CDP-18-38 (Companion of Z-18-62)

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 30-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 ordinance would amend the Land Use from Single Family Residential to Mixed Use High Density for 20 properties on Hampton Street and Northside Drive. The full list of parcels can be found in the rezoning application for Z-18-62. The Applicant proposes the creation of 163 multifamily rental units. The site currently contains a mix of housing, vacant commercial buildings, and vacant land.

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 30-year period following the enactment of the legislation by:

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

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

Adding 0, preserving 0, or decreasing 1 units affordable between 50.01 and 80 percent of AMI; and

Adding 163, preserving 0, or decreasing 8 units affordable above 80 percent of AMI.

Impact

The development would create 163 multifamily rental units that are targeted toward students. The Applicant anticipates the following breakdown of rent by unit type:

New Rental Units		
Unit Type (Number of Bedrooms/Number of Bathrooms)	Number of Units	Expected Average Rent
1/1	6	\$1,400
2/2	33	\$2,190
3/3	24	\$2,925
4/4	100	\$3,720

The expected rents exceed the affordable rents for households at 80% of AMI. Therefore, 163 units of housing would be added that are affordable to households above 80% of AMI as a result of this Land Use amendment.

The Applicant also expects to eliminate existing rental housing and provided the following breakdown of the existing rental units:

Existing Rental Units		
Unit Type (Number of Bedrooms/Number of Bathrooms)	Number of Units	Average Rent
4/2.5	1	\$4,390
3/2.5	1	\$1,500
2/1	1	\$1,500
2/2	1	\$1,600
3/1	1	\$2,370
4/3	1	\$2,970

Of the existing units, one (1) of the three-bedroom units is affordable to households between 50.01% and 80% of AMI, and the remaining five (5) units exceed the affordable rents for households at 80% of AMI. Therefore, the rezoning would decrease five (5) units of rental housing

that are affordable to households above 80% of AMI and one (1) unit of rental housing that is affordable to households between 50.01% and 80% of AMI.

The Applicant also expects to eliminate three (3) existing homeownership units. The breakdown of the units is shown in the table below:

Existing Homeownership Units		
Unit Type (Number of Bedrooms/Number of Bathrooms)	Number of Units	Average Value per the Fulton County Tax Assessor
4/1	1	\$249,500
2/2	1	\$290,700
3/1	1	\$266,400

All three (3) of the units exceed the affordable sales price for households at 80% of AMI. Therefore, the Land Use amendment would decrease three (3) homeownership units that are affordable to households above 80% of AMI.

No housing would be preserved as a result of this Land Use amendment, because any existing housing that remains intact would be outside the scope of work of the Applicant and unrelated to the motivation for a rezoning.

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 any analysis of the legislation, unless otherwise stated, is based on a summary of the information provided by the Applicant who requested the rezoning/Land Use amendment and in some cases, on public real estate data obtained from the Internet. In the case of a personal paper introduced by a Councilmember, any analysis is based on a summary of information obtained from City staff and the Internet, unless otherwise stated. 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 Applicant. Therefore, the Office of Housing and Community Development cannot estimate any future development that may take place on parcel(s) not within this Applicant’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 Applicants 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 the Applicant’s final building plans, please refer to the issued building permit.