

**AN ORDINANCE**

**BY COUNCILMEMBER NATALYN ARCHIBONG AS SUBSTITUTED BY  
COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE**

**AN ORDINANCE TO AMEND THE CITY OF ATLANTA, GEORGIA CODE OF ORDINANCES, CHAPTER 54 (COMMUNITY DEVELOPMENT), ARTICLE I (IN GENERAL), SECTION 54-2 (AFFORDABLE HOUSING IMPACT STATEMENTS); AND FOR OTHER PURPOSES.**

**WHEREAS**, effective July 01, 2016, pursuant to Ordinance 14-0-1614 adopted by the Atlanta City Council on November 16, 2015 and approved by operation of law on November 24, 2015 Affordable Housing Impact Statements are required to be attached to any legislation before the Community Development/Human Services Committee ("CDHS") that has an impact on the affordable housing stock in the City of Atlanta; and

**WHEREAS**, according to a report by HR&A Advisors and Enterprise, Inc., tens of thousands of households in the City of Atlanta are cost burdened, meaning they pay more than thirty percent of their income towards rent; and

**WHEREAS**, Affordable Housing Impact Statements have been a valuable tool for stakeholders, the Council, and the Administration to measure the cumulative impact of the City of Atlanta's public policy decisions on the City's affordable housing stock; and

**WHEREAS**, the Atlanta City Council desires require Affordable Housing Impact Statements to be included in legislation that comes before any committee of the Atlanta City Council that could have an impact on the affordable housing stock of the City of Atlanta; and

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

**SECTION 1:** Section 54-2(a)(2), which reads:

- (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.

is hereby amended to read:

- (2) *Housing stock impact legislation* means any and all legislation-including ordinances and resolutions constituting housing policy that come before any



committee of the Atlanta City Council that, if enacted, are estimated to have an impact on the affordable housing stock of the City of Atlanta: Land Use Elements to the City's Comprehensive Development Plan; acceptance of public and private grants including local, 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.

**SECTION 2:** Section 54-2(b), which reads:

- (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.

Is hereby amended to read:

- (b) Once any resolution or ordinance that meets the definition of housing stock impact legislation receives a first reading in the Atlanta City Council or one of its committees, the Office of Housing and Community Development shall, within ten business days, produce an Affordable Housing Impact Statement.

**SECTION 3:** Section 54-2(c), which reads:

- (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.

Is hereby amended to read:

- (c) All Affordable Housing Impact Statements, once they are completed by the Office of Housing and Community Development, shall be attached to the respective legislative items to which they pertain, prior to final action being taken on legislation, such that when any stakeholder requests the legislative item from the municipal clerk, or accesses the final action legislative item electronically via the Internet, the Affordable Housing Impact Statement shall be attached.

**SECTION 4:** Section 54-2(d), which reads:

- (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.

Is hereby amended to read:

- (d) 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 30-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 and Community Development 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. If there is insufficient information such as to preclude any meaningful estimate from being made, the narrative section shall state as such.

**SECTION 5:** Section 54-2(e), which reads:

- (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 30-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.

Is hereby amended to read:

- (e) The quantitative, or numeric section, shall take the following form, where the Office of Housing and Community Development 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\_\_, preserving\_\_, or decreasing\_\_ units affordable at 30 percent or below of the Area Median Income (AMI); and

Adding\_\_, preserving\_\_, or decreasing\_\_ units affordable between 30.01 and 50 percent of AMI; and

Adding\_\_, preserving\_\_, or decreasing\_\_ units affordable between 50.01 and 80 percent of AMI; and

Adding\_\_, preserving\_\_, or decreasing\_\_ units affordable above 80 percent of AMI.

**SECTION 6:** Section 54-2(f), which reads:

- (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.

Is hereby amended to read:

- (f) The City's Office of the Municipal Clerk shall maintain a stand-alone binder or set of binders containing all affordable housing impact statements and annual reports prepared pursuant to this section.

**SECTION 7:** Section 54-2(g), which reads:

- (g) The city's office of the municipal clerk shall maintain a repository for all affordable housing impact statements prepared pursuant to this section.

Is hereby amended to read:

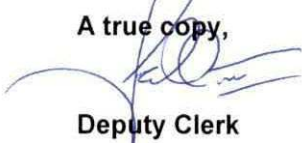
- (g) The Office of Housing and Community Development shall prepare an annual report to the Community Development/Human Services Committee. The report shall provide the total cumulative estimated quantitative impact on the City's affordable housing stock of all public policy decisions of the City of Atlanta for the previous year for which Affordable Housing Impact Statements have been created, that will include: the total numbers of units that were added, subtracted, or preserved at each income bracket as specified in the Affordable Housing Impact Statements, across all Affordable Housing Impact Statements. The Office of Housing and Community Development shall identify any duplicative impacts for which the same impact was covered by more than one item of legislation. This report shall also identify any housing policies enacted over the previous year that will have an enabling effect on the creation of affordable housing but for which an affordable housing impact statement was not created. This report shall also provide additional findings regarding any housing units funded in whole or in part by public grant dollars, for which affordable housing impact statements have been prepared, within the 30 year period preceding the annual report: specifically, 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 30 years, the annual report shall state as such.

**SECTION 8:** Except as otherwise provided, the provisions of Sections 1-7 are hereby effective as of 90 days from the date of the adoption of this legislation.

**SECTION 9:** This Ordinance does not establish any local zoning procedure. Such procedure is exclusively set forth in Chapter 27 of the Atlanta Zoning Ordinance.

**SECTION 10:** That all ordinances and parts of ordinances in conflict herewith are hereby waived to the extent of the conflict.

A true copy,



Deputy Clerk

ADOPTED by the Atlanta City Council  
APPROVED per City Charter Section 2-403

FEB 05, 2018  
FEB 14, 2018

2018-02(18-O-1026)

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