City for All is a broad-based coalition dedicated to ensuring an Atlanta with housing affordable for all. City for All will educate and mobilize citizens to press for legislation and resources which effectively address the urgent need for access to quality affordable homes. We will focus on gaining support for our platform from current elected officials and candidates in the 2017 City of Atlanta elections and beyond.

Production

Commit a minimum of $250 million in public revenue for a Housing Trust Fund by 2021.

- Pursue varied methods to capitalize the Fund, specifically with annual budget allocations and through a dedicated source of annual revenue.

- Prioritize investment to meet the greatest need: Currently households with incomes of $34,000 or less (50% or less of AMI).

- Maximize opportunities to leverage resources, partner with developers of market-rate housing and strengthen the capacity of non-profit affordable housing developers.

Inclusion

Increase access to affordable housing throughout Atlanta with city-wide, mandatory **Inclusionary Zoning (IZ)**

- Utilize IZ to incentivize development of homes affordable to households with incomes below $54,000 (80% AMI). Allow use of in-lieu payments to support affordability below $40,500 (60% AMI).

Preservation

Achieve **long term or permanent affordability** to protect public investment in housing

- Employ **Community Land Trusts** and other tools to preserve and **maintain new and existing affordable homes**, especially for households with incomes below $34,000 (50% AMI and below).

Protection

Mitigate **involuntary displacement** of existing residents from rapidly changing neighborhoods

- Use **legislation, financing and support services** – like homestead exemptions, tax abatement/deferral, rehab/maintenance loans and eviction law reform - to help people remain in improving communities.

We Want More Homes Affordable for Atlanta Residents

Household Income in Atlanta MSA Family of Four		Maximum Monthly Affordable Housing Cost	City of Atlanta Households		
			Number	Cost Burdened %	Severely Cost Burdened %
>$81,000	120% AMI	$2,025 and more	80,652	7%	1%
$67,500 to $81,000	101% to 120% AMI	$1,688 to $2,025	15,616	24%	1%
$54,000 to $67,500	81% to 100%	$1,350 to $1,688	16,474	29%	4%
$40,500 to $54,000	61% to 80% AMI	$1,013 to $1,350	17,712	38%	10%
$33,750 to $40,500	51% to 60% AMI	$844 to $1,013	11,021	44%	23%
$24,300 to $33,750	31% to 50% AMI	$608 to $844	21,149	39%	40%
< $24,300	30% AMI	$608 and less	35,943	10%	73%

1. The Atlanta MSA is a 24-county region
2. Household numbers are for the City of Atlanta
3. Maximum monthly affordable housing cost is set at 30% of a household's monthly income
4. Housing cost defined as rent + utilities or mortgage principal and interest, taxes, insurance + utilities
5. Cost burdened households pay more than 30% of their income on housing costs. Severely cost burdened households pay more than half of their income.

Atlanta's Crisis……

➢ Atlanta is losing "naturally occurring" affordable housing at an annual rate of 16%, with nearly 8,000 units lost since 2010. Much of this loss is due to gentrification. [1]

➢ 24,000 of Atlanta's affordable homes could be lost to expiring public subsidies by 2030. [2]

➢ Atlanta has a current deficit of 25,000 quality affordable homes for households with income at or below $34,000 (50% AMI). Almost 30% of Atlanta's households have annual incomes below $34,000.

➢ 7 out of 10 Atlanta residents with household income at $24,000 or less (30% AMI) spend more than half of their income on housing. [3]

➢ In 2015, 22% of all rental households in Fulton County received an eviction notice, a rate more than twice that of Cleveland and three times of Chicago. Atlanta saw 20 eviction filings and 13 completed evictions per 100 rented housing units. [4]

[1] D. Immergluck, A. Carpenter, A. Lueders, *Declines in Low-Cost Rented Housing Units in Eight Large Southern Cities*, 2016.

[2] *National Housing Preservation Database*, 2016

[3] Enterprise Community Partners, *Housing Insecurity Profile*, 2017.

[4] Elora Raymond, et al*., Corporate Landlords, Institutional Investors, and Displacement: Eviction Rates in Single-Family Rentals*, 2016.

Our guiding principles….

➢ Committed to working to achieve neighborhood diversity and equity

➢ Make mitigating displacement and preserving existing affordable housing immediate priorities

➢ Dedicate a source of local public revenue to sustain production and preservation

➢ Target investment to the greatest need and to achieve long-term or permanent affordability

➢ Be transparent and accountable in planning and implementation

➢ Strategically target investment to both revitalizing and stable communities

➢ Restore lost homeownership and household wealth in underwater single-family neighborhoods.

➢ Link transit and housing affordability

➢ Require green, energy efficient design and construction

➢ Ensure City investment requires documented community benefit and protects against displacement of low-income homeowners and renters.

How you can help……

➢ Join the City for All Coalition

➢ Respond to City for All alerts and calls to action.

➢ Share the City for All platform in your networks and ask others to join.

➢ Use our platform to engage and educate your elected officials and candidates for public office about housing at meetings, forums and through emails, letters and phone calls.

➢ Integrate the platform message into your participation at your NPU and other public meetings.

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A stable, safe affordable home improves a child's health outcomes and educational attainment and contributes to family wealth-building and economic well-being. Let's make sure everyone has a place to call home.

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