

Ensuring Atlanta's Inclusive Growth

A Discussion on Housing Affordability and the Value of Partnerships



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#HousingForumATL



A.J. Robinson

President,
Central Atlanta Progress



Central Atlanta Progress
Atlanta Downtown Improvement District



Penelope McPhee

**President and Director,
The Arthur M. Blank Family
Foundation**

THE ARTHUR M. BLANK
FAMILY FOUNDATION

CBA Board





**Dr. Dan
Immergluck**
Professor,
Urban Studies Institute,
Georgia State University

**Toward the Inclusive City:
Affordable Housing as Infrastructure
for a Strong, Diverse Atlanta**

at

**Ensuring Atlanta's Inclusive Growth
September 19, 2017**

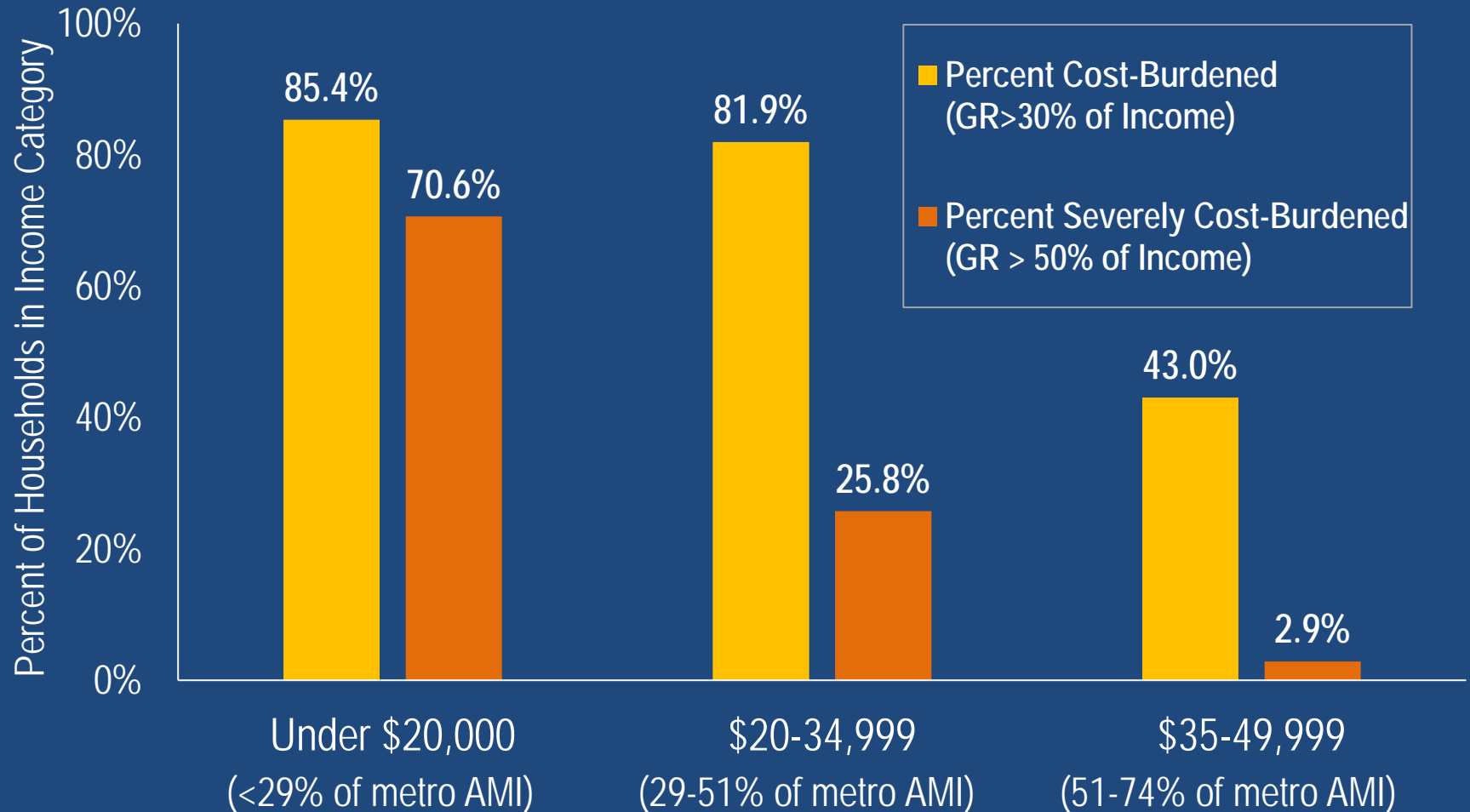
Dan Immergluck

Professor

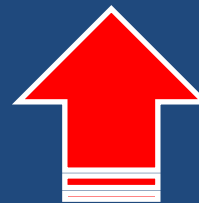
**Urban Studies Institute
Georgia State University**



The Cost-Burdens of Lower-Income Renters in the City of Atlanta, 2015



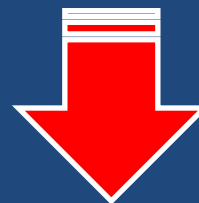
The Loss of Low-Cost Rental Housing



Exiting through luxury conversions and local rent pressures



Low-Cost Units



Exiting through disinvestment and abandonment



The Loss of Low-Cost Rental Units, 2010 to 2014 (Gross Rent <\$750/month)

	2010	2014	4- Year Loss	% Loss over 4 Years	Annual % Loss Rate
Nashville	46,626	38,848	7,778	16.7%	4.5%
Atlanta	32,490	27,181	5,309	16.3%	4.4%
Memphis	53,560	45,517	8,043	15.0%	4.0%
Miami	33,140	29,886	3,254	9.8%	2.6%
Jacksonville	36,602	33,306	3,296	9.0%	2.3%
Orlando	11,642	10,693	949	8.2%	2.1%
Birmingham	24,348	23,147	1,201	4.9%	1.3%
Tampa	19,319	18,523	796	4.1%	1.0%

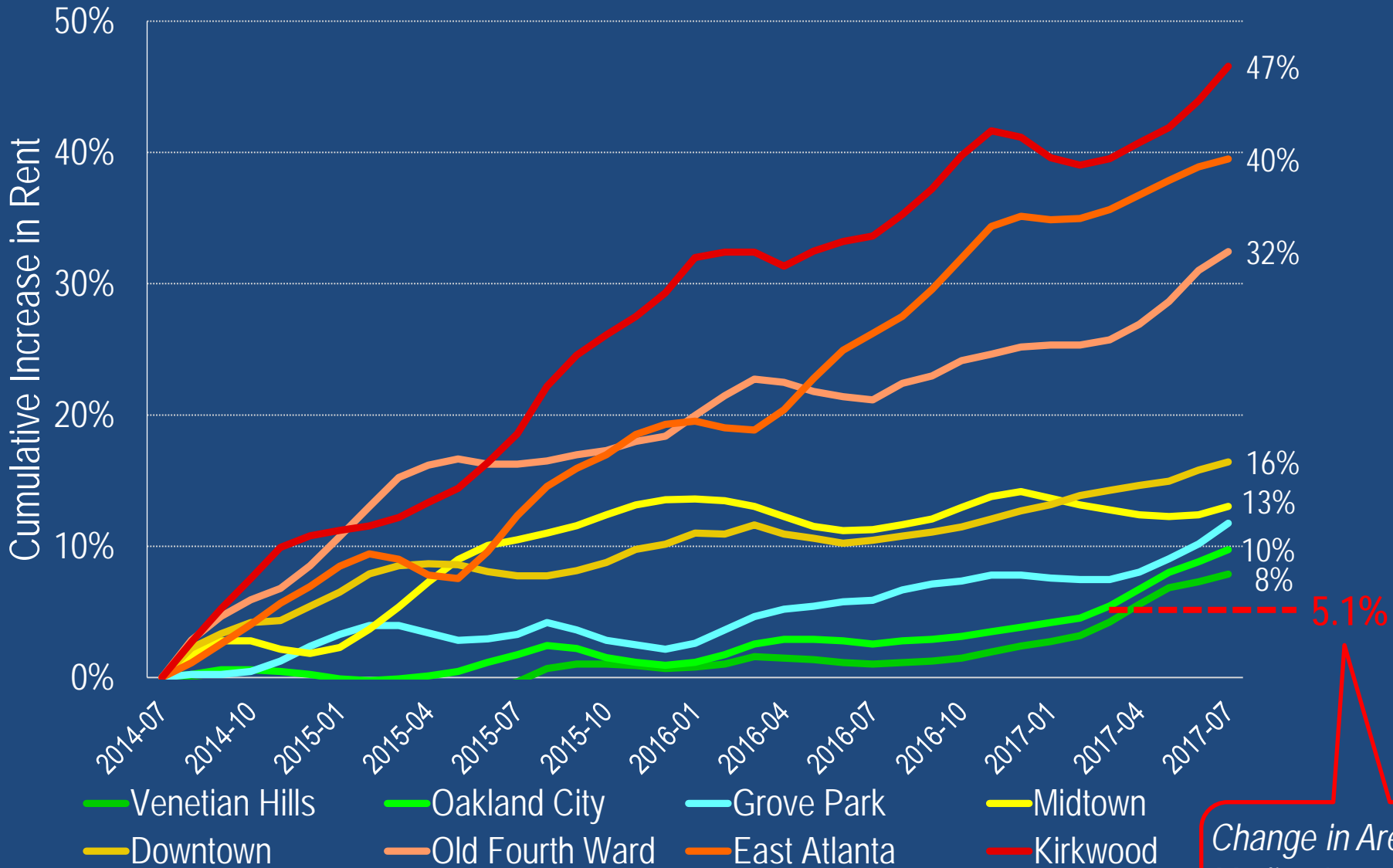
Nashville – mostly loss due to top-end pressure: upgrading and rent increases

Memphis – mostly loss due to bottom-end vacancy and abandonment

Atlanta – losses at both top and bottom ends



Increases in Rents -- July 2014 to July 2017

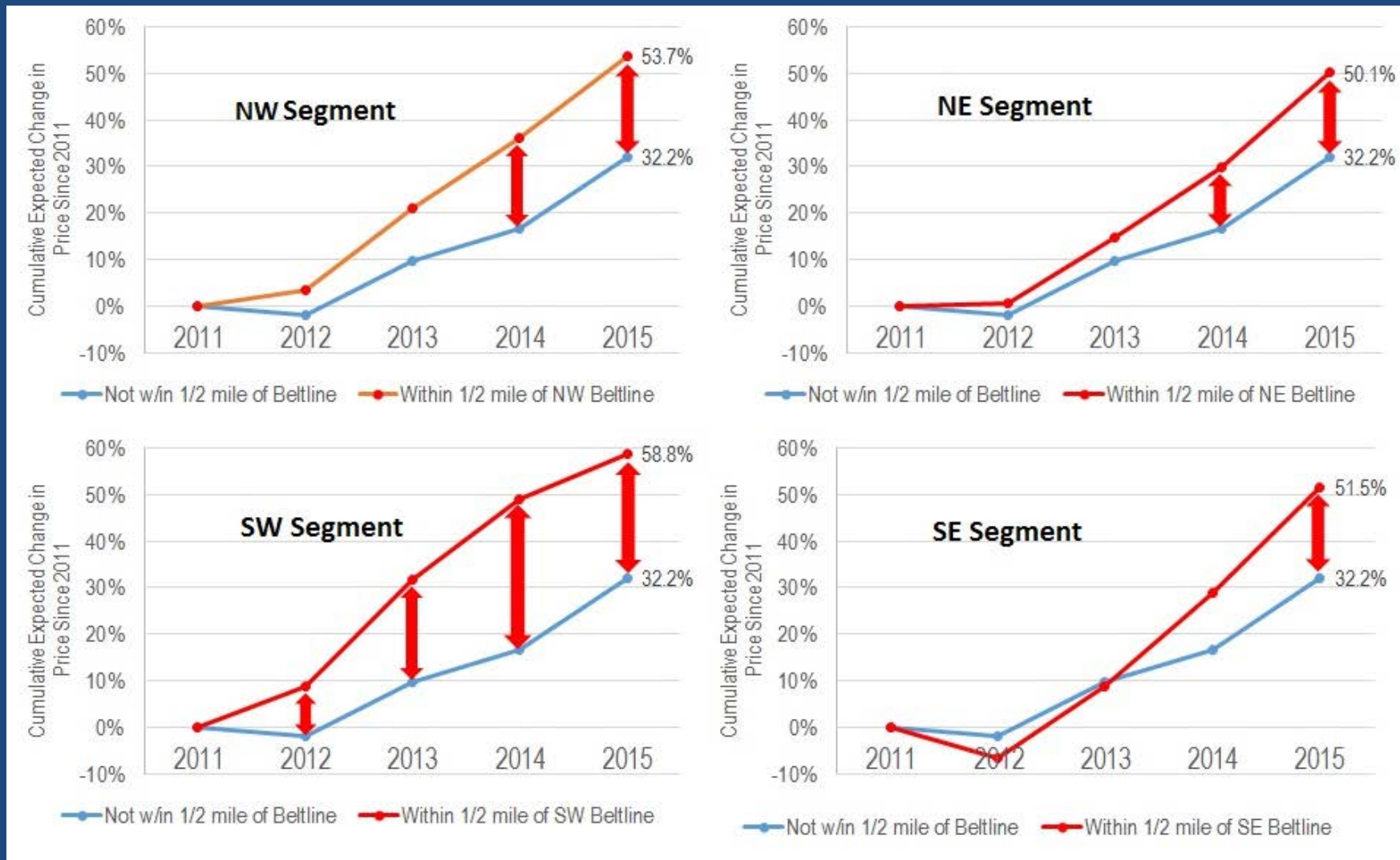


Change in Area Median Income 2013 to 2017



Major Development Projects Can Cause Big Affordability Problems

The Case of the BeltLine

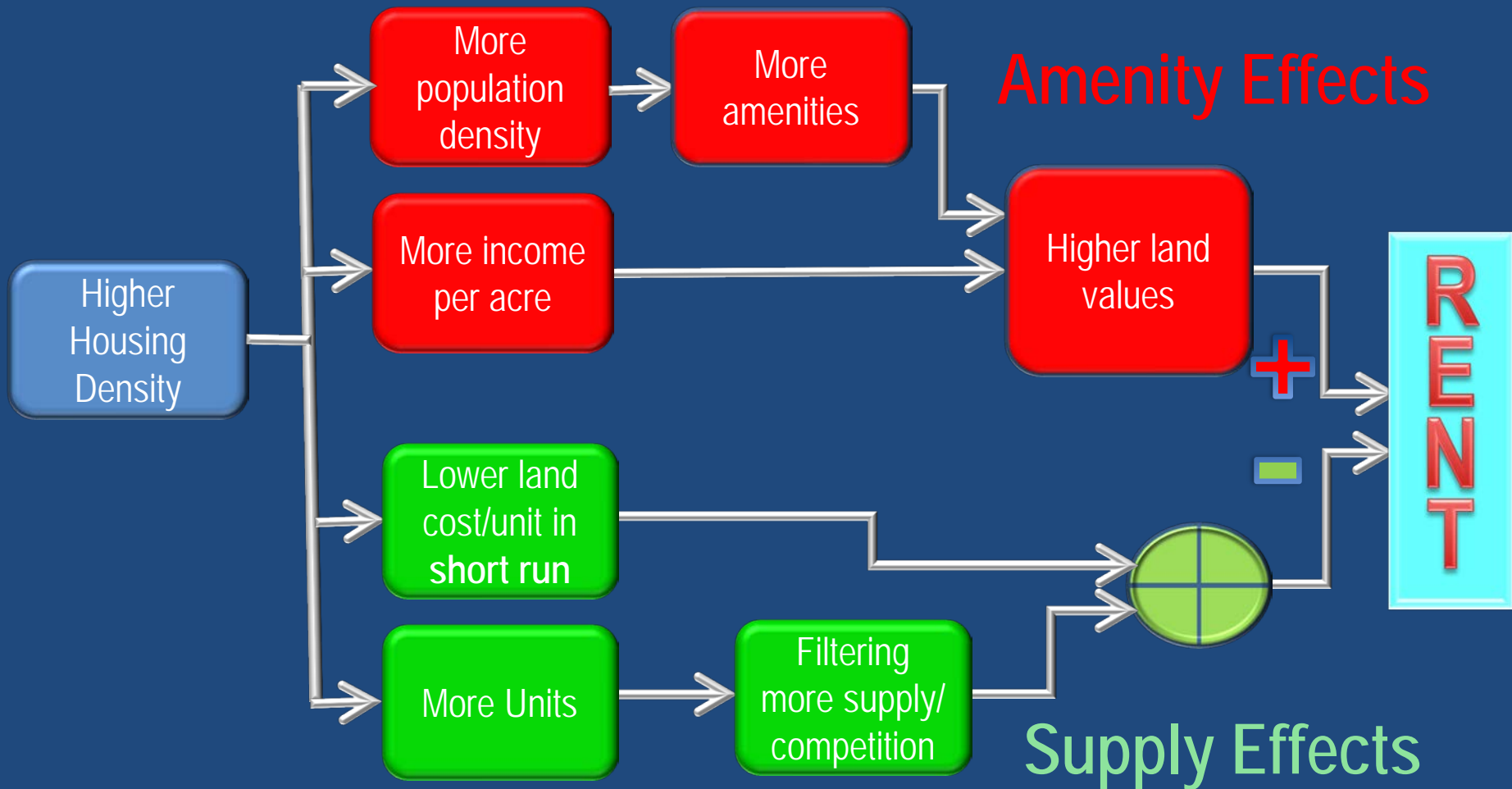


Evictions:

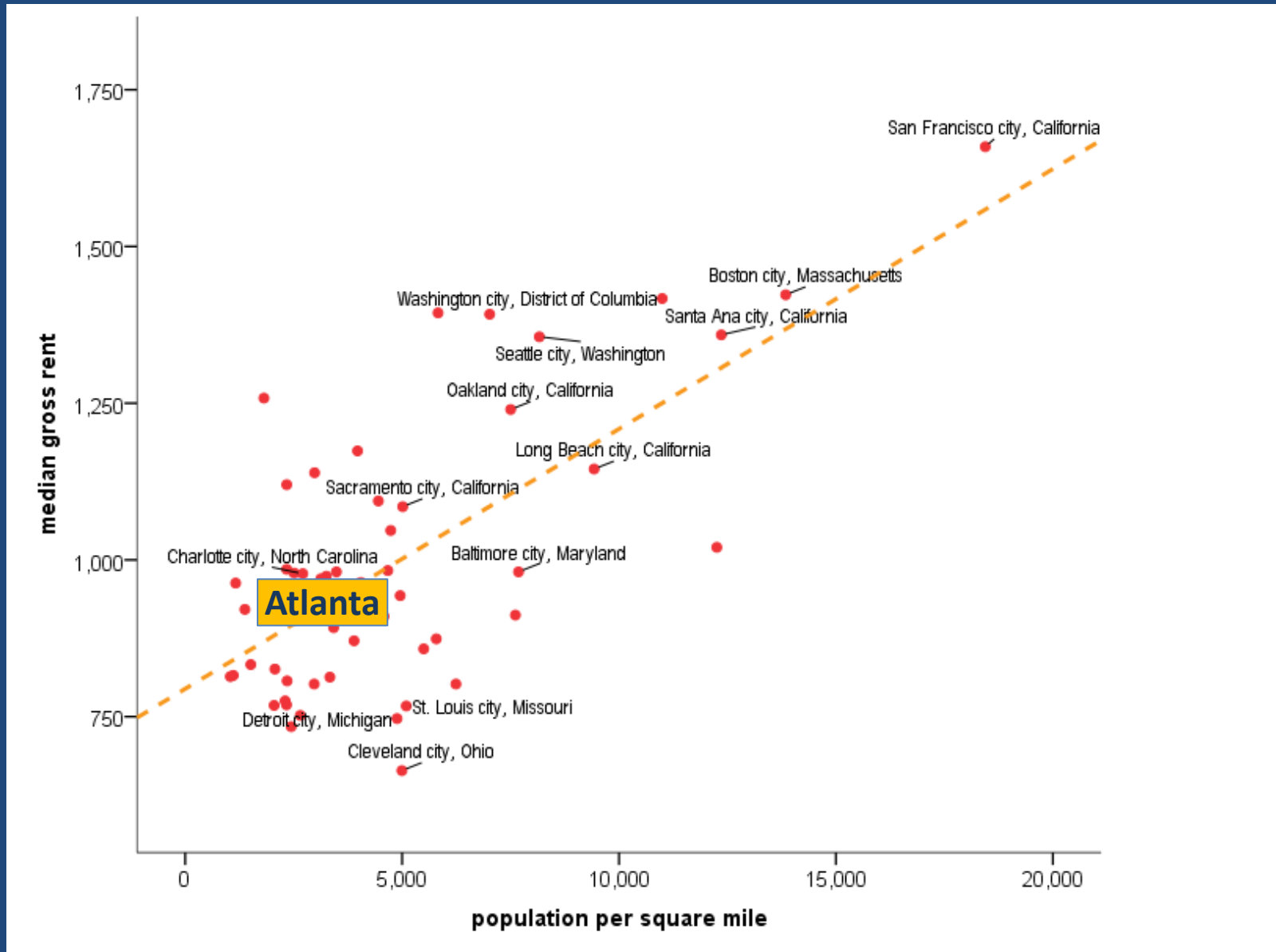
Bad for Kids, Bad for Schools, Bad for Neighborhoods

Eviction Filings in City of Atlanta (Fulton Only) 2015:	19,699
Estimated Completed Evictions in Atlanta (Fulton Only) 2015:	12,644
Eviction Filings in 2015 per 100 rented housing units:	20.3
Evictions Completed in 2015 per 100 rented housing units:	13.1
8 NPUs with >30 eviction filings per 100 rented units	V,H,R,K,L,S,P,Y

Supply vs. Amenity Effects of Luxury Housing Density on Rents....



Density without Affordable Housing Policy \neq Affordability



Preserving NOAH Naturally Occurring Affordable Housing

From:
S. Lupton and E. Vaisman. 2016.
Costar Group, Inc. *Naturally
Occurring Affordable Housing*.
NAAHL and ULI Symposium
Presentation, October 11.

EXTERIOR

INTERIOR



1 Star
★



2 Star
★★



3 Star
★★★



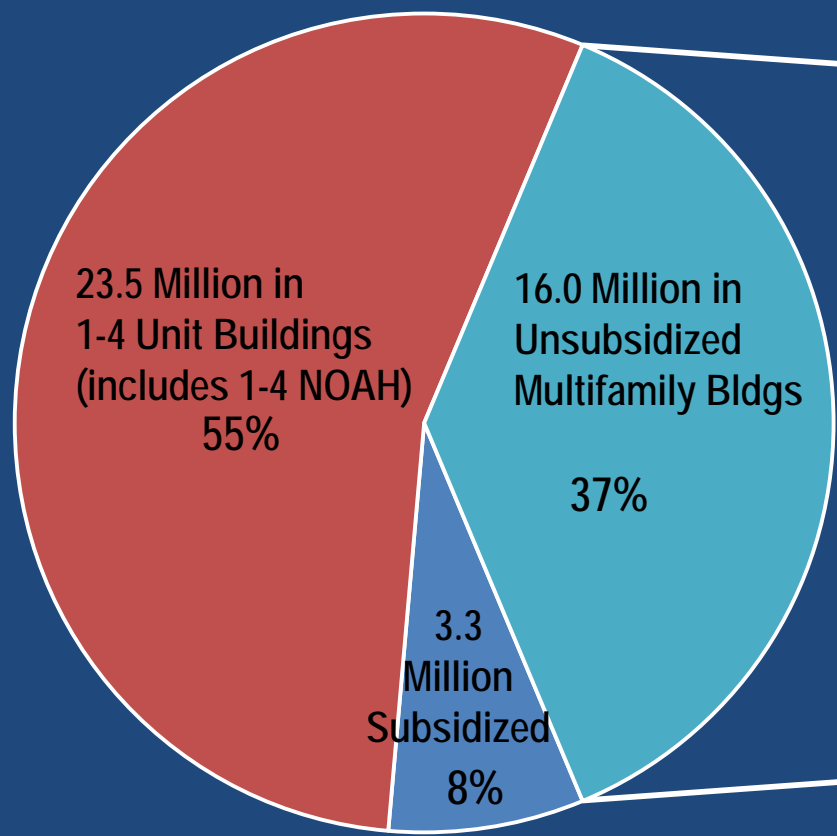
4 Star
★★★★



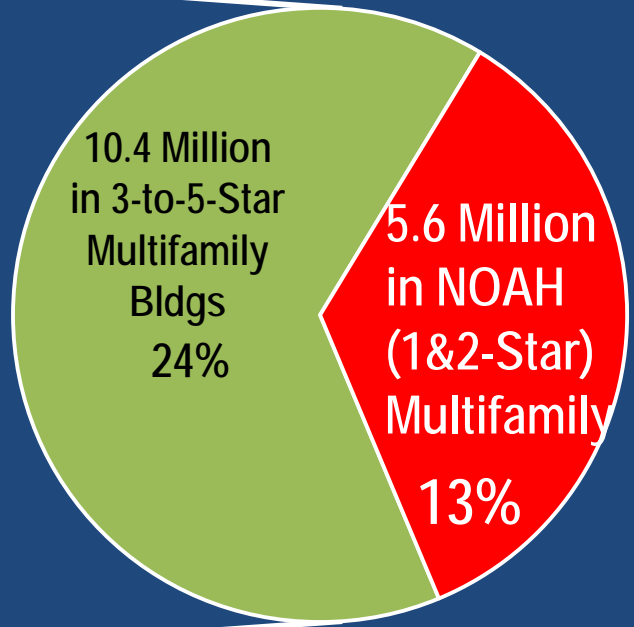
5 Star
★★★★★



All U.S. Rental Housing



Unsubsidized Multifamily Rental Housing



Some Recent Progress on Affordability in Atlanta

- Affordable housing's rise on the local policy agenda
- \$40 MM Housing Opportunity Bond
- \$26 MM Homeless Opportunity Bond
- Requirement for 10-15% affordable set-aside for multifamily subsidy
- Increased accountability of BeltLine on affordability issues
- Examples of increased local innovation:
 - Enterprise Community Partners & Tapestry Development R&D on financing for preservation of affordable housing
 - Westside fund for property tax assistance
- Housing development activity at Atlanta Housing Authority



More is Needed for a Strong A-H Infrastructure

- Larger Housing Opportunity Bond or other major source of affordable housing funding -- households <50% of median income
- Mandatory inclusionary zoning w/in-lieu options
 - households <50% median income; compensating benefits to owners
- Low-cost financing for NOAH and subsidized housing
 - with requirements to keep rents affordable
- Property tax restructuring for NOAH and subsidized housing,
 - with requirements to keep rents affordable
- Acquire and repurpose more vacant, distressed properties
- Low-cost financing for low-to-moderate-income homeowners
- More legal aid to tenants threatened with eviction, poor housing
- Property tax circuit breakers/deferrals for lower-income homeowners





Henry Cisneros

Founder and Chairman of
CityView,
Former Secretary of the
U.S. Department of
Housing and Urban
Development

Cross-Sector Partnerships Panel Discussion

Egbert Perry,
President/CEO
Integral



Bobbie Ibarra,
Executive Director
Miami Homes for All



Robin Koskey,
Strategic Advisor
City of Seattle

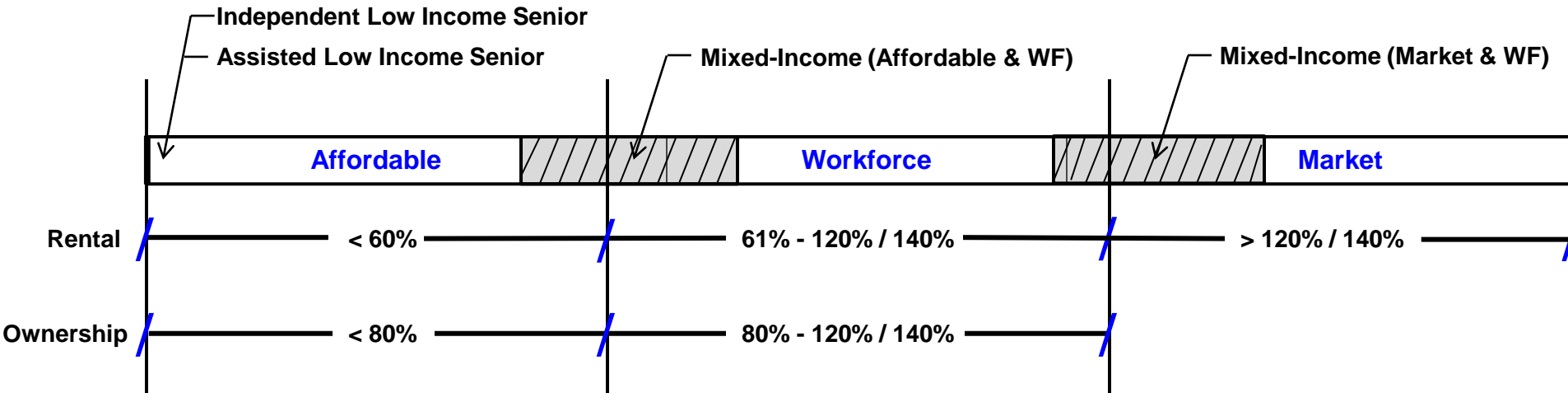


Gentrification and Housing Affordability

Egbert L. J. Perry
September 19, 2017

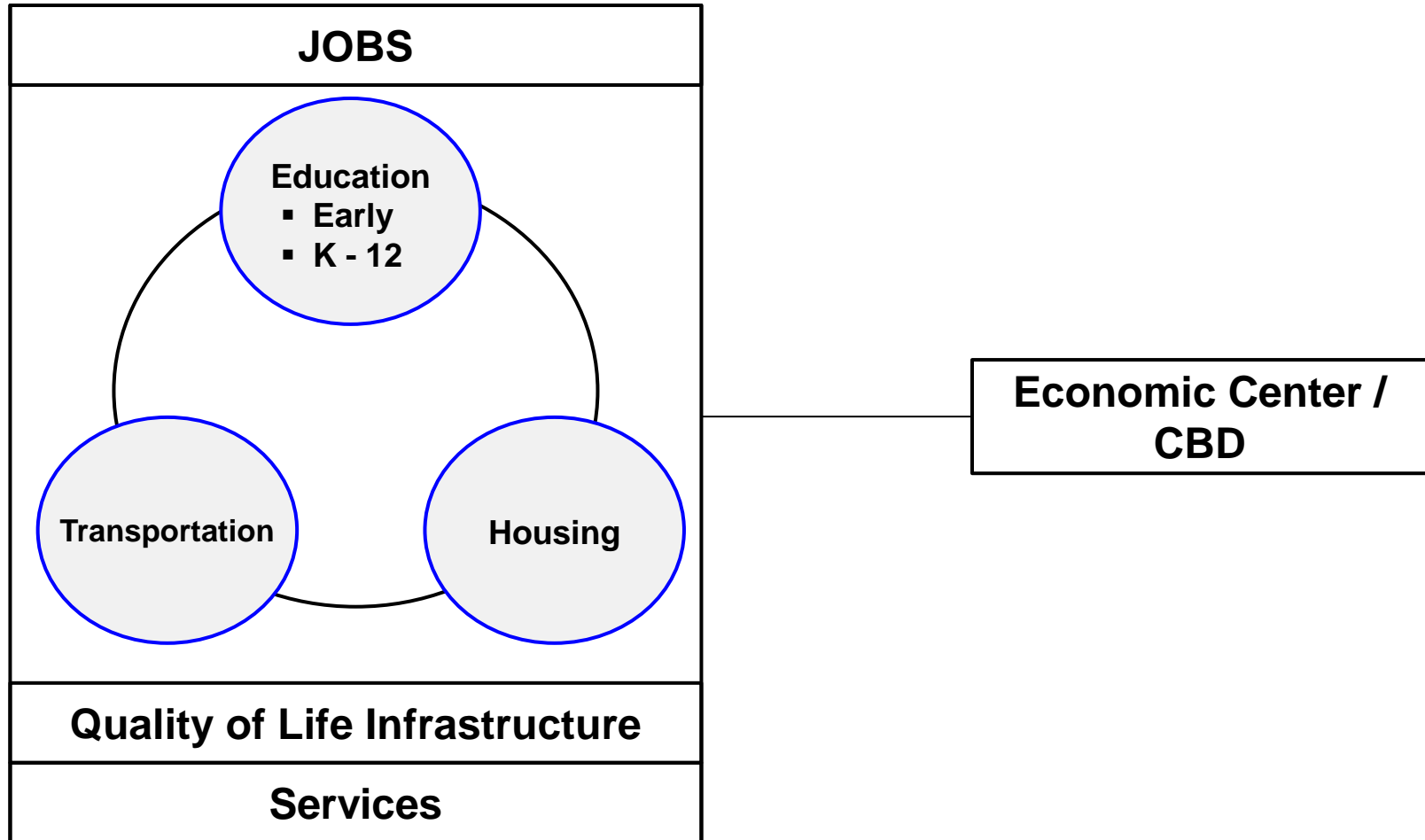
1. Context - 25 years in CD and CRE (not the same thing)
 - A. Atlanta, SE, NE, Denver, SF, LA and Dallas 1990's - Current
 - B. Fannie Mae since 2008
 - C. Issues/solutions differ by City, and stage in cycle

2. Housing Definitions (by Area Median Income)



Housing Definition Notes:

- A. **Affordable** – As used here, the term is meant to coincide with the eligibility under the low income housing tax credit program for rental housing.
- B. **Workforce** – The use of the term workforce housing is misleading, as it implies that the other households do not contain workforce participants. Indeed, they do. We use the term because it has become ubiquitous. In our use of the term for the income range shown, we are merely acknowledging that the housing affordability challenge is most acute for those households, as there are no subsidies or other standard tools available to those persons to improve housing affordability.
- C. **Market** – This segment pays whatever the market demands, without any financial assistance with their payments..



Program Components

- 1 – Rental Units
- 2 – Branch Bank
- 3 – Elementary School
- 4 – YMCA
- 5 – Community Center
- 6 – Condominiums and Town Homes
- 7 – Sewer Upgrades
- 8 – Historic Building
- 9 – Lighting/Streetscapes
- 10 – Police Mini-Precinct
- 11 – Mixed-Use Center



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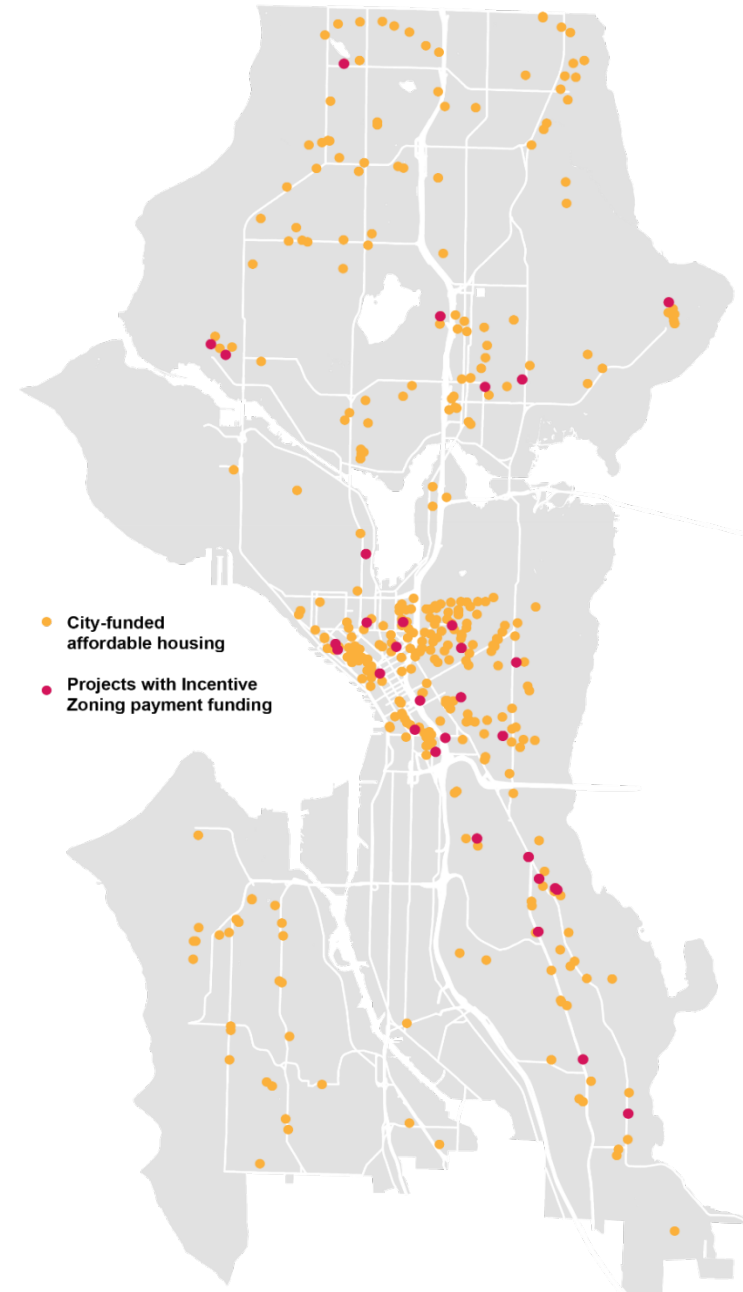
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2016 SEATTLE HOUSING LEVY

- \$290 million over 7 years
- Rental Housing Preservation and Production – create 2,150 affordable apartments, 60% of funding aimed at those earning less than 30% of AMI
- Acquisition and rehab fund for preservation of existing affordable housing, Homeownership, Homelessness prevention
- Since 1981 created 13,000 affordable homes in Seattle



Seattle Housing Affordability and Livability Agenda



Final Advisory Committee Recommendations
To Mayor Edward B. Murray and the Seattle City Council

July 13, 2015

Housing Seattle: A Roadmap to an Affordable and Livable City

An Action Plan to Address Seattle's Affordability Crisis

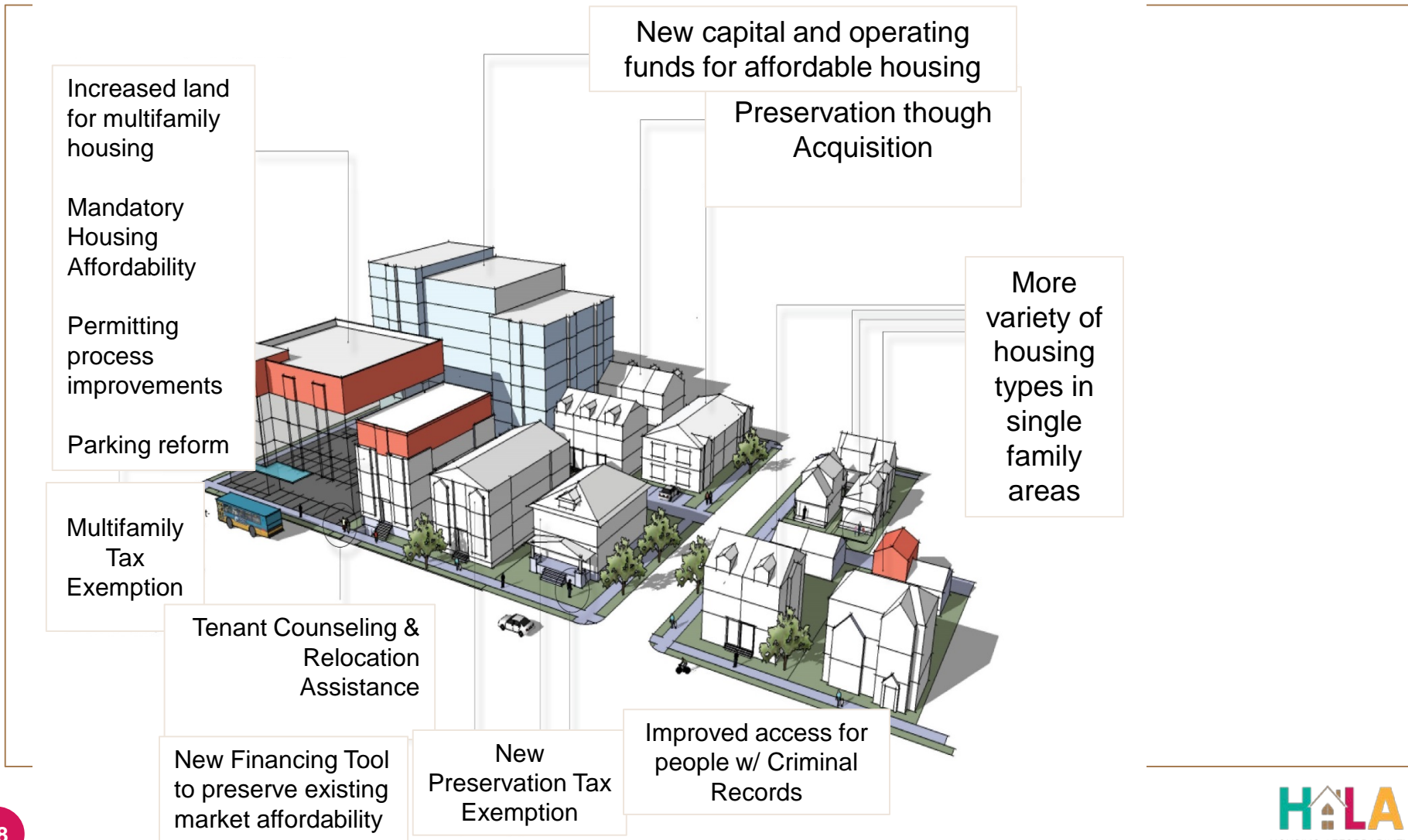
July 13, 2015

Edited September, 2015

Proposed by Mayor Ed Murray



HALA strategies as a system



HALA in action



Invest in housing for those most in need



Create new affordable housing as we grow



Prevent displacement and foster equitable communities



Promote efficient and innovative development

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