GEORGIA INITIATIVE FOR
COMMUNITY HOUSING
SEPTEMBER 19 & 20, 2017

Unified Government of Athens-Clarke County
Housing and Community Development Department
Deborah Lonon, Director
*Engage Athens-Clarke County housing partners in developing affordable rental housing
*Provide Athens-Clarke County housing partners with useful and feasible affordable housing tools*
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
Developing Affordable Rental Housing

Pertinent data

• **Socio-Economic Data**
  – Population
  – Income
  – Education

• **Standard Housing Data**
  – Residential Land Use
  – Housing Age & Quality

• **Quality of Life Data**
  – Infrastructure
  – Social Services
  – Crime & Code Violations
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.
Unique Aspects of the Athens Housing Market

College Students Living Off Campus

In 2015, there were 36,130 students enrolled at UGA. More than 1,000 are on UGA campuses in Tifton, Griffin, Gwinnett County and Atlanta’s Buckhead neighborhood and 149 are enrolled online. That leaves approximately 34,981 students attending classes in Athens and 69% are undergraduates. In 2015, UGA housed about 9,798 students. There were 7,370 living in social sorority or fraternity houses.*

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.

In 2015, HCD and the Athens Housing Authority contracted with John Wall and Associates to survey and assess all of the multifamily developments in Athens-Clarke County with 24 or more apartments managed by a single entity. The GICH committee reviewed and discussed the Multi-family Housing Inventory and Survey to help determine if the proliferation of new student housing developments perpetuates a historic pattern of students gravitating to newer development, and leaving the older complexes that are vacated in a cycle of deterioration.
Inventory and Assessment Format

Information includes:

- Total number of units
- Number of 1, 2, 3, and 4 bedroom units
- Number of baths per unit
- Square footage of each floor plan
- Vacant units
- Rent
- Amenities
- Appliances
- Features
- Waiting list
- Conventional or Section 8 participant
- Assessment of whether 50% or more of the renters are students or not

13,827 units were surveyed in 154 complexes
All Apartments Inventoried and Surveyed

The inventory and assessment identified 119 traditional and publicly assisted apartment complexes and 17 student oriented apartment complexes. The student properties are defined as having student occupancy of 50% or more or a negotiated lease by bedroom versus apartment. Between 2005 and 2015, there were 19 complexes totaling 2,255 new apartments built. 67% of those were classified as student oriented. Only three complexes were targeted for working families.

Developers have only provided the workforce with 11% of the new units added to the market.

- 200 units
- 100 units
- 50 units

AHA and PBRA

- $600/month or > and fewer than 50% students
- < $600/month and fewer than 50% students

Student apartments (50% or more)

Each layer is mapped separately as well.
Envision Athens
Envision Athens Data

- Market changes in multi-family construction: Residential construction has seen a significant increase since the low point during the recession. Much of this construction has been focused on multi-family projects. From 2011, 19 individual multi-family projects added just over 1,600 units to the market. Over the same period, 461 single-family permits were pulled. In computed results, a higher share of permits are being issued to single-family projects. In 2011, 461 permits were issued in Chaffee County, while in 2018, 3,065 permits were issued in Chaffee County. Athens, this was 27 percent for $20 million. The rise in construction for single-family housing is due to a decrease in permits compared to the previous year.

- New multi-family housing is student apartments. Since 2007-2008, there have been 39 student development projects with 2,076 new units built in Athens. 47 percent of these units are considered student apartments or housing. Students living in on-campus apartments or off-campus housing are typically counted in all various measures including poverty statistics.

- Housing for workforce and special housing: Only 1 percent of multi-family units built between 2005-2010 are considered workforce housing. Along with this, 52 percent of housing for senior housing and the current housing stock the community indicates an overall demand.

- Limited housing options for households earning 80-120 percent of median income: 64 percent of households make less than $70,000 per year with a median family income of $32,362. The median family income is $60,000 and the maximum take-home pay is between $50,000 and $60,000. The cost of housing includes mortgage payments, property taxes, and homeowner’s insurance. 90% of the average sales price for all home types is $500,000 and $600,000 for new construction. There is a gap between affordability and availability.
Athens Wellbeing Project

Housing

AWP Core

Health

Community Safety

Civic Vitality

Lifelong Learning
Athens Wellbeing Project
Athens Wellbeing Project

Housing Volatility, Income Comparison

Percent of Households Moving in Last Two Years

<table>
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<th>Non Low-Income</th>
<th>Low-Income</th>
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<tr>
<td>Moved</td>
<td>44.44%</td>
<td>55.66%</td>
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<tr>
<td>Did not move</td>
<td>71.56%</td>
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Graphs by Income Status
Next Steps

- Complete data collection
- Determine feasibility of tools based upon research
- Determine strategies, tactics, and activities to recommended to ACCUG Mayor and Commission
- Work on implementation with housing partners!