GEORGIA INITIATIVE FOR COMMUNITY HOUSING

FEBRUARY 21 & 22, 2018

Athens GICH Team
Pine Mountain, GA Retreat
Our Housing Focus

*Engage Athens-Clarke County housing partners in developing affordable rental housing
Our Housing Focus Cont.

*Provide Athens-Clarke County housing partners with useful and feasible affordable housing tools
The American Community Survey (ACS) indicates there are 48,534 housing units in Clarke County. The majority live in households of 1-2 and 3-5 person households with the average household size at 2.35. UGA reported its population in 2014 at 34,536 students which is approximately 30% of Athens-Clarke County’s total population. The Office of Tax Assessor recorded 42,192 real estate parcels and 1,870 manufactured homes in 2010. The American Community Survey indicates that 45.2% of the housing units are owner-occupied and 54.8% are renter occupied. 4.8% of the owner units are vacant and 17% of the rental units are vacant according to estimates. About half of all owner units are valued between $100,000 and $150,000. Nearly 24% of the housing units were built prior to 1970 and over 75% were built since 1970. With over 42,000 housing units and a median house value near $150,711, Athens house prices are near the national average.

### Demographic Segmentation Table

<table>
<thead>
<tr>
<th></th>
<th>ACC</th>
<th>Georgia</th>
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<tbody>
<tr>
<td>Living in same house 1 year &amp; over</td>
<td>75.6%</td>
<td>83.6%</td>
</tr>
<tr>
<td>Mean travel time to work (minutes)</td>
<td>19</td>
<td>27</td>
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<tr>
<td>Housing units</td>
<td>51,259</td>
<td>4,109,896</td>
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<tr>
<td>Homeownership rate</td>
<td>43.9%</td>
<td>65.1%</td>
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<tr>
<td>Housing units in multi-unit structures</td>
<td>44.1%</td>
<td>20.5%</td>
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<tr>
<td>Median value of owner-occupied housing units</td>
<td>$156,600</td>
<td>$151,300</td>
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<tr>
<td>Households</td>
<td>41,358</td>
<td>3,518,097</td>
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<tr>
<td>Persons per household</td>
<td>2.61</td>
<td>2.71</td>
</tr>
<tr>
<td>Median household income</td>
<td>$33,060</td>
<td>$49,179</td>
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Data Source: Nielsen Claritas; US Census Bureau.
Unique Aspects of the Athens Housing Market

College Students Living Off Campus

According to 2015 Census estimates, there are 34,640 Athens residents between 18-24 years of age. About 17,813 UGA students are living in Athens or commuting from another community. Nearly 63% of the 18-24 year olds live in Southeast Athens-Clarke County.

Potential Housing Tools

• Inclusionary zoning
• Housing trust fund
• Initiatives:
  – Envision Athens
  - Network for Southern Economic Mobility
  – Athens Wellbeing Project
  – ACC Planning and Zoning Department
  – Athens Land Bank Authority

Map from National Housing Conference study
What Makes Inclusionary Zoning Happen
## Local Government Support:
### Mayor and Commission Goal and Strategies

### Housing and Built Environment

Ensure through active community engagement to allow for appropriate and diverse housing and strengthen neighborhoods

| 1. Enact code and ordinance changes to improve and protect the quality of neighborhoods. (4) | 1. Update property maintenance code and quality of life ordinances for enforcing health and safety violations and investigating nuisance properties.  
2. Explore ordinance amendments to protect safety, accessibility, character, and quality of life of residential areas adjacent to Level 1 & II corridors.  
3. Develop a draft infill housing ordinance.  
|---|---|
| 2. Explore and implement programs for affordable housing that address diverse housing needs. (9) | 1. Engage housing partners to discuss issues in multi-family housing inventory/survey and strategies in the Workforce Housing Study.  
2. Development of a series of text amendments to allow increased flexibility in the development of accessory structures on residential properties.  
3. Work with state to develop incentives for public/private solutions.  
4. Provide infrastructure improvements for affordable housing programs through SPLOST. |
| 3. Develop methods to evaluate the available and proposed housing inventory and programs | 1. Evaluate and report the impact of implementing principles of inclusionary zoning to new developments.  
2. Participate and take leadership role in the Georgia Initiative for Community Housing (GICH) Team’s three-year program of collaboration, technical assistance, and training. |
Envision Athens
envisionathens.com
Envision Athens Housing Goal 1

• HOUSING GOAL
  Housing options that reflect the diversity and meet the needs of the community, including housing for families and a diverse workforce. These are quality options with a variety of types, prices, and locations.

• PRIORITY ACTIONS H1
  Target challenged multi-family developments for major redevelopment, especially mixed-income. Multi-family housing has shifted over the past thirty years. A boom in in-town student options has left many older student housing complexes with diminishing rents and related disinvestment. These properties present an opportunity for well-planned redevelopment that incorporates diverse housing options, captures greater real estate value, and provides more affordable options for low-income or working-income residents. The community can begin by creating an inventory of vulnerable properties and considering strategic purchases when available.
Envision Athens Housing Goal 2

• ADDITIONAL ACTIONS
• H2: Increase amount of and provide access to affordable housing.

Housing affordability is a multifaceted and complex issue. Athens lacks housing for middle income ranges and has little to no vacancy for housing aimed at certain age groups such as senior housing. Housing production has increased but has largely been focused on the student housing market. Newly constructed single family homes cost approximately seventy percent more than the asking price for existing homes for sale. Housing prices vary depending on the proximity to downtown Athens and the Atlanta metro area, with closer homes typically costing twenty to forty percent more than houses on the eastern side of the county.
Since our last conference...

Guest speaker

- Frank Alexander, Co-Founder and Senior Legal and Policy Advisor for the Center for Community Progress and Sam Nunn Professor of Law at Emory Law School

Others in attendance:

- Spencer Frye, Representative, Georgia House of Representatives
- Deborah Gonzalez, Representative-Elect, Georgia House of Representatives
- Sharyn Dickerson, Athens-Clarke County Commissioner and GICH member
- Diane Bell, Athens-Clarke County Commissioner and GICH member
- Harry Sims, Athens-Clarke County Commissioner
- Melissa Link, Athens-Clarke County Commissioner
- Andy Herod, Athens-Clarke County Commissioner
What can we do now?

• Feasible next steps:
  • Consider inventory that could be subjected to increased code enforcement and get those properties into the Land Bank Authority
  • Consider potential revenue streams
    o Tax delinquency penalties and interest
    o Added fees to tax delinquency penalties and interest
    o Building fee changes
    o Code fines
  • Consider policies to leverage re-zoning
  • Identify vulnerable properties and willing partners

*Determine feasibility of inclusionary zoning policies
*Preliminary housing trust fund policy