For too many Atlantans, their zip code determines their access to opportunities. The promise of One Atlanta is a city where all residents have equitable access to quality public services and amenities, including public spaces, schools, transit, retail, job opportunities, affordable housing, and healthy and safe environments. This Plan is focused on delivering this promise.

Federal guidelines suggest that households should spend no more than 30% of their income on housing and utilities, but today many Atlanta residents spend a higher proportion of their income on rent and homeownership costs. As a result, many people do not have enough to adequately pay for food, healthcare and other basic needs after paying for housing costs.

Housing is a foundational bedrock of a healthy, thriving community. As our city continues to grow, we are committed to providing a pathway to affordable and equitable housing opportunities for all who desire to call Atlanta home.

To continue to be strong and ensure that prosperity is enjoyed by all, we need to make sure there are affordable housing opportunities for residents at all income levels, at all stages of life, in all of our communities. Our organizations are working together to marshal our collective resources to achieve this promise.

Our goal is to provide a variety of housing options for a full spectrum of residents with an emphasis on households with incomes below 120% of Atlanta’s area median income (AMI), particularly households with incomes less than 60% of AMI.

While housing is a stabilizing factor for affordable, equitable, and resilient communities, this Plan is intended to complement not supplant other City efforts, such as those focused on public safety, education, or public health. All of these issues must be addressed to increase economic mobility and security for residents and to ensure an equitable city.

At its core, this Plan is about more than housing, it is about ensuring that all of our residents can remain in Atlanta and share in the success of our city. It means providing housing opportunities for young adults and young families who are our future as well as existing residents who have fueled our growth. And it means enabling our seniors and legacy residents to stay in the city which they helped build.
Atlanta’s population is increasing, but new housing construction has focused on higher-cost demand. In 2017, Atlanta was the third fastest growing metropolitan region in the United States. As our population grows, many of our long-term residents are experiencing challenges related to affordable housing.

While our economy has grown over the last decade, wages have not kept pace with rising rents. Between 2000 and 2017, Atlanta’s median rent increased by over 70%, but Atlanta’s median income only increased by 48%. There is a growing gap between what people can afford versus what people are making.

Our plan will implement 13 initiatives and 45 actions to achieve four key goals:

Create or preserve 20,000 affordable homes by 2026 and increase overall supply:
1. Leverage vacant public land for housing
2. Create and expand housing affordability tools
3. Revise the Zoning Code

Invest $1 billion from public, private, and philanthropic sources to produce and preserve affordable housing:
4. Maximize existing funding sources
5. Develop new funding sources
6. Increase philanthropic and private investment in affordable housing

Ensure equitable growth for all Atlantans and minimize displacement:
7. Prevent involuntary displacement
8. Explore expansion of property tax programs for creation and preservation of affordable housing
9. Expand awareness of and increase participation in housing affordability programs

Support innovation and streamline processes:
10. Establish a Housing Innovation Lab
11. Improve Building and Zoning Codes
12. Improve our system for developing and delivering affordable housing
13. Enhance community engagement

If you want to learn more about the plan go to www.atlantaga.gov.