

Topics: Displacement; Affordable Housing
Resource Type: Regulations
State: Georgia
Jurisdiction Type: Municipal
Municipality: City of Atlanta
Year (adopted, written, etc.): 2015
Community Type- applicable to: Urban; Suburban
Title: Affordable Housing Impact Statement Ordinance
Document Last Updated in Database: June 7, 2022

Abstract

Atlanta, Georgia's Affordable Housing Impact Statement Ordinance requires that Community Development/Human Resources Committee ("Committee") of the City Council regularly hears legislation that, impacts the overall housing stock of the city. The committee can then incentivize to alter their plans to include more affordable housing.

Resource

**City of Atlanta
Georgia**

**Ordinance
14-O-1614**

Adopted on Substitute
Nov 16, 2015 1:00 PM

A SUBSTITUTE ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE TO AMEND THE CITY OF ATLANTA, GEORGIA CODE OF ORDINANCES, PART I ("CHARTER AND RELATED LAWS"), CHAPTER 54 ("COMMUNITY DEVELOPMENT"), ARTICLE I ("GENERAL"), BY ADDING A NEW SECTION, 54-2, AFFORDABLE HOUSING IMPACT STATEMENTS; TO WAIVE CONFLICTING ORDINANCES AND CODE SECTIONS; AND FOR OTHER PURPOSES.

Information

Department: Office of Research and Policy Analysis
Category: Community Development

Body

WHEREAS, the cost of housing is out of reach for tens of thousands of Atlanta families; and

WHEREAS, according to a recent report by HR&A Advisors and Enterprise, Inc., on behalf of the City of Atlanta (“City”), tens of thousands of City households are cost-burdened, meaning that they pay more than thirty percent of their income towards rent, according to the report; and

WHEREAS, this includes more than 25,000 cost-burdened renter households subsisting on 20,000 dollars or less per year; and about 13,000 cost-burdened renter households making between 20,000 and 34,999 dollars per year; and

WHEREAS, the City has adopted several affordable housing goals, including those adopted in 2001 per ordinance 01-O-2014 and codified in Atlanta’s City Code of Ordinances, Part 1, Chapter 54, Section 54-1, Subsection (b); and

WHEREAS, the Community Development/Human Resources Committee (“Committee”) of the City Council regularly hears legislation that, when enacted, impacts the overall housing stock of the City; and

WHEREAS, the Council desires a mechanism to track the impacts of such legislation - both resolutions and ordinances - that come before the Committee and then the Council, to document such legislations’ impact upon the affordable housing stock of the City of Atlanta; and

WHEREAS, jurisdictions such as Austin, Texas and San Diego, California have had an Affordable Housing Impact Statement (AHIS) policy for several years; and

WHEREAS, those jurisdictions have found the policy to be helpful in encouraging coordination among departments, empowering policymakers with meaningful information, and sometimes incentivizing developers and stakeholders to alter their plans to include more affordable housing; and

WHEREAS, the Committee and Council desire to draw upon the expertise of the Office of Housing of the City to estimate, in a consistent, ongoing basis, the impacts of certain legislation on the affordable housing stock of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1: That Part I (“Charter and Related Laws”), Chapter 54 (“Community Development”), Article I (“General”), be amended to add a new section, 54-2, Affordable Housing Impact Statements:

Section 54-2.- Affordable Housing Impact Statements.

(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(1) Affordable Housing Impact Statement means a statement, attached to proposed Housing Stock Impact Legislation, that estimates and describes the impact the legislation would have, if enacted, on the affordable housing stock of the City of Atlanta.

(2) Housing Stock Impact Legislation means any and all legislation--including Ordinances and Resolutions--that come before the Community Development/Human Resources Committee of the City Council of Atlanta that, if enacted, are estimated to have an impact on the affordable housing stock of the City of Atlanta, including, but not limited to: Land Use Elements to the City's Comprehensive Development Plan; acceptance of public and private grants including federal and state funding for the construction and/or rehabilitation of affordable housing units; abandoned and blighted property legislation; changes to building permit fees; millage rate increases for blighted properties; and changes to demolition policies.

(b) Any Councilmember or Department that is planning to propose Housing Stock Impact Legislation shall submit a draft of such legislation to the Office of Housing of the City of Atlanta.

(c) Upon receiving a draft of Housing Stock Impact Legislation, the Office of Housing shall, within ten business days, produce an Affordable Housing Impact Statement.

(d) Any Councilmember or Department that is planning to propose Housing Stock Impact Legislation shall attach the statement completed by the Office of Housing to such legislation prior to its introduction to City Council.

(e) 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.

(f) The quantitative, or numeric section, shall take the following form, where the Office of Housing shall fill in the blanks with appropriate estimates:

This legislation, if enacted, is estimated to have a projected impact upon the affordable housing stock of the City of Atlanta over the Thirty (30) year period following the enactment of the legislation by:

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

Adding ___ or decreasing ___ units affordable between 30.01 and 50 percent of AMI; and

Adding ___ or decreasing ___ units affordable at between 50.01 and 80 percent of AMI; and

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

(g) The City's Office of the Municipal Clerk shall maintain a repository for all Affordable Housing Impact Statements prepared pursuant to this section.

(h) The Office of Housing shall provide a yearly report to the Community Development/Human Resources Committee on any housing units funded in whole or in part by public grant dollars, for which Affordable Housing Impact Statements have been prepared, within the thirty years period preceding the annual report. The report shall specify whether the units still exist, whether they are occupied, and whether the cost for those units is consistent with the affordability price points identified in the original grant application. If the required affordability period for specific units is less than thirty years, the annual report shall state as such.

SECTION 2: Except as otherwise provided, the provisions of Section 1 are effective as of July 1, 2016.

SECTION 3: That all ordinances and parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.