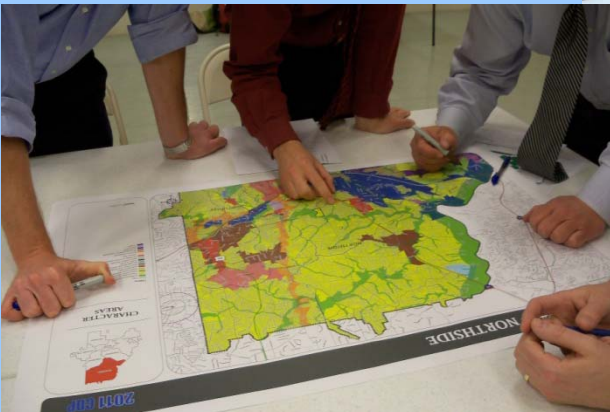


# City of Atlanta 2011 Comprehensive Development Plan



**2011 CDP**

Prepared by:  
Department of Planning and Community Development  
Office of Planning  
55 Trinity Avenue, Suite 3350  
Atlanta, Georgia 30303  
[www.atlantaga.gov](http://www.atlantaga.gov)

**September 2011**



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**2011 CDP**

# City of Atlanta 2011 Comprehensive Development Plan

## Community Assessment Community Participation Program and Community Agenda

September 2011

City of Atlanta  
Department of Planning and Community Development  
Office of Planning  
55 Trinity Avenue SW  
Suite 3350  
404-330-6145  
Atlanta GA 30303

<http://www.atlantaga.gov/government/planning/cdp.aspx>



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## City of Atlanta, Georgia

### Mayor

The Honorable M. Kasim Reed

### City Council

Ceasar C. Mitchell, Council President

Carla Smith  
*Council District 1*

Alex Wan  
*Council District 6*

Keisha Bottoms  
*Council District 11*

Kwanza Hall  
*Council District 2*

Howard Shook  
*Council District 7*

Joyce Sheperd  
*Council District 12*

Ivory Lee Young, Jr.  
*Council District 3*

Yolanda Adrean  
*Council District 8*

Michael Julian Bond  
*Post 1 At Large*

Cleta Winslow  
*Council District 4*

Felicia A. Moore  
*Council District 9*

Aaron Watson  
*Post 2 At Large*

Natalyn Mosby Archibong  
*Council District 5*

C.T. Martin  
*Council District 10*

H. Lamar Willis  
*Post 3 At Large*



## Department of Planning and Community Development

James E. Shelby, Commissioner

### Office of Planning Staff

Charletta Wilson Jacks, Director

Garnett Brown, Assistant Director

Jessica Lavandier, Project Manager

Jewelle Kennedy, Urban Planner

Enrique Bascunana

Jonathan Lewis

Shawn Brown

Alex Li

Leslie Canaan

Joshuah Mello

Brandy Crawford

Christian Olteanu

Jubie Flynn

Wendy Scruggs-Murray

Nina Gentry

Denise Potts

Jennifer Glaze

Charles Shultz

Brenda Horton Warner

Karl Smith-Davids

Raquel Jackson

Tshaka Warren

Joyce Jefferson

Doug Young

### MACTEC Engineering and Consulting, Inc.

Lee Walton

Marty Sewell

Paige Hatley

Brad Davis

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## 2011 CDP Contributors

### Population

McKibben Demographics  
Cropper GIS  
Jessica Lavandier, DPCD

### Economic Development

Bleakly and Associates  
Charles Whatley, ADA  
Sonya Moste, ADA

### Housing

Don Wilburn  
Bakari Brooks, AHA  
Gravel Tate, ADA  
Jessica Lavandier, DPCD  
Office of Grants Management  
Office of Housing, DPCD

### Natural Resources

Susan Rutherford, DWM  
Mandy Mahoney, Office of Sustainability  
Kate Hodgins, Sustainable Atlanta  
Jewelle Kennedy, DPCD  
Jessica Lavandier, DPCD

### Historic Resources

Doug Young, DPCD

### Intergovernmental Coordination

Garnett Brown, DPCD

### Urban Design

Enrique Bascunana, DPCD

### Quality Community Objectives

Office of Planning staff

### Transportation

Michael Fleming, DPCD  
Shelley Peart, DPCD  
Michele Wynn, DPW  
Jewelle Kennedy, DPCD  
Shelley Lamar, DoA

### Land Use

Jessica Lavandier, DPCD  
Jewelle Kennedy, DPCD

## Community Facilities

### Water and Sewer

Sam Krishnan, DWM

### Public Safety

Shawn Jones, Major, APD  
Lt. Moreland Pheobia, DoC  
Sharyl Chatman, AFR

### General Government

Larry Riddle, OEAM

### Arts and Cultural Affairs

Eddie Granderson, DPRCA

### Stormwater

Kristina Garcia, DWM

### Parks, Greenspace and Recreation

Paul Taylor, DPRCA  
Tom Cullen, DPRCA  
Ellen Wickersham, ADA

### Solid Waste Management

Gayla Dodson, DPW  
Douglas Raikes, DPW



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**2011 COMPREHENSIVE DEVELOPMENT PLAN  
COMMUNITY ASSESSMENT**

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**2011 COMPREHENSIVE DEVELOPMENT PLAN  
COMMUNITY AGENDA**

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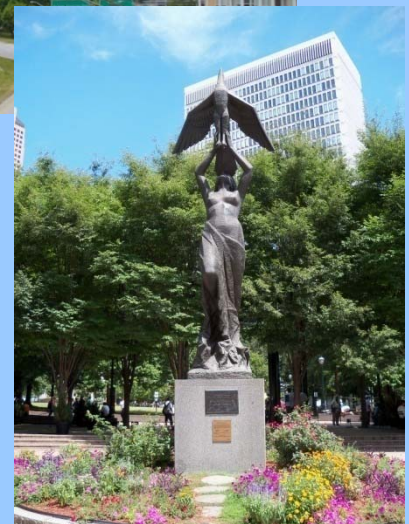
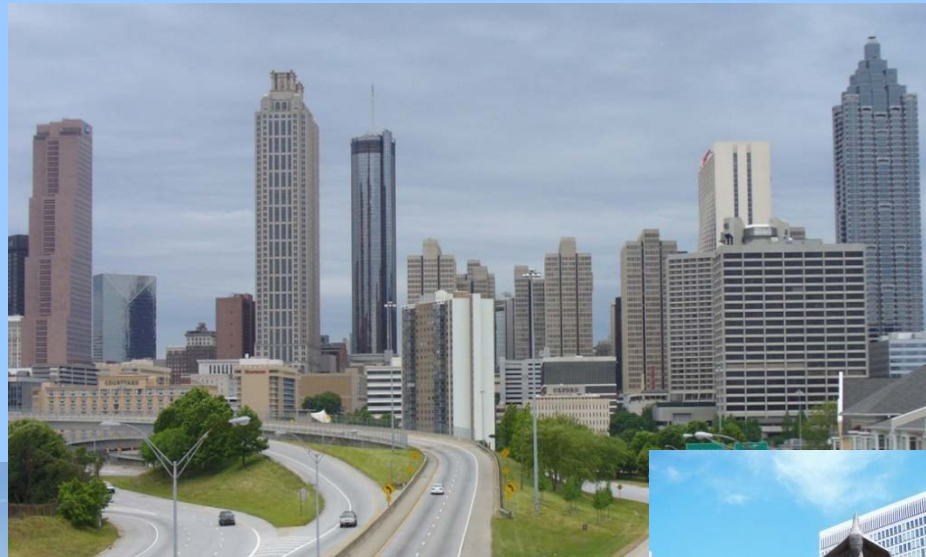
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# City of Atlanta 2011 Comprehensive Development Plan Community Assessment



**2011 CDP**



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**2011 CDP**

## INTRODUCTION

The development and adoption of a comprehensive plan is a requirement for local governments called for by the Georgia Planning Act of 1989. The Georgia Department of Community Affairs (DCA) sets the date by which a plan must be adopted. The City of Atlanta's Comprehensive Plan has to be adopted by October 31, 2011. In addition, the Charter of the City of Atlanta mandates the preparation of a Comprehensive Development Plan (CDP) every 3 to 5 years in Section 3-601 as follows.

The Mayor shall have a comprehensive development plan of the City of Atlanta prepared and maintained to be used as a guide for the growth and development of the City and which will identify its present and planned physical, social and economic development. This plan shall:

- 1) set forth the comprehensive development goals, policies and objectives for both the entire City and for individual geographic areas and communities within the City,
- 2) in conformance with such development goals, objectives and policies, identify the general location, character, and extent of streets and thoroughfares, parks, recreation facilities, sites for public buildings and structures, City and privately-owned utilities, transportation systems and facilities, housing, community facilities, future land use for all classifications, and such other elements, features and policies as will provide for the improvement of the City over the next 15 years.

Comprehensive planning is the foundation for quality growth management. The comprehensive plan brings together and addresses all aspects of community and economic functions with the objective of sustaining and improving these functions in the future. The Comprehensive Development Plan addresses, but is not limited to the following topics: population, economic development, housing, natural resources, historic resources, community facilities, intergovernmental coordination, transportation, urban design, and land use. In addition, the Comprehensive Development Plan:

- Is the City's guide for growth and development;
- Sets forth a vision for the City;
- Provides information on the characteristics of the community;
- Identifies issues/opportunities to be addressed over the next five years;
- Sets forth policies for the City and for communities;
- Provides a framework for evaluating zoning/development proposals;
- Identifies projects that assist in addressing issues/opportunities or in implementing its policies;
- Includes Character Area Maps which complements/implements policies; and
- Incorporates all of the City Council adopted plans such as the Belt-Line Subarea plan, LCI, Redevelopment Plans, Connect Atlanta Plan,



# Community Assessment - Introduction

Project Greenspace, etc

## Planning Standards

The development and adoption of a comprehensive plan is a requirement for local governments called for by The Georgia Planning Act of 1989. The Georgia Department of Community Affairs (DCA) sets the date by which a plan must be adopted. The City of Atlanta's Comprehensive Plan has to be adopted by October 31, 2011. In addition, the Charter of the City of Atlanta mandates the preparation of a comprehensive development plan (CDP) every 3 to 5 years.

In May 2005, the Georgia Department of Community Affairs (DCA) adopted the "Standards and Procedures for Local Comprehensive Planning". These standards are significantly different from the previous ones in terms of format, process for submission, and the content required. Under the new standards, a comprehensive plan must include three components: a Community Assessment, a Community Participation Program and a Community Agenda. The three components of the Comprehensive Plan are described below.

- The Community Assessment is an objective and professional assessment of data and information about the community.
- The Community Agenda describes the activities that will be undertaken to ensure adequate stakeholder involvement in the preparation of the Community Agenda.
- The Community Agenda includes the vision, policies and implementation program that is prepared with input from stakeholders and the general public.



## Planning Process

After the completion of the Community Assessment and the Community Participation Program by City of Atlanta staff, the first required public hearing was held to brief the community about the Community Assessment, the potential Issues and Opportunities and to obtain input on the proposed Community Participation Program. The first public hearing was held during the 4<sup>th</sup> quarter City Council Community Development and Human Resources Committee public hearing on November 29, 2010. Afterwards, the Community Assessment and the Community Participation Program was transmitted to the Atlanta Regional Commission (ARC) and the Department of Community Affairs (DCA) for review. After the completion of their review, ARC and DCA transmitted a report of their findings and recommendations to the City of Atlanta. After their review was completed in January 2011, implementation of the Community Participation Program was initiated in order to develop the Community Agenda.



1. POPULATION

Total Population

Except for the two decades between 1970 and 1990, the City of Atlanta population has been growing since its incorporation in 1847 (see Table 1-1 and Figure 1-1). After modest growth in the 1990s, the rate of growth in the 2000s increased dramatically. Between 2000 and 2009, the US Census estimates that the City of Atlanta added 124,447 residents, an increase of almost 30%. All Neighborhood Planning Units (NPU) added residents between 2000 and 2010, Some NPUs added more residents than others. NPU B (18,365) and NPU E (14,229) added the most residents. Some NPUs grew at a faster rate than others. NPU D grew by 78% from 8,690 in 2000 to 15,500 in 2010 (see Table 1-2)

Over the next 20 years, the City of Atlanta’s population is forecasted to continue growing. The question is by how much. The City of Atlanta, Fulton County and the Atlanta Regional Commission have each developed their own forecast (See Table 1-3). For the 2011 CDP, McKibben Demographics and Cropper GIS developed a 20 year forecast for the City of Atlanta. In addition, a 20 year forecast for each of the City’s 25 Neighborhood Planning Units was also made (see Appendix).

From 2010 to 2030, the populations of the city of Atlanta, Fulton County, the Atlanta Metropolitan Statistical Area, the state of Georgia, and the United States are forecasted to change as follows; the City of Atlanta will increase by 19.5%, Fulton County will grow by 18.5 %, the Atlanta Metropolitan Statistical Area will grow by 22.1% Georgia will increase by 16.8%; and the United States will

Year	Population	Population Growth	Percent Growth
1850	2,572		
1860	9,554	6,982	271.46%
1870	21,789	12,235	128.06%
1880	37,409	15,620	71.69%
1890	65,533	28,124	75.18%
1900	89,872	24,339	37.14%
1910	154,839	64,967	72.29%
1920	200,616	45,777	29.56%
1930	270,366	69,750	34.77%
1940	302,288	31,922	11.81%
1950	331,314	29,026	9.60%
1960	487,455	156,141	47.13%
1970	496,973	9,518	1.95%
1980	425,022	-71,951	-14.48%
1990	394,017	-31,005	-7.29%
2000	416,474	22,457	5.70%
2010	538,650	122,176	29.34%

Source: Sandy Speer, Fulton County

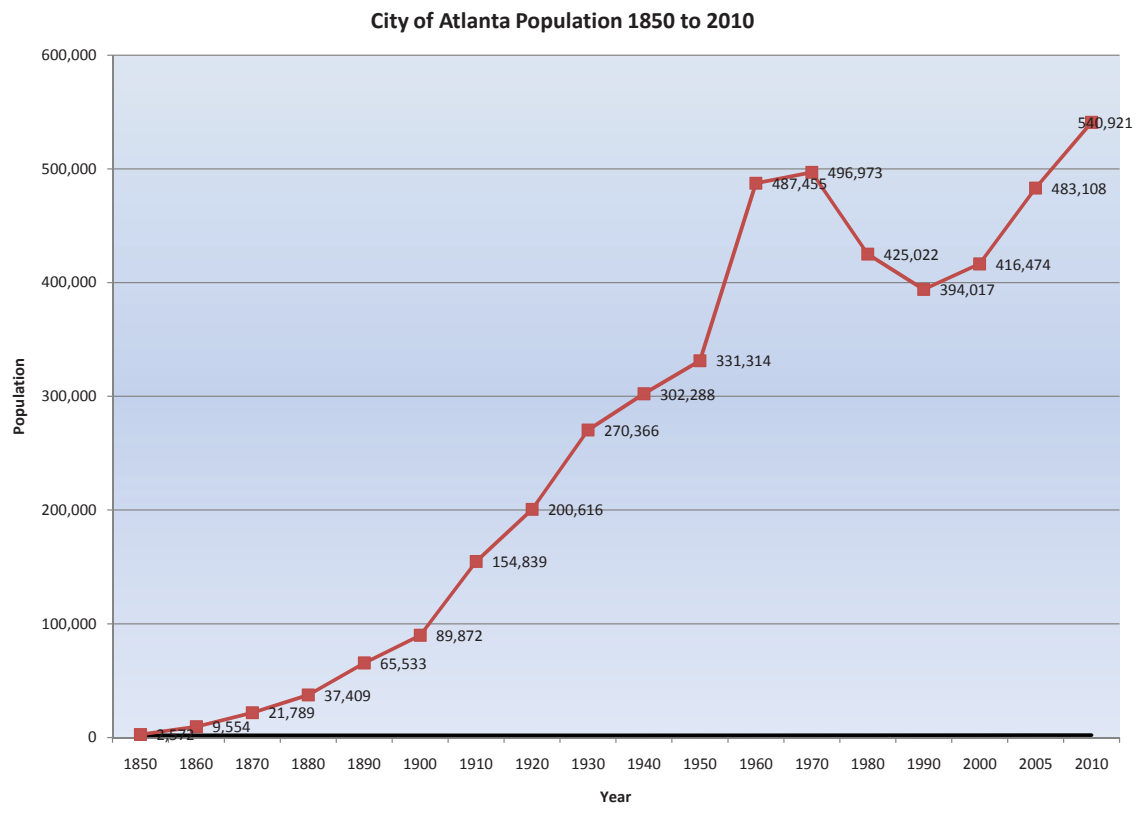


Figure 1-1: City of Atlanta Population 1850-2010



## Community Assessment - 1. Population

**Table 1-2: City of Atlanta Population Growth by NPU  
2000 to 2010**

NPU	2000	2010	Change	% growth
A	11,300	12,980	1,680	14.87%
B	38,645	57,010	18,365	47.52%
C	16,199	18,430	2,231	13.77%
D	8,690	15,500	6,810	78.37%
E	34,461	48,690	14,229	41.29%
F	20,890	23,820	2,930	14.03%
G	11,632	14,580	2,948	25.34%
H	17,274	21,760	4,486	25.97%
I	21,500	25,540	4,040	18.79%
J	17,085	19,380	2,295	13.43%
K	11,997	12,940	943	7.86%
L	7,316	10,190	2,874	39.28%
M	21,359	32,670	11,311	52.96%
N	14,688	20,430	5,742	39.09%
O	14,725	16,850	2,125	14.43%
P	11,911	18,230	6,319	53.05%
Q*		1,230		
R	16,679	21,390	4,711	28.25%
S	12,396	13,570	1,174	9.47%
T	20,095	23,970	3,875	19.28%
V	15,825	21,850	6,025	38.07%
W	20,054	23,810	3,756	18.73%
X	14,999	17,570	2,571	17.14%
Y	12,472	15,490	3,018	24.20%
Z	24,210	30,580	6,370	26.31%
TOTAL	416,402	538,460	122,058	29.31%

Note: NPU Q was annexed into the City of Atlanta starting in 2006

**Table 1-3: City of Atlanta Population Forecasts**

Year	Fulton County - P*	Fulton County- O*	ARC	City of Atlanta
2000	416,474	416,474	416,474	416,474
2010	510,000	544,032	488,500	538,640
2020	596,333	655,374		599,670
2030	693,000	777,736		643,330
2040	800,000	1,032,040	736,253	

\* Fulton County developed Pessimistic and Optimistic forecasts

Source: Fulton County, Atlanta Regional Commission and City of Atlanta

increase by 14.4% (see Table 1-4).

A number of general demographic factors will influence the growth rate of the City of Atlanta during this period, including the following:

- The Baby Boom generation has passed through the childbearing ages by 2005, thereby reducing the overall proportion of the population at child bearing age;
- The remaining population in childbearing ages (women ages 15-45) will have fewer children;
- An increasing percentage of single family households will become “empty nest” as the current home owners age into their 50s and 60s;
- The locally born 18-to-24 year old population, in prime childbearing ages, will continue to leave the area to go to college or to other urban areas, with the magnitude of this out-migration flow slowly increasing; and
- The City will experience continued increase in housing stock, with an average of 1,200 new units being built each year through 2020. New housing construction will continue after that point, but housing unit starts will only average 800 per year until 2030.

Over the next twenty years, the rate of growth will decrease from 29% over the past 10 years to a rate of 19%. From 2010 to 2020, the City of Atlanta population is forecasted to increase by 61,030, or 11.3%, to 599,670. From 2020 to 2030, the population is forecasted to continue to increase by an additional 43,660 persons to 643,330 or 7.3%. During the 20 years of the forecasts, all 25 of the NPUs are forecasted to increase in population with the growth rates ranging from 7.1% in NPU S to 49.3% in NPU D (See Table 1-5 as well as the Appendix for population forecast results for each NPU). NPU B will gain the most population with 19,590 followed by NPU Z with 7,750 (see Maps 1-1 and 1-2).

The City of Atlanta will continue to experience significant in-migration (movement of new young families into the city boundaries) over the next

20 years. However, the size and age structure of the potential in-migrants will change and the effects of the in-migration of families on population growth will be offset by the continued steady growing out-migration of young adults

## Community Assessment - 1. Population

as graduating high school seniors move out of the city to continue their education or for employment. From 2000 to 2010, about 70% (84,520/121,090) of the increase in population was due to net migration. The percent of City's growth from net migration is forecasted to fall to a little over 50% (55,120/104,380) over the next twenty years (see Table 1-6).

It is important to note that all NPUs will experience a decline in their growth rates after 2020. While all NPU areas will see some amount of gross in-migration, (primarily in the 20 to 29 age groups,) all areas also will continue to see gross out-migration. As mentioned above, this out-migration primarily will be a percentage of locally born young adults, 18-to-24 years old, as graduating seniors leave the City of Atlanta to go to college or seek employment in other urban areas. Consequently, all of the NPU areas will experience a modest reduction in their average household size. A secondary out migration flow will be young families (households 25-39) and their children (age 0-9). While the magnitude of this out-migration flow will be substantially smaller than the city experienced over the last 10

Geography	2010	2020	2030	20-Year Change
U.S. (in millions)	313	337	358	14.4%
Georgia	9,891,000	10,831,000	11,552,000	16.8%
Atlanta MSA	4,761,000	5,307,000	5,812,000	22.1%
Fulton County	1,048,000	1,171,000	1,242,000	18.5%
City of Atlanta	538,640	599,670	643,330	19.4%

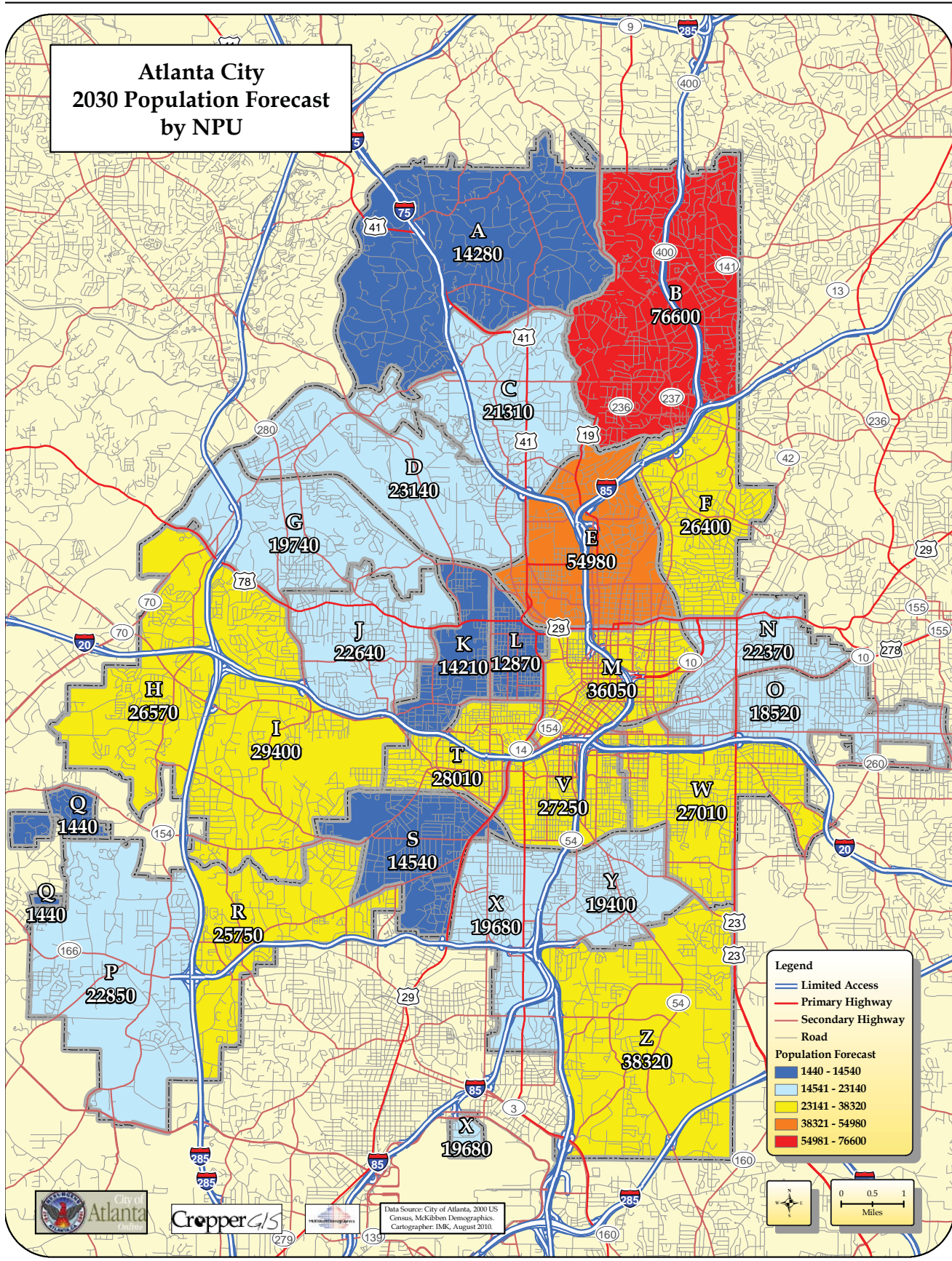
Source: McKibben Demographics

NPU	2010	2020	2010-2020 Change	2030	2020-2030 Change	2010- 2030 Change	Total Population Growth
A	12,980	13,950	7.5%	14,280	2.4%	10.0%	1,300
B	57,010	69,020	21.1%	76,600	11.0%	34.4%	19,590
C	18,430	19,960	8.3%	21,310	6.8%	15.6%	2,880
D	15,500	19,900	28.4%	23,140	16.3%	49.3%	7,640
E	48,690	52,370	7.6%	54,980	5.0%	12.9%	6,290
F	23,820	25,470	6.9%	26,400	3.7%	10.8%	2,580
G	14,580	17,240	18.2%	19,740	14.5%	35.4%	5,160
H	21,760	24,460	12.4%	26,570	8.6%	22.1%	4,810
I	25,540	27,510	7.7%	29,400	6.9%	15.1%	3,860
J	19,380	21,040	8.6%	22,640	7.6%	16.8%	3,260
K	12,940	13,660	5.6%	14,210	4.0%	9.8%	1,270
L	10,190	11,690	14.7%	12,870	10.1%	26.3%	2,680
M	32,670	34,790	6.5%	36,050	3.6%	10.3%	3,380
N	20,430	21,630	5.9%	22,370	3.4%	9.5%	1,940
O	16,850	17,860	6.0%	18,520	3.7%	9.9%	1,670
P	18,230	21,190	16.2%	22,850	7.8%	25.3%	4,620
Q	1,230	1,410	14.6%	1,440	2.1%	17.1%	210
R	21,390	24,000	12.2%	25,750	7.3%	20.4%	4,360
S	13,570	14,200	4.6%	14,540	2.4%	7.1%	970
T	23,970	26,170	9.2%	28,010	7.0%	16.9%	4,040
V	21,850	25,040	14.6%	27,250	8.8%	24.7%	5,400
W	23,810	25,700	7.9%	27,010	5.1%	13.4%	3,200
X	17,570	18,890	7.5%	19,680	4.2%	12.0%	2,110
Y	15,490	17,700	14.3%	19,400	9.6%	25.2%	3,910
Z	30,580	34,820	13.9%	38,320	10.1%	25.3%	7,740
Total	538,640	599,670	11.3%	643,330	7.3%	19.4%	104,690

Source: US Census and McKibben Demographics. NPU Q was not included in the COA 2000 Census Total

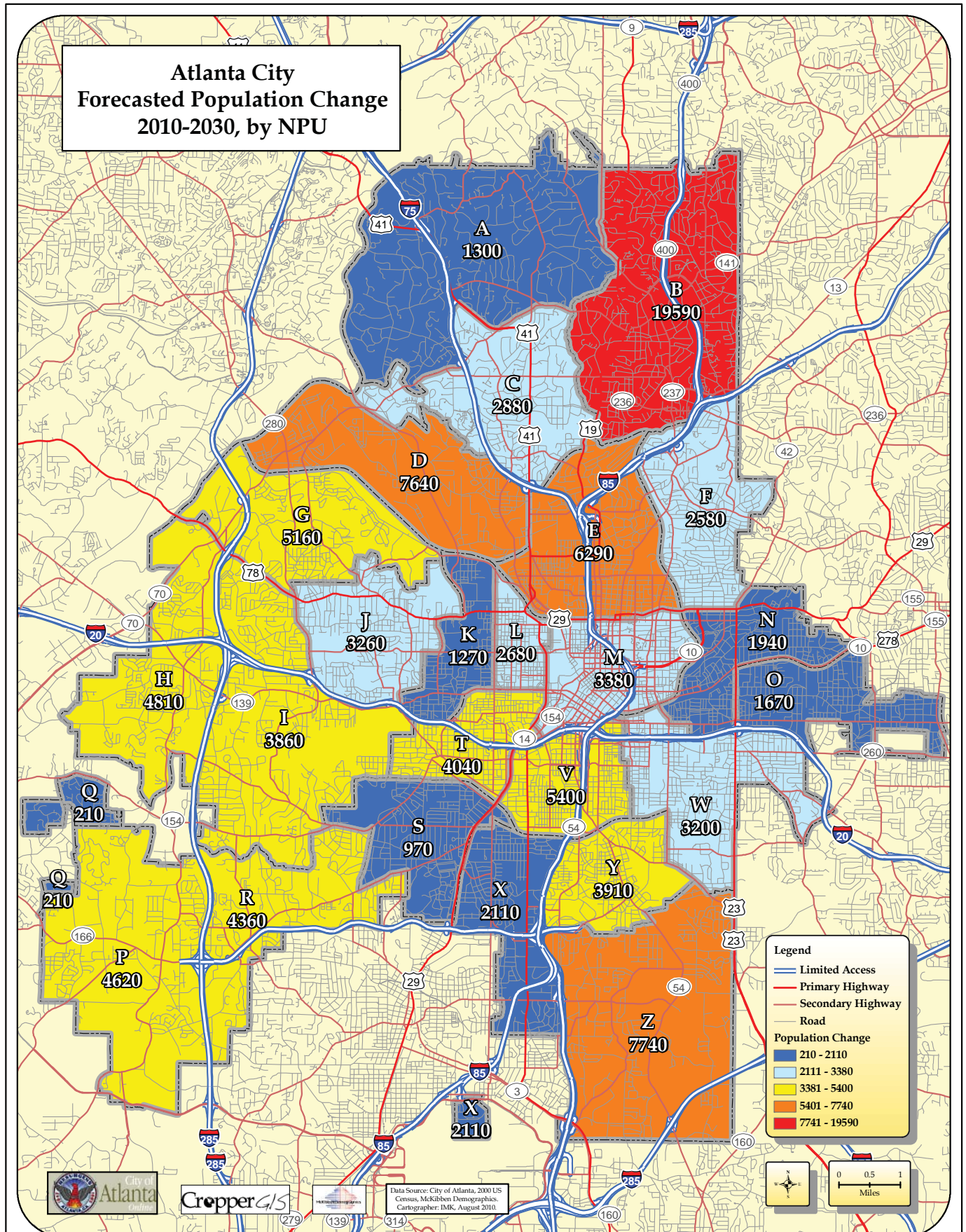


# Community Assessment - 1. Population



Map 1-1: City of Atlanta 2030 Population Forecast





Map 1-2: City of Atlanta Population Growth 2010 to 2030



# Community Assessment - 1. Population

	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30
<b>Population</b>	416,401	477,100	537,230	570,460	598,260	622,760
<b>Births</b>	30,970	33,450	32,990	30,920	33,670	32,710
<b>Deaths</b>	12,990	14,860	16,840	18,750	21,290	24,220
<b>Natural Increase</b>	17,980	18,590	16,150	12,170	12,380	8,490
<b>Net Migration</b>	42,910	41,610	16,860	15,660	12,180	10,490
<b>Change</b>	60,890	60,200	33,010	27,830	24,560	18,980
<b>Growth Rate</b>	14.62%	12.62%	6.14%	4.88%	4.11%	3.05%

Source: McKibben Demographics

years, it will still represent a sizeable segment of the affected age cohorts.

Clearly, one of the major factors that have affected the population growth rates of the City of Atlanta over the last 10 years has been the number, pace and price of new housing units constructed. However, the dynam-

ics of this in-migration flow are more complex than many realize. For example, the City had been experiencing and averaging 6,500 net new housing units constructed per year from 2000 to 2007. From 2008 to 2009 the City has been averaging about 1,200 net new housing units per year. It is safe to assume that given the current housing market dynamics (as well as the high vacancy rate) of the City of Atlanta that the era of large scale housing unit building has passed. Further, it is clear that the ageing of the population as well as household composition will be the two factors that will most influence population change in the city and at the NPU level.

There are several additional factors that are responsible for the difference between growth in population and growth in housing stock. Included among these factors are: people building new “move up” homes within the city; the children that stay in the city of Atlanta, move out of their parents homes and establish residence somewhere else in the city; and the increase in single-individual households.

Geography	Median Age in 2000	Median Age in 2009
Atlanta	31.9	33.4
Georgia	33.4	34.6
US	35.3	36.8

Source: US Census



## Age Distribution

Like most cities in the United States, Atlanta has a population that is younger than the state and national average (see Table 1-7). The primary reason cities are younger is due to the dominate migration flow between urban, suburban and rural areas and the number of college aged students living in the City. Cities tend to experience large in-migration flow of single and young couples in their 20s while seeing the majority of their out-migration flow in householders that are in the 30 to 45 year old age cohort. In 2000, the median age of the City of Atlanta residents was 31.9. NPU A had the highest median age at 42.2 and NPU Y had the lowest median age at 24.1 (see Table 1-8).

Some of the household and age characteristics of City of Atlanta population from the 2000 US Census are shown in Table 1-8. The average household size is 2.3 persons per households. NPU Y has the largest household size with 3.3 persons per household while NPU E has the smallest household size with 1.6 persons per households (see Map 1-3). About 38% of all households are single person households (see Map 1-4). In NPU E, 58% of households are single person households. NPU Q has the highest percentage of single per-

son households over 65. 27.3% of all households have children under 18. NPU G has the highest percentage of households with children (57%). 16% of householders are aged 65 or older. NPU I had the highest percentage of households aged over 65 (29.4%). These households characteristics are some of the variables in determining how the population will change in the future.

The population forecasts a steady increase in the median age of the population in the City of Atlanta and all of the NPUs (see population forecasts by age in Table 1-9 and in the appendix for the NPU age structure and the median age for each forecast year). The city as a whole will see the median age of its population increase from 33.3 in 2010 to 39.8 in 2030. This rise in median age is due to two factors, locally born 18-24 year olds leaving the City with a high proportion of their parents staying in their existing households and the aging of the City's baby boom population into their 60s and 70s.

Atlanta will experience significantly reduced in and out migration flow over the next 20 years as mobility continues to be at much lower level than were seen over the last 20 years. This will results in "in place aging" becoming the dominate factor influencing the age structure of the city and its NPUs (see the population pyramids in the appendix for a graphic representation of the age distribution of the city and all NPUs).

While the total population growth rate of the city of Atlanta and its NPUs will slow dramatically over the next 20 years, there will be substantial changes in the age structure of the population. For example, the proportion of that city's population over the age of 65 is approximately 9.4% in 2010. By 2030 the 65+ population will comprise 14.7% of Atlanta's population (see Map 1-5 for per-

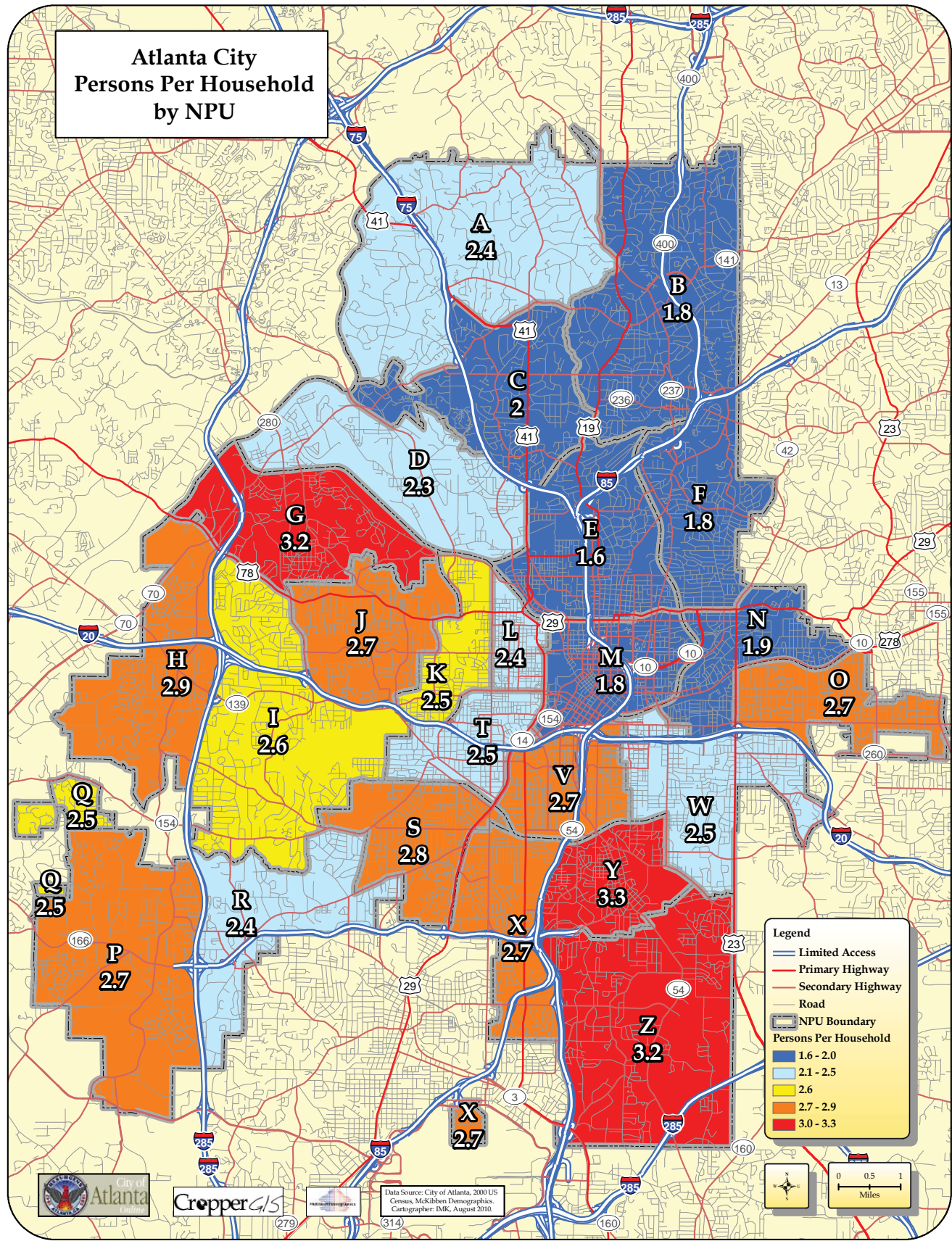
**Table 1-8: City of Atlanta Household Characteristics by NPU - 2000 Census**

NPU	Average Age	Persons Per Household	% of Single persons Households	% of Single persons Households over 65	% of Households with children under 18	% of householder aged 65 and Older
A	42.4	2.4	25.3	23.8	31.5	20.1
B	35.3	1.8	51.2	26.5	12.7	20.1
C	34.4	2	40.9	26.8	19.5	18.1
D	29.5	2.3	38.4	13.4	25.4	9.0
E	28.1	1.6	58.5	6.7	6.9	5.9
F	34.4	1.8	47.5	9.9	13.1	8.6
G	22.4	3.2	19.3	27.0	57.3	16.6
H	29.5	2.9	22.7	27.6	45.8	18.1
I	37.8	2.6	26.8	36.8	33.5	29.4
J	34.3	2.7	29.2	37.3	36.2	28.0
K	35.9	2.5	33.1	38.3	31.3	28.5
L	30.8	2.4	38.7	23.4	33.3	17.3
M	33.3	1.8	58.4	20.0	17.5	15.3
N	34.4	1.9	45.8	8.2	15.0	7.5
O	33.7	2.7	28.8	29.9	34.2	24.0
P	34.8	2.7	24.0	21.7	39.2	15.2
Q	37.6	2.5	29.8	51.7	35.5	23.3
R	30.7	2.4	32.9	32.2	38.9	17.2
S	35.1	2.8	25.8	25.2	38.9	20.0
T	24.1	2.5	37.6	27.5	32.1	19.9
V	27.4	2.7	33.0	25.6	42.4	17.0
W	33	2.5	30.3	18.5	29.0	13.0
X	33.8	2.7	35.6	32.3	35.6	19.6
Y	29.5	3.3	22.0	29.6	50.5	16.1
Z	25.6	3.2	16.8	22.6	54.0	12.6
City wide	31.9	2.3	38.4	21.4	27.3	16.6

Source: US Census

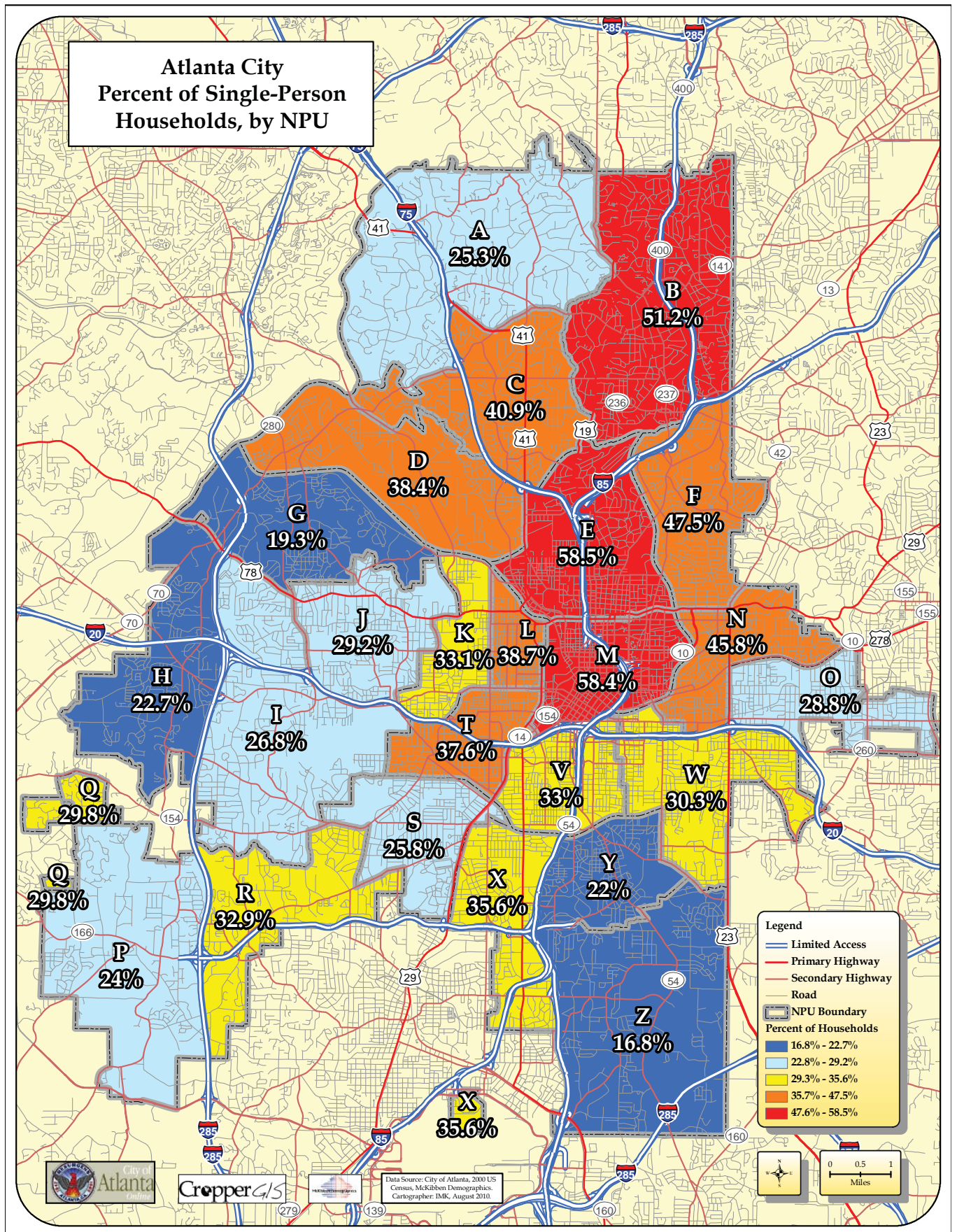


# Community Assessment - 1. Population



Map 1-3: City of Atlanta Household Size by NPU





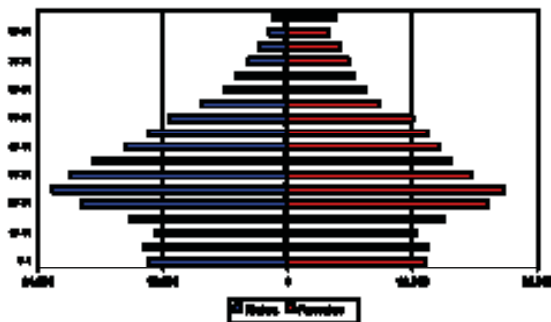
Map 1-4: Percent of Single Person Households

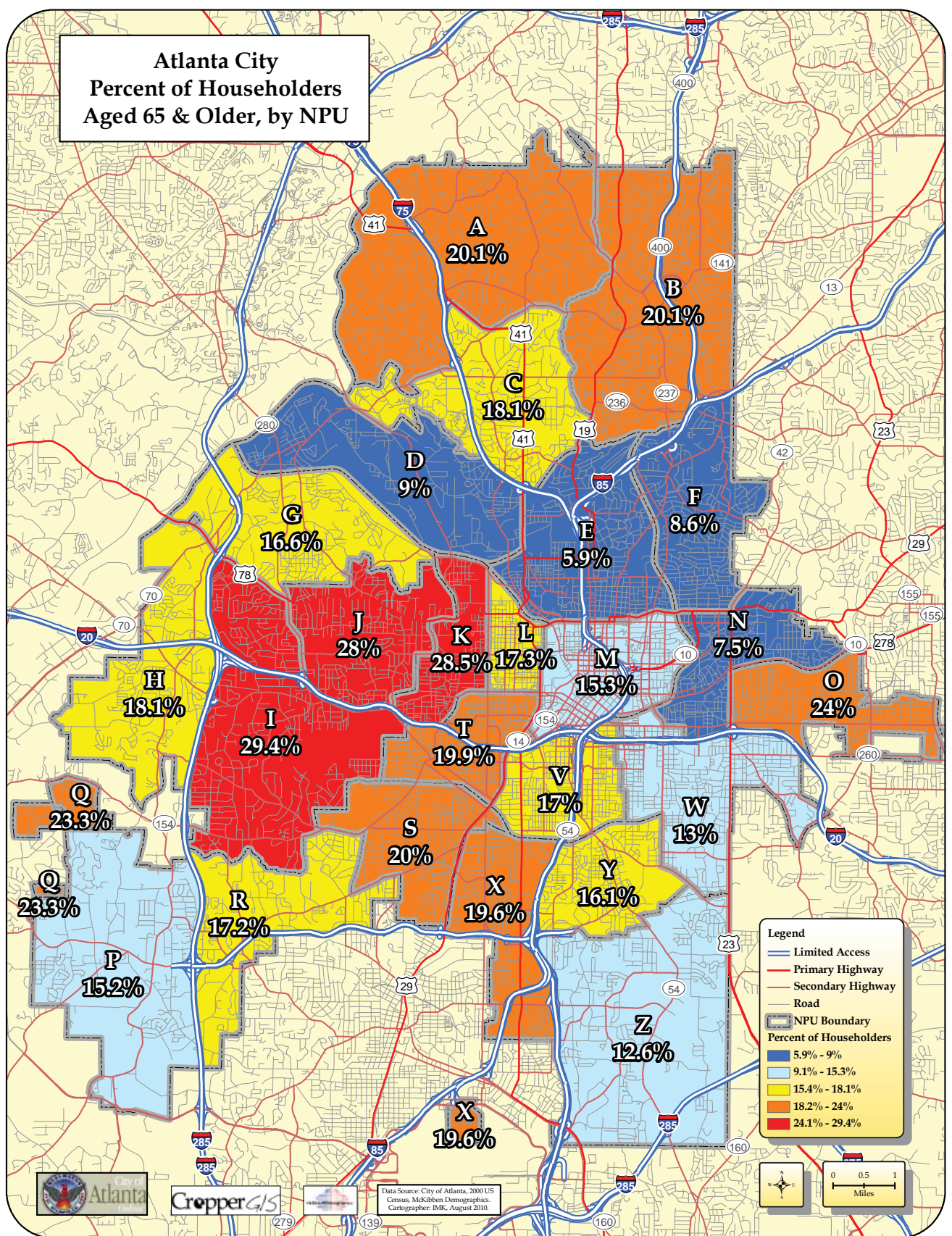


# Community Assessment - 1. Population

Table 1-9: City of Atlanta Population Forecast 2010-2030

Age	2010			2015			2020			2025		
	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total
0-4	13,425	13,247	26,672	15,760	15,150	30,910	16,790	16,170	32,960	16,540	15,980	32,520
5-9	13,856	13,530	27,386	13,640	13,440	27,080	15,880	15,200	31,080	16,370	15,720	32,090
10-14	12,743	12,283	25,026	13,670	13,380	27,050	13,720	13,080	26,800	15,540	14,980	30,520
15-19	15,074	14,966	30,040	17,160	16,770	33,930	17,890	17,060	34,950	17,720	16,880	34,600
20-24	19,884	19,281	39,165	25,790	23,800	49,590	27,630	24,800	52,430	25,930	23,160	49,090
25-29	22,629	20,821	43,450	23,750	23,640	47,390	29,360	28,180	57,540	27,820	26,770	54,590
30-34	20,959	17,672	38,631	24,800	22,360	47,160	25,860	25,670	51,530	28,430	27,720	56,150
35-39	18,749	15,740	34,489	21,860	18,970	40,830	24,800	23,150	47,950	25,860	25,540	51,400
40-44	15,639	14,493	30,132	18,620	16,290	34,910	21,790	19,340	41,130	24,110	22,840	46,950
45-49	13,387	13,365	26,752	15,260	14,430	29,690	18,760	16,960	35,720	20,890	18,750	39,640
50-54	11,337	12,043	23,380	13,050	13,220	26,270	14,890	14,260	29,150	17,630	15,790	33,420
55-59	8,252	8,896	17,148	10,760	11,860	22,620	12,430	13,060	25,490	13,820	13,790	27,610
60-64	6,093	7,582	13,675	7,520	8,720	16,240	9,860	11,680	21,540	11,700	12,620	24,320
65-69	4,827	6,328	11,155	5,480	7,340	12,820	6,750	8,490	15,240	8,890	11,390	20,280
70-74	3,797	5,896	9,693	4,260	5,870	10,130	4,890	6,790	11,680	6,000	7,910	13,910
75-79	2,753	5,380	8,133	3,330	5,340	8,670	3,750	5,330	9,080	4,220	6,140	10,360
80-84	1,813	3,979	5,792	2,380	4,290	6,670	2,840	4,640	7,480	3,180	4,610	7,790
85+	1,458	4,574	6,032	1,570	4,790	6,360	1,910	5,880	6,990	2,390	5,620	7,950
<b>Total</b>	<b>206,685</b>	<b>209,716</b>	<b>416,401</b>	<b>238,460</b>	<b>238,640</b>	<b>477,100</b>	<b>269,170</b>	<b>268,060</b>	<b>537,230</b>	<b>285,220</b>	<b>285,240</b>	<b>570,460</b>
<b>Median Age</b>			<b>32.1</b>			<b>32.5</b>			<b>33.3</b>			<b>34.6</b>
Age	2020			2025			2030			2035		
	Males	Females	Total	Males	Females	Total	Males	Females	Total	Males	Females	Total
0-4	15,650	15,050	30,700	16,990	16,390	33,380	16,460	15,830	32,290	16,000	15,970	31,970
5-9	16,030	15,400	31,430	15,180	14,590	29,770	16,600	15,970	32,570	16,200	15,720	31,920
10-14	16,020	15,480	31,500	15,740	15,130	30,870	14,870	14,290	29,160	16,000	15,520	31,520
15-19	18,440	17,570	36,010	18,930	17,630	36,560	18,650	17,170	35,820	18,200	16,720	34,920
20-24	26,090	22,590	48,680	25,570	21,990	47,560	24,840	21,480	46,320	24,480	21,000	45,480
25-29	26,470	25,160	51,630	26,070	23,870	49,940	25,670	23,210	48,880	25,200	22,730	47,930
30-34	25,570	25,620	51,190	25,300	24,670	49,970	25,420	23,780	49,200	25,000	23,420	48,420
35-39	27,880	27,340	55,220	24,890	25,440	50,330	24,700	24,560	49,260	24,300	24,160	48,460
40-44	24,690	25,020	49,710	26,920	27,840	54,760	24,380	25,210	49,590	24,000	24,820	48,820
45-49	23,300	22,300	45,600	23,860	24,490	48,350	25,920	26,380	52,300	25,400	25,820	51,220
50-54	19,820	18,070	37,890	22,330	21,610	43,940	22,790	23,690	46,480	22,300	23,180	45,480
55-59	16,520	15,350	31,870	18,770	17,730	36,500	21,070	21,180	42,250	20,600	20,720	41,320
60-64	12,620	13,440	26,060	15,130	15,800	30,930	16,910	17,080	33,990	16,400	16,520	32,920
65-69	10,890	12,330	23,220	11,360	13,150	24,510	13,590	14,610	28,200	13,100	14,120	27,220
70-74	7,850	10,600	18,450	8,960	11,510	20,470	10,890	12,290	23,180	10,400	11,620	22,020
75-79	5,270	7,130	12,400	6,870	9,580	16,450	7,820	10,420	18,240	8,200	10,620	18,820
80-84	3,620	5,340	8,960	4,500	6,190	10,690	5,860	8,300	14,160	6,000	8,300	14,300
85+	2,680	5,890	8,570	3,090	6,380	9,470	3,710	7,870	11,580	4,100	8,970	13,070
<b>Total</b>	<b>298,710</b>	<b>299,550</b>	<b>598,260</b>	<b>310,460</b>	<b>312,300</b>	<b>622,760</b>	<b>319,370</b>	<b>322,520</b>	<b>641,890</b>	<b>320,220</b>	<b>322,240</b>	<b>642,460</b>
<b>Median Age</b>			<b>36.6</b>			<b>38.3</b>			<b>39.7</b>			<b>41.0</b>

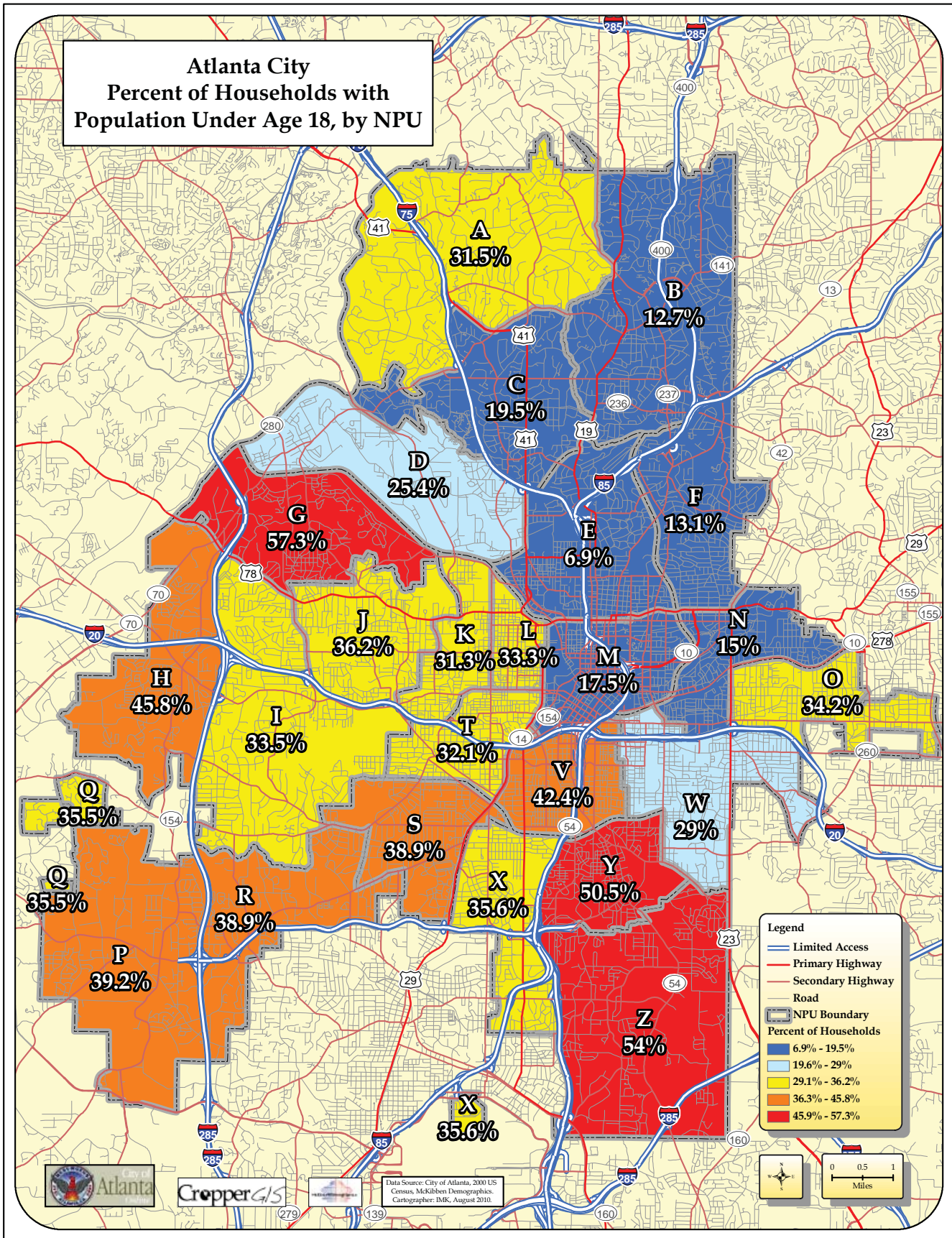




Map 1-5: Percent of Householders 65+



# Community Assessment - 1. Population



Map 1-6: Percent of Households with Population under 18.

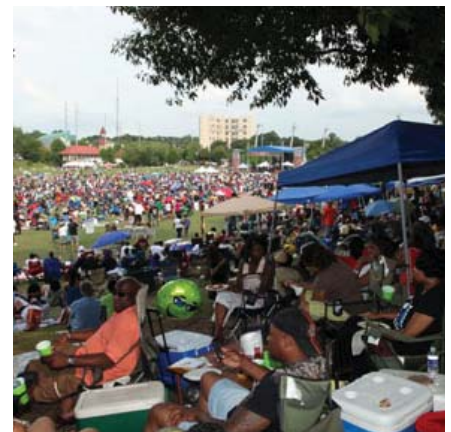
## Community Assessment - 1. Population

cent of population over 65 by NPU). There will undoubtedly be continued immigration of elderly population into the city over the next 20 years; however the vast majority of this increase in the number of elderly in Atlanta will be caused by the ageing of residents that currently live in the city.

This redistribution of population by age will not be limited to the elderly. Atlanta's proportion of population age 18 and younger will decline from 23.3% in 2010 to 20.2% in 2030 (see Map 1-6 for percent of households with population under 18). The population aged 30 to 49 (which are the households most likely to have children in them) will decline from 32.7% in 2010 to 31.1% in 2030. The population ages 50 to 64 will increase from 14.1% in 2010 to 19.1% in 2030. This increase in 50 to 64 population will insure that the aforementioned ageing trend in the city of Atlanta will continue well beyond the end of this forecast series (see population forecasts in the Appendix for the changes in age structure for each NPU for each forecast year).

The factors that will affect the level and magnitude of population changes at the NPU level are the issues of each area's aging population and the growing number of "empty nest" households, particularly in NPUs A, F, S and W. For example, after the last school age child leaves high school, the household becomes an "empty nest" and most likely will not likely have any more children. In most cases, it takes 20 to 30 years before all original (or first time) occupants of a housing area move out and are replaced by new, young families with children. This results in housing units still being occupied, but at the same time experiencing a drop in average person per household over time. Frequently this decline in persons per household is greater than 50% in areas that have a relatively high proportion of housing stock that is detached single family homes.

As a result of the "empty nest" phenomenon, the NPUs in the City of Atlanta will see a steady rise in the median age of their populations, even while all areas continue to attract some new young families. It should be noted that many of these "childless" households are in multi-family housing developments containing single persons and/or elderly. Consequently, even if many of these housing units "turnover" and attract households of similar characteristics, they will add little to the number of people in the area. Furthermore, many of the empty nest households will "down size" to smaller households within the same NPU or other parts of the city. In these cases new housing units may be built in an area, yet there is a relatively small increase in the total population.



# Community Assessment - 1. Population

## Race and Ethnicity

The race and ethnic composition of the City of Atlanta for 2010 is estimated to be 58.8% Black, 33.9% White, 2.9% Asian, 4.4% Other and 5.5% of Hispanic origin (see Table 1-10). The racial composition across the City varies. In NPUs A, B, C, D, E, F, and N the majority of the population is White. In NPUs G, H, I, J, K, L, M, O, P, Q, R, S, T, W, V, X, Y, and Z the majority of the population is Black. The highest concentrations of residents of Hispanic origin are in NPU D (18.7%), NPU Y (12.7%) and NPU B (10.9%). The Asian population is concentrated in NPU E (9.1%) and in NPU M (4.4%). This might be due to the presence of major universities - GA Tech and GA State - in these two NPUs (see Appendix for a table with the NPU racial and ethnic composition)

**Table 1-10: Forecasted Race/Ethnic Population Change, 2010 to 2030**

	2010	% of Population	2020	2010-2020 Change	2030	% of Population	2020-2030 Change	2010-2030 Change
<b>White</b>	182,760	33.9%	204,730	12.0%	219,250	34.1%	7.1%	20.0%
<b>Black</b>	316,750	58.8%	347,200	9.6%	369,580	57.4%	6.4%	16.7%
<b>Asian</b>	15,440	2.9%	18,700	21.1%	21,100	3.3%	12.8%	36.7%
<b>All Other</b>	23,510	4.4%	29,040	23.5%	33,400	5.2%	15.0%	42.1%
<b>Hispanic</b>	29,660	5.5%	36,720	23.8%	42,130	6.5%	14.7%	42.0%
<b>Atlanta Total</b>	538,640	100%	599,670	11.3%	643,330	100.0%	7.3%	19.4%

To establish the future trends of the race/ethnic composition of the City of Atlanta and the NPUs, forecasts were calculated for total population for the White, Black, Asian, Other and Hispanic. These Race/Ethnic forecasts were calculated for the years 2010, 2020, and 2030. Over the next 20 years, there will be some small changes to the racial composition of the City. The population forecast show that by 2030, the City's population will be 57.4% Black, 34.1% White, 3.3% Asian, 5.2% Other and 6.5% of the population will be of Hispanic origin.

The calculation of the Race/Ethnic forecasts involved the assumptions listed below.

- The race and ethnic criteria used by the City of Atlanta will not change over the next 10 years.
- The United States Government does not modify the current official race and ethnic criteria as set forth in OMB Statistical Directive 15 (1997)
- U.S. immigration policy, citizenship requirements, migrant labor laws and border control enforcement does not become more lax or more restrictive over the next 10 years.
- Residents of the city will continue to identify their race/ethnic background in a manner consistent with current federal, state and local categories and definitions.



It is important to note when examining existing and forecasted racial composition, that Hispanic is an ethnic group, not a race. The summed results of the White, Black, Asian and Other categories will equal the total population for the city and each NPU. The Hispanic population is included in the race categories. In the 2000 Census, approximately 45% Hispanic identified themselves as White, 45% identified as other and the remaining 10% were distributed among all other race categories. Consequently, a substantial proportion of the forecasted changes in both the White and Other populations over the next 20 years are directly attributable to the changes in the Hispanic population.

The forecasted level of change in the population by race/ethnic classification in each NPU is a reflection of the changes in the race/ethnic composition of each NPU. As is the case in most forecasts, the prime factors affecting the levels of population of each race/ethnic category is each group's amount of in and out migration, the age structure of that population and the age specific fertility rate.

In the case of race/ethnic composition, the age structure of each population is the most important factor, particularly in regards to the number of women in prime child bearing ages (20-29 years old). One way to measure the impact of different age distributions is to examine the median age of each group compared to the city as a whole. The median age for the City of Atlanta is currently estimated to 33.3.

However, there is a significant variation in median ages when each race/ethnic group is examined individually. For 2010 the median age for non-Hispanic whites is 35.9, more that 2.5 years higher than the city average. Conversely, the median age for the black population is 31.9 and for the Hispanic population it is 27.6.

This divergence in the median ages of the race/ethnic groups results in greatly varied demographic dynamics between the groups. This is especially true in regards to the number and distribution of the current and future fertility trends. The majority of the non-Hispanic white population has now moved beyond the prime child bearing years and will, for the most part, have more children ageing out of their households than they will have being born into them.

The black population, on the other hand has a median age where a majority of the population will continue to have children, although the number of "empty nest" households will also increase over the next 20 years. This will result in the black population increasing at a rate just slightly less than the city as a whole.

The Hispanic population, with a median age of only 27.6, not only tends to have children already; it is still young enough on average to have substantial births over the next 20 years. This will result in the number of Hispanics increasing steadily for most of the forecasts. Thus even in the face of greatly reduced immigration of Hispanics into the city, the relative youth of this population is one of the main reason why their proportion of the Atlanta's population will continue to increase.

There is an additional factor in regards to the migration trends of the White



## Community Assessment - 1. Population

population that will influence their growth trends over the next 20 years. Traditionally, large urban areas have served as the main migration feeder to the surrounding suburban areas. This outflow for the most part has been comprised of middle and upper middle class White households. (This dynamic is not exclusive to the White population. A similar trend is also seen, although to a lesser extent, with the Black Population). Nevertheless, over the past 10 years, the percent of the White population has increased slightly.

This out migration trend to the suburban areas was amplified during the housing boom earlier in the decade that was fueled by the proliferation of sub-prime mortgages. Since the collapse of the housing market and with it a return to more conventional lending practices, the size of the suburban out migration flow has been reduced.

### Income

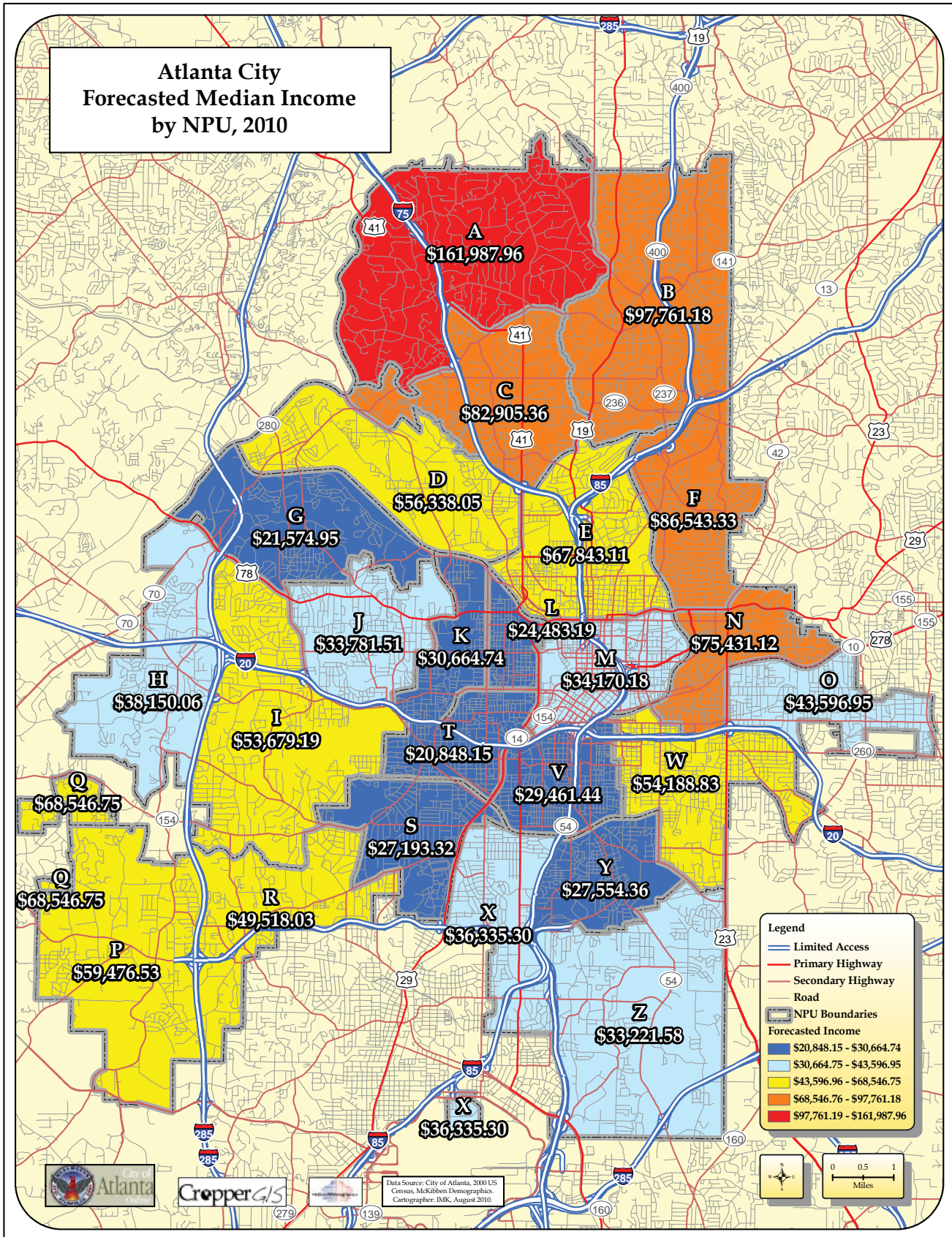
The City of Atlanta Median Household Income in 2010 was \$50,443. Household Incomes ranged from \$161,988 in NPU A to \$20,848 in NPU T (Table 1-11 and Map 1-7). The forecasts for median household income for the City of Atlanta and the NPUs were calculated using the information from 2000 US census as a base value. Estimates for 2005 and 2010 were calculated using U.S. Bureau of Economic Analysis trends and calibrated to change age structure changes at the NPU level. Forecasts for 2015 through 2030 assume an inflation rate of no more the 3% annually and again are calibrated to the forecasted changes in age structure for each NPU. All economic assumptions used in the population forecasts are also applied to the median household income forecasts.

**Table 1-11: City of Atlanta Median Household Income Forecasts, 2010-2030**

NPU	2000	2005	2010	2015	2020	2025	2030
<b>Atlanta Total</b>	\$34,770	\$42,141	\$50,443	\$58,766	\$67,992	\$78,123	\$89,920
A	\$111,657	\$135,328	\$161,988	\$188,716	\$218,344	\$250,878	\$282,237
B	\$67,386	\$81,672	\$97,761	\$113,892	\$131,089	\$149,966	\$173,811
C	\$57,146	\$69,261	\$82,905	\$96,585	\$111,169	\$126,955	\$147,141
D	\$39,029	\$47,303	\$56,338	\$65,408	\$75,285	\$85,900	\$97,841
E	\$47,954	\$57,641	\$67,843	\$77,409	\$86,775	\$96,408	\$105,277
F	\$61,172	\$73,529	\$86,543	\$99,958	\$113,652	\$128,313	\$139,861
G	\$15,508	\$18,330	\$21,575	\$25,135	\$29,081	\$33,181	\$38,192
H	\$27,240	\$32,579	\$38,150	\$44,445	\$51,423	\$59,085	\$66,884
I	\$36,938	\$44,621	\$53,679	\$62,322	\$71,545	\$80,989	\$90,789
J	\$23,777	\$28,580	\$33,782	\$39,355	\$45,377	\$51,820	\$59,023
K	\$21,894	\$26,098	\$30,665	\$35,295	\$40,342	\$45,667	\$51,422
L	\$17,189	\$20,678	\$24,483	\$28,523	\$33,001	\$37,918	\$43,303
M	\$23,071	\$28,100	\$34,170	\$40,833	\$48,061	\$55,654	\$64,225
N	\$52,256	\$63,334	\$75,431	\$87,576	\$100,887	\$115,314	\$131,573
O	\$30,202	\$36,575	\$43,597	\$51,226	\$59,269	\$68,041	\$77,975
P	\$40,258	\$49,236	\$59,477	\$67,446	\$76,417	\$86,504	\$97,836
Q	\$50,122	\$59,194	\$68,547	\$77,526	\$86,132	\$93,108	\$98,788
R	\$35,175	\$41,893	\$49,518	\$57,639	\$65,881	\$73,919	\$81,680
S	\$17,989	\$22,162	\$27,193	\$32,496	\$38,053	\$43,799	\$49,536
T	\$14,936	\$17,804	\$20,848	\$24,226	\$27,932	\$31,954	\$36,268
V	\$21,249	\$25,116	\$29,461	\$34,205	\$39,404	\$44,960	\$51,074
W	\$37,948	\$45,613	\$54,189	\$63,022	\$73,042	\$84,217	\$96,682
X	\$25,659	\$30,637	\$36,335	\$42,185	\$48,597	\$55,547	\$63,046
Y	\$18,993	\$23,020	\$27,554	\$32,101	\$37,141	\$42,675	\$49,460
Z	\$23,580	\$28,202	\$33,222	\$38,603	\$44,433	\$50,786	\$57,439

The recently reported downturn in household income for Atlanta over the last two years is assumed





Map 1-7: Median Household Income



## Community Assessment - 1. Population

to be a short term abnormality resulting from the impact of the Great Recession. Income growth should start to show and increase again in 2011 providing that there is not a “double dip” recession. Unfortunately, there will be no income data from the 2010 Census and the tract and block group income data from the American Community Survey (ACS) is unreliable. Consequently it will be extremely difficult to establish a new forecast base to modify median household income trends in the future at the NPU level.

### Population Forecast Methodology

The 2010-2030 City of Atlanta population forecasts are the result of using the Cohort-Component Method of population forecasting. The population forecasts were made for the City of Atlanta and for each of its twenty-five Neighborhood Planning Units by McKibben Demographics and Cropper GIS. The difference between a projection and a forecast is in the use of explicit judgment based upon the unique features of the area under study. Strictly speaking, a cohort-component projection refers to the future population that would result if a mathematical extrapolation of historical trends were applied to the components of change (i.e., births, deaths, and migration). Conversely, a cohort-component forecast refers to the future population that is expected because of a studied and purposeful selection of the components of change believed to be critical factors of influence in each specific area. Four components are required to generate population forecasts. These four components are:



- a base-year population (here, the 2000 Census population for the City of Atlanta and all of the NPU areas);
- a set of age-specific fertility rates for each NPU to be used over the forecast period;
- a set of age-specific survival (mortality) rates for each NPU; and
- a set of age-specific migration rates for each NPU.

The population forecasts for the City of Atlanta were calculated using a cohort-component method with the populations divided into male and female groups by five-year age cohorts that range from 0-to-4 years of age to 85 years of age and older (85+). Age-specific fertility, mortality, and migration models were constructed to specifically reflect the demographic characteristics of the NPU's. The fertility models were calculated for female age groups 15-19 through 40-44). The inherent strength of the cohort-component method is that it can accommodate a wide range of assumptions and can be used at any level of geography. Further, it allows the researcher to account for variation in an area's age structure and measure the impact of ageing on the population.

### Data Sources

The data used for the forecasts come from a variety of sources. Birth and death data were obtained from the Georgia Division of Public Health for the years 2000 through 2008. The net migration values were calculated using Internal Revenue Service migration reports for the years 2000 through 2008.

The data used for the calculation of migration models came from the United States Bureau of the Census, 1995 to 2000, and the models were assigned using an economic-demographic system.

The demographic variables used as base values for the forecasts are from the results of the 2000 Census, Summary File 1 (100% short form results). To ascertain the unique demographic characteristics of each NPU, a demographic profile was developed for each area. This was completed by superimposing each NPU boundaries on 2000 Census geography. The area's 2000 census results for all variables from the corresponding blocks were then summed to establish that NPU's demographic profile, and then were used as the base for all demographic forecasts.

Housing permits and demolitions for the years 2000 to 2009 were obtained from the KIVA data base, maintained by the City of Atlanta, Department of Planning and Community Development. The location and number of housing units built and demolished were geo-coded for each year by NPU, allowing for the net change of total housing units to be factored into each area forecasting models.

To develop the population forecast models, migration flows, current age specific fertility patterns, the magnitude and dynamics of the gross migration patterns, age specific mortality trends, the distribution of the population by age and sex, household composition, household size, the presence of all group quarters population, the proportion of renter housing units, median rent, the rate, price and type of existing housing unit sales, and future housing unit construction are considered to be primary variables. In addition, the change in household size relative to the age structure of the forecast area was also included. While there was a substantial drop in the average household size in the City of Atlanta as well as most other areas of the state during the previous ten years, the rate of this decline has been forecasted to slow substantially over the next 20 years.

### Assumptions

For these forecasts, the mortality probabilities are held constant at the levels calculated for the year 2000. The number of deaths in a given area is impacted by and will change given the proportion of the local population over age 65. In the absence of an extraordinary event such as a natural disaster or a breakthrough in the treatment of heart disease, death rates rarely move rapidly in any direction, particularly at the NPU level. Thus, significant changes are not foreseen in district's mortality rates between now and the year 2030. Any increases forecasted in the number of deaths will be due primarily to the general ageing of the city's population and specifically to the increase in the number of residents aged 65 and older.

Similarly, fertility rates are assumed to stay fairly constant for the life of the forecasts. Like mortality rates, age specific fertility rates rarely change quickly or dramatically, particularly in small areas. Even with the recently report rise in the fertility rates of the United States, overall fertility rates have stayed within a 10% range for most of the last 40 years. In fact the vast majority of year to year change in an area's number of births is due to changes in the number of non-college women in child bearing ages (particularly ages 20-29)



## Community Assessment - 1. Population

rather than any fluctuation in an area's fertility rate.

The total fertility rate (TFR), the average number of births a woman will have in her lifetime, is estimated to be 2.06 for the city of Atlanta for the 20 years of the forecast series, although there is great variation among the NPUs. A TFR of 2.1 births per woman is considered to be the theoretical "replacement level" of fertility necessary for a population to remain constant in the absence of in-migration. Therefore, over the course of the forecast period, fertility will not be sufficient, in the absence of migration, to maintain the current level of population within the City of Atlanta.

While the Total Fertility Rates in most NPUs stay in a fairly narrow range over the next 20 years, there is an overall slight decrease in the 20-24 age groups and a slight increase in the 30-34 age group. This trend reflects the impact of the increase in the college participation rate for females. However, it should be noted that while the proportion of women attending college will most likely continue to increase, the rate of growth will probably be noticeable slower than over the last 40 years.

A close examination of data for the City of Atlanta has shown the age specific pattern of net migration will be nearly constant throughout the life of the forecasts. While the gross number of in and out migrants has changed in 40 years for the city (and will change again over the next 20 years), the basic age pattern of the migrants has stayed nearly the same over the last four decades. Based on the analysis of data it is safe to assume this age specific migration pattern will remain unchanged into the future.

This pattern of migration shows the age group with the largest proportion out-migrating is the locally born 18-to-24 year olds, as locally born young adults leave the area to go to college or move for employment usually to other urban areas. The second and third largest groups of out-migrants are those householders ages 30 to 44 and their 0 to 9 year old children, most of who move from the city to suburban areas in the Atlanta Metropolitan area.

The age groups that make up the greatest proportion of the in-migration in to the city are 18-24 college students (many of whom stay after graduation), and 25 to 29 year old single and newly married households. Over half of the non-college in-migration into the city of Atlanta move from other counties in the state of Georgia.

As the city of Atlanta and Fulton County are not currently contemplating any drastic changes to their inherent structures, the forecasts also assume the current economic, political, transportation and public works infrastructure (with a few notable exceptions), social, and environmental factors of the City of Atlanta and its NPU areas will remain the same through the year 2030.

Below is a list of assumptions and issues that are specific to City of Atlanta and the metropolitan Atlanta area. These issues have been used to modify the population forecast models to more accurately predict the impact of these factors on each area's population change. Specifically, the forecasts for the City of Atlanta and the NPUs assume the assumptions listed below throughout the study period.

- There will be no short term economic recovery in the next 18

## Community Assessment - 1. Population

months and the national, state or regional economy does not go into deep recession at anytime during the 10 years of the forecasts; (Deep recession is defined as four consecutive quarters where the GDP contracts greater than 1% per quarter).

- Interest rates have reached a historic low, and will not fluctuate more than one percentage point in the short term; the interest rate for a 30 year fixed home mortgage stays below 7%.
- The rate of mortgage approval stays at 1999-2002 levels and lenders do not return to “sub-prime” mortgage practices.
- There are no additional restrictions placed on home mortgages lenders or additional bankruptcies of major credit providers.
- The rate of housing foreclosures does not exceed 125% of the 2005-2007 average of Atlanta Metropolitan Area for any year in the forecasts.
- All currently planned, platted and approved housing developments are built out and completed by 2019. All housing units constructed are occupied by 2020.
- The unemployment rates for the Atlanta Metropolitan Area will remain below 10.0% for the 20 years of the forecasts.
- The inflation rate for gasoline will stay below 5% per year for the 10 years of the forecasts.
- There will be no building moratorium within the city.
- There will be no additional territory annexed into the city.
- Businesses within the district and the Atlanta Metropolitan Area will remain viable and there will be no major employer opening or closures.
- The number of existing home sales in the City are a result of “distress sales” (homes worth less than the current mortgage value) will not exceed 25% of total home sales in the City for any given year.
- The rate of foreclosure for commercial property remains at the 2003-2007 average for the Atlanta Metropolitan area.
- Housing turnover rates (sale of existing homes in the city) will remain at their current levels. The majority of existing home sales are made by home owners over the age of 55.
- The national, state and local inflation rates will stay below an annual average of 4% for the life of the forecasts.
- The recent decline in new housing unit construction has ended and building rates has stabilized.
- There will be no large scale demolition of single family or multi-



## Community Assessment - 1. Population

family housing in the city over the next 20 years.

- There is no major change in United States policy affecting the magnitude of the in and out migration rates of foreign migrants.
- There is no major natural or man-made disaster affecting the Atlanta Metropolitan Area. Further, there is no catastrophic event in the nation that would result in a major redistribution of the United States population.

If a major employer in the City or in the Atlanta Metropolitan Area closes, reduces or expands its operations, the population forecasts would need to be adjusted to reflect the changes brought about by the change in economic and employment conditions. The same holds true for any type of natural disaster, major change in the local infrastructure (e.g., highway construction, water and sewer expansion, changes in zoning regulations etc.), a further economic downturn, any additional weakness in the housing market or any instance or situation that causes rapid and dramatic population changes that could not be foreseen at the time that the forecasts were calculated.

Finally, all demographic trends (i.e., births, deaths and migration) are assumed to be linear in nature and annualized over the forecast period. For example, if 1,000 births are forecasted for a 5-year period, an equal number, or proportion of the births are assumed to occur every year, 200 per year. Actual year-to-year variations do and will occur, but overall year to year trends are expected to be constant.

### Housing Unit Analysis

One of the data sets used in determining the 2010 population are the number and type of housing units. Housing totals from the 2000 US Census were

collected at the census block level geography. The total number of residential units permitted (single family and multi-family) and the total numbers of residential units demolished (single family and multi-family) was collected from the Office of Building's permit tracking software, KIVA. The 2009 Housing stock = 2000 US Census Housing Totals + Single & Multi Family Living Units Created

Year	Single Family permitted	Multi family Units Permitted	Total New Housing Units Permitted	Single Family units Demolished	Multi family units demolished	Total demolished housing units	Net New Housing Units
2000	721	3,046	3,767	323	502	825	2,942
2001	690	3,545	4,235	260	509	769	3,466
2002	632	5,373	6,005	349	648	997	5,008
2003	890	5,031	5,921	250	526	776	5,145
2004	1,242	8,370	9,612	438	434	872	8,740
2005	1,509	5,258	6,767	561	705	1,266	5,501
2006	1,813	7,366	9,179	613	632	1,245	7,934
2007	1,106	6,772	7,878	486	591	1,077	6,801
2008	444	2,172	2,616	347	369	716	1,900
2009	151	861	1,012	270	114	384	628
Totals	9,198	47,794	56,992	3,897	5,030	8,927	48,065

Source: City of Atlanta DPCD- Bureau of Buildings Kiva

– Single & Multi-Family Living Units removed. Building permit information

## Community Assessment - 1. Population

was mapped and calculated for each NPU. From 2000 to 2009, 59,992 residential units were permitted (9,198 single family and 47,794 multi-family) and 9,827 residential units were demolished (3,897 single family and 8,927 multi-family). In total, 48,065 net new housing units were permitted (5,301 new single family and 42,764 multi-family) (see Table 1-12 for city wide permitting information and Table 1-13 for NPU permitting information also see Map 1-8 to 1-11).

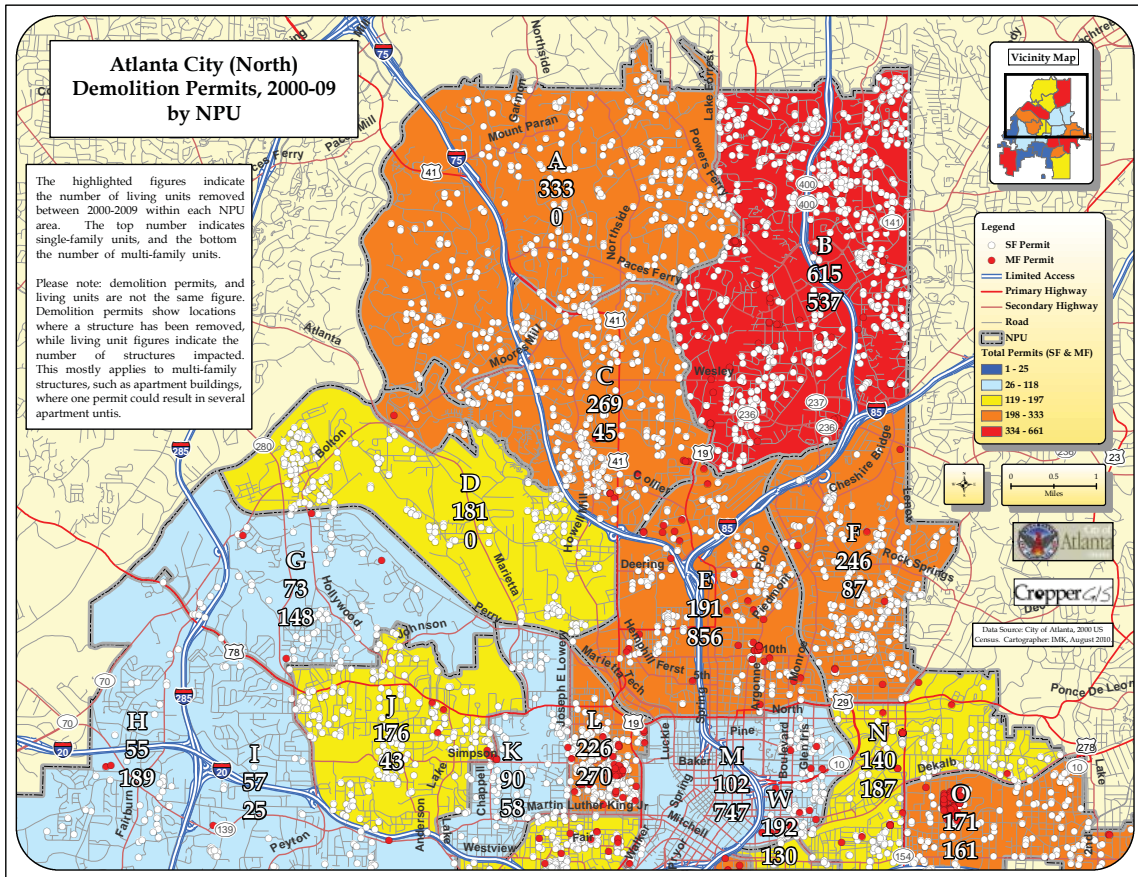
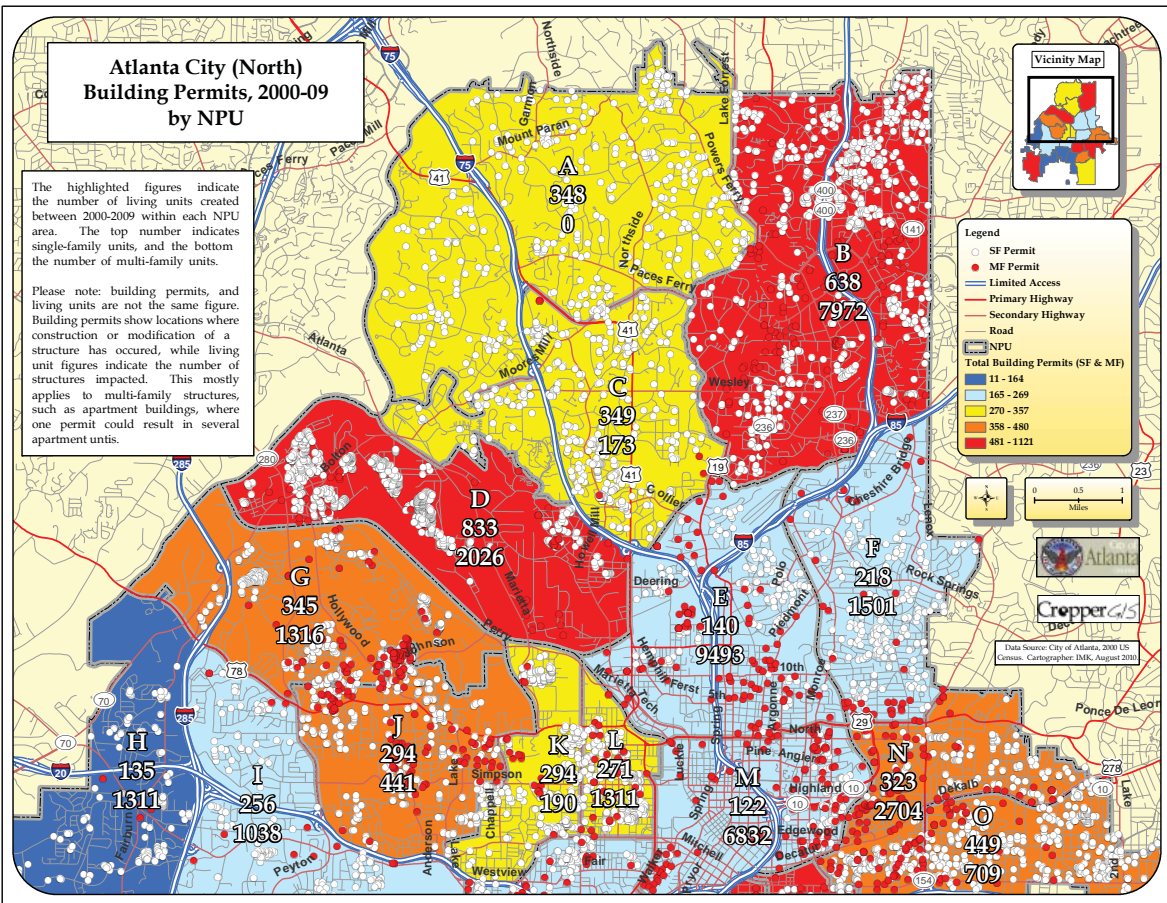
Over the last 20 years, 57,869 net new housing units were permitted. From 1990 to 1999, an average of 980 net new permits were issued a year and from 2000 to 2009, an average of 4,806 net new housing units were permitted per year (see Table 1-14). The population forecast estimates the need for an average of 1,200 new units being built each year through 2020. New housing construction will continue after that point, but housing unit starts will only average 800 per year until 2030.

NPU	2000 Housing Units	New Construction			Demolition			Net New Housing Units	2010 Housing Units
		Single Family	Multi-Family	Total	Single Family	Multi-Family	Total		
A	4,977	348	0	348	333	0	333	15	4,992
B	23,908	638	7,972	8,610	615	537	1,152	7,458	31,366
C	8,450	349	173	522	269	45	314	208	8,658
D	4,028	833	2,026	2,859	181	0	181	2,678	6,706
E	16,589	140	9,493	9,633	191	856	1,047	8,586	25,175
F	11,933	218	1,501	1,719	246	87	333	1,386	13,319
G	4,032	345	1,316	1,661	73	148	221	1,440	5,472
H	6,379	135	1,311	1,446	55	189	244	1,202	7,581
I	9,047	255	1,038	1,293	57	25	82	1,211	10,258
J	6,712	294	441	735	176	43	219	516	7,228
K	4,416	294	190	484	90	58	148	336	4,752
L	3,709	271	1,311	1,582	226	270	496	1,086	4,795
M	11,250	122	6,832	6,954	102	742	844	6,110	17,360
N	8,447	323	2,704	3,027	140	187	327	2,700	11,147
O	5,966	449	709	1,158	171	161	332	826	6,792
P	4,515	1,112	1,605	2,717	56	0	56	2,661	7,176
Q	408	11	0	11	1	0	1	10	418
R	7,538	102	1,256	1,358	19	68	87	1,271	8,809
S	4,718	142	44	186	48	4	52	134	4,852
T	7,388	145	977	1,122	146	193	339	783	8,171
V	6,587	966	2,035	3,001	224	658	882	2,119	8,706
W	8,487	762	1,524	2,286	192	130	322	1,964	10,451
X	5,836	145	795	940	57	10	67	873	6,709
Y	3,356	449	1,722	2,171	113	392	505	1,666	5,022
Z	8,392	331	1,182	1,513	92	222	314	1,199	9,591
Total	186,660	9,163	48,157	57,320	3,871	5,025	8,896	48,424	235,084



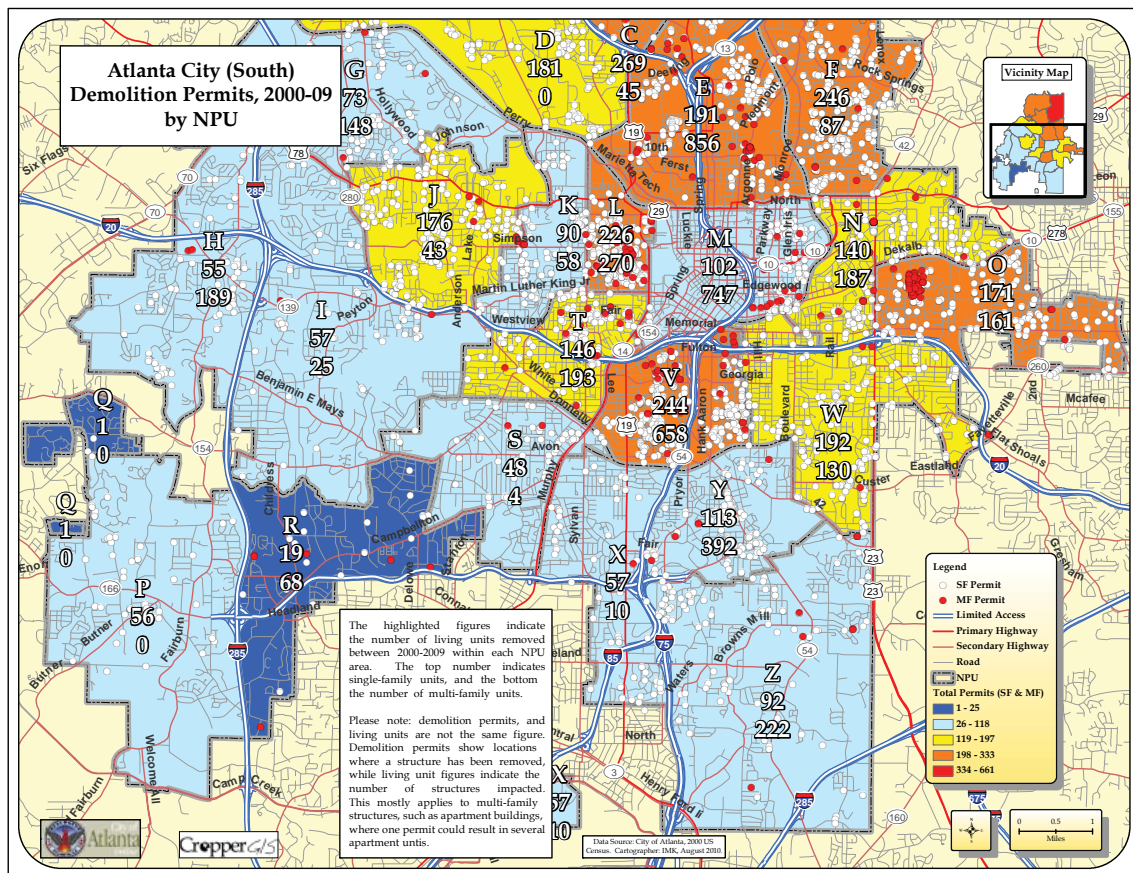
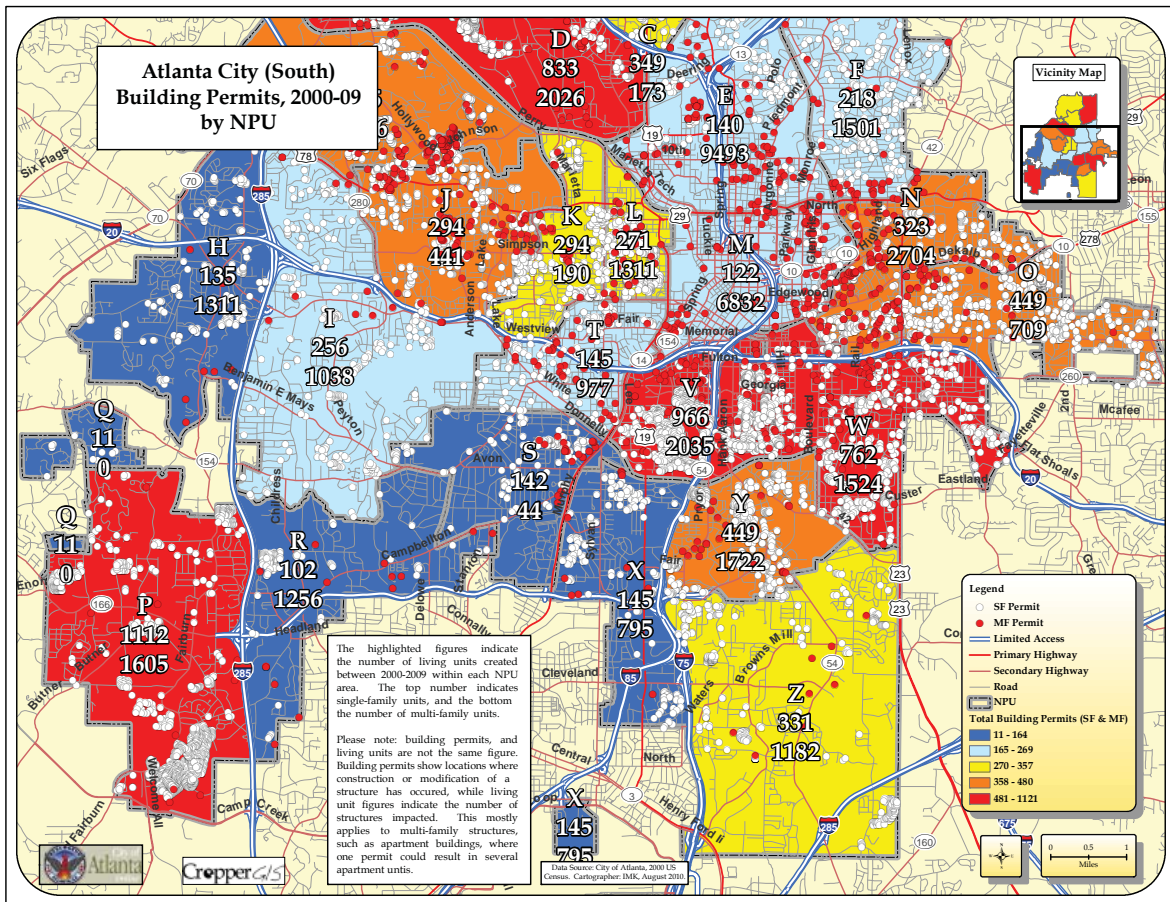
Multi-Family building under construction.

# Community Assessment - 1. Population





# Community Assessment - 1. Population



## Community Assessment - 1. Population

<b>Table 1-14: Housing Units Permitted for Construction and Demolition 1990-2009</b>			
<b>Year</b>	<b>Residential Units Permitted</b>	<b>Residential Units Demolished</b>	<b>Net New Housing Units</b>
1990	2,499	488	2,011
1991	934	359	575
1992	621	409	212
1993	877	689	188
1994	1,102	817	285
1995	2,151	1,925	226
1996	2,892	2,454	438
1997	1,941	1,173	768
1998	2,603	715	1,888
1999	5,431	2,218	3,213
2000	3,767	825	2,942
2001	4,235	769	3,466
2002	6,005	997	5,008
2003	5,921	776	5,145
2004	9,612	872	8,740
2005	6,767	1,266	5,501
2006	9,179	1,245	7,934
2007	7,878	1,077	6,801
2008	2,616	716	1,900
2009	1,012	384	628
<b>Total</b>	<b>78,043</b>	<b>20,174</b>	<b>57,869</b>
Source: 2002 CDP and Bureau of Buildings			

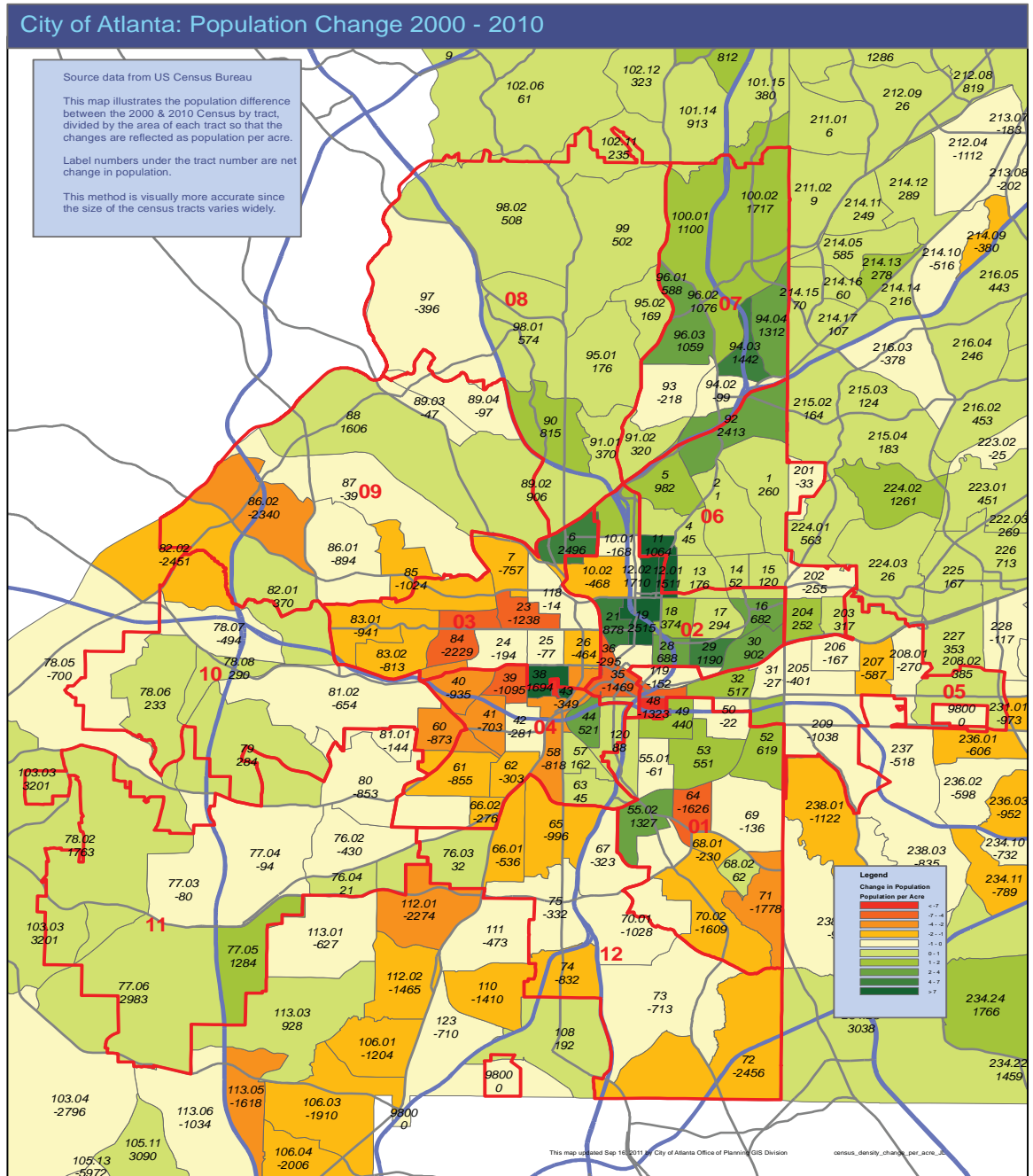


## CITY OF ATLANTA 2010 CENSUS

The 2010 Census released population and housing totals for the State of Georgia the week of March 21, 2011. In addition, Summary File 1 for the State of Georgia was released on July 19<sup>th</sup>, 2011. This information was available after the completion of the Population section of the 2011 Comprehensive Development Plan. Therefore, a summary of the 2010 Census results is presented below.

### Total Population

According to the 2010 U.S. Census, the population for the City of Atlanta is 420,003. The population increased by 3,539 people from the 2000 U.S. Census population of 416,474. Some Census Tracts gained population and others lost population. Map 1-8 shows the change in population, Census Tracts shown in green in the map increased in population, while Census Tracts in yellow, orange and red decreased in population.

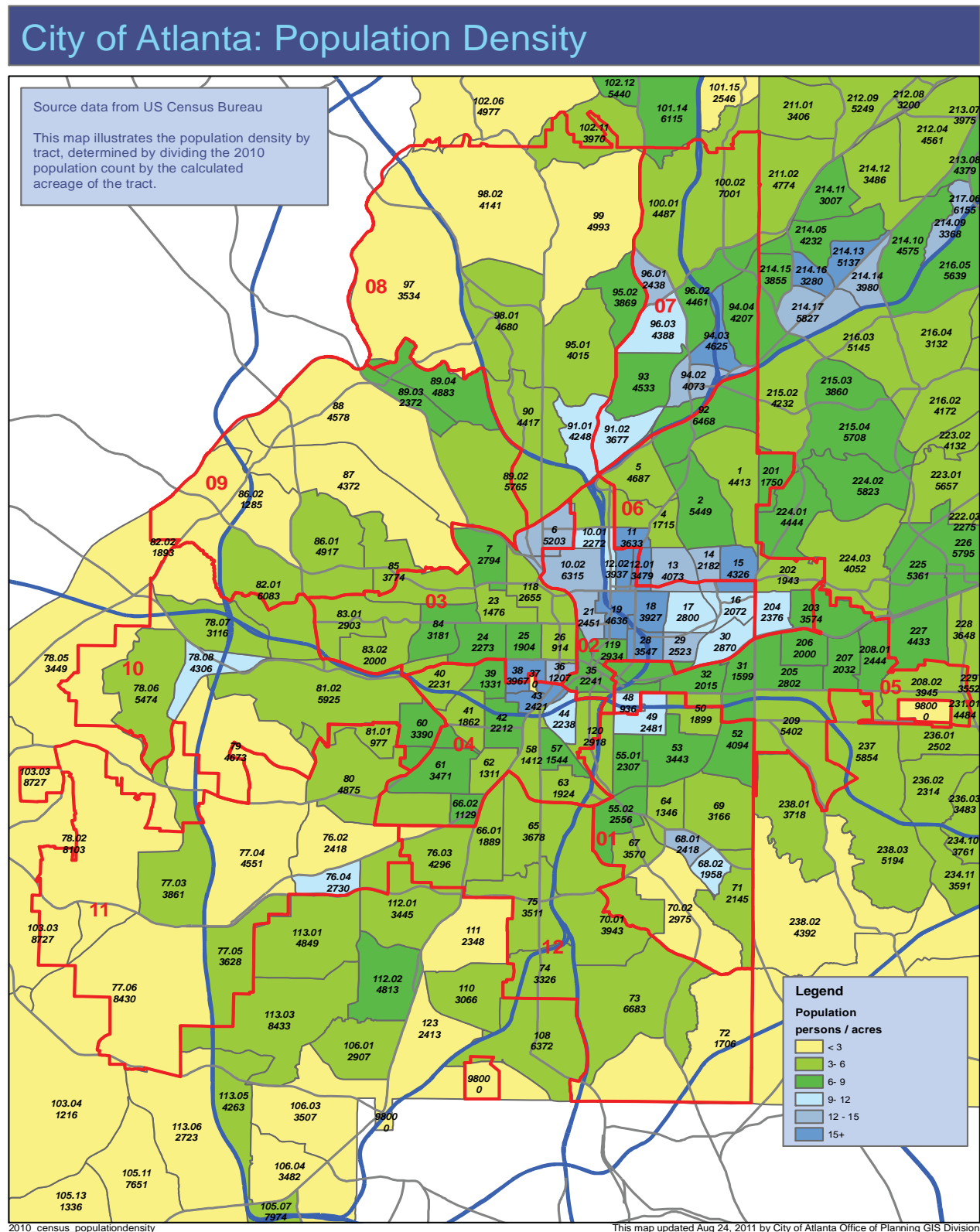


Map 1-8: Population Change by Census Tract between the 2000 and the 2010 Census.



# Community Assessment - 1. Population

Map 1-9 shows the population as well as the population density for each Census tract in City of Atlanta. Population density ranges from 1.13 persons per acre in Northwest Atlanta to 33.1 persons per acre in Midtown with the median density being 4.6 persons per acre. The lowest densities are mainly in the tracts along the North, Northwest, Southwest and South city boundaries. The highest densities are in tracts in Downtown, Midtown, Buckhead/Lindbergh and the eastern portion of the City.



Map 1-9: Population by Census Tract and Population Density

**Age Distribution**

The median age of the population is 32.9, an increase from 31.9 in 2000. Atlanta is a young city, almost 40% of the population is between 20 and 39 years old.

Since 2000, the 50 to 59 age group has increased by 14%, the 60 to 69 age group has increased by 28.8% and the 20 to 29 age group has increased by 8%. On the other hand, the 0 to 9, 10 to 19, 30 to 39 and 40 to 49 age groups have decreased by 8.2%, 12.6%, 2.95 and 1.8% respectively.

**2010 COA Age Structure**

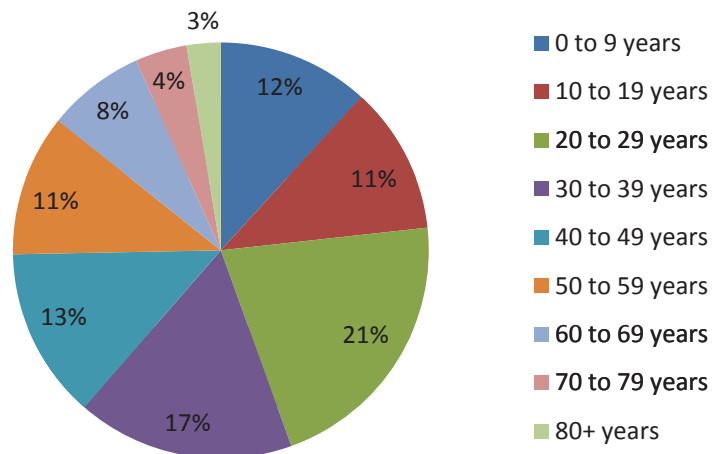


Figure 1-2: Population Age Structure

**Household Composition & Group Quarters**

Most of the City of Atlanta population (93%) lives in households while 7% or 29,484 are in group quarters. Almost 60% of the group quarter population lives in student housing (non-institutionalized group quarters). Correctional facilities are the largest institutionalized group quarters, representing 17% of the group quarters population. The Group Quarters population increased by 537 between 2000 and 2010. Since 2000, the student housing population has increased by 30% while the population in correctional facilities has decreased by 33%.

**Household and Group Quarters Population**

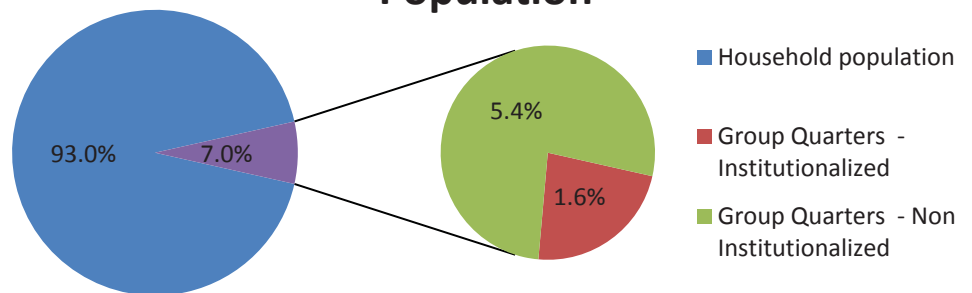


Figure 1-3: Household and Group Quarters Population

There are 390,519 City of Atlanta residents in 185,142 households. The number of households increased by 10% or 16,995 between 2000 and 2010. Of the 2010 households, 43.4% are family households and 56.6% are non-family households. Of all households, 22.6% have children under age 18 and 17.8% have an individual 65 years and older. Forty-four percent of households are single person households. In most of these, the householder is under age 65. Husband and wife households are the second largest type representing 23% of households.

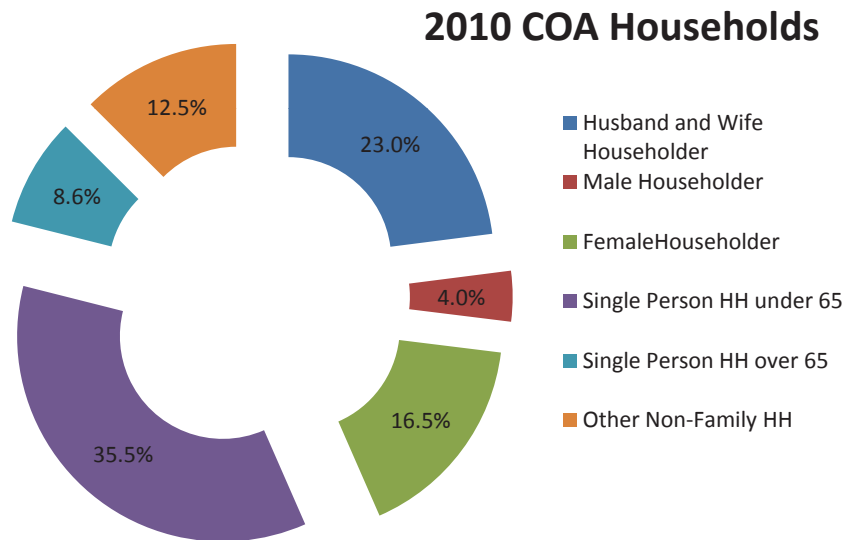
Since 2000, the percent of husband and wife, female and male headed households have decreased while the percent of single person households and other households types has increased. The biggest increase has been in the single person households from 38.4% to 44% of all households. The households with individuals under 18 have decreased



# Community Assessment - 1. Population

from 27.4% in 2000 to 22.6%. Households with individuals 65 and over have decreased slightly from 18.3% in 2000 to 17.8% in 2010.

The average household size is 2.11 persons per household and the average family size is 3.06 persons per family. The average household size has been declining over the past decades from 2.4 in 1990 to 2.3 in 2000 to 2.11 in 2010.



### 2000 COA Households

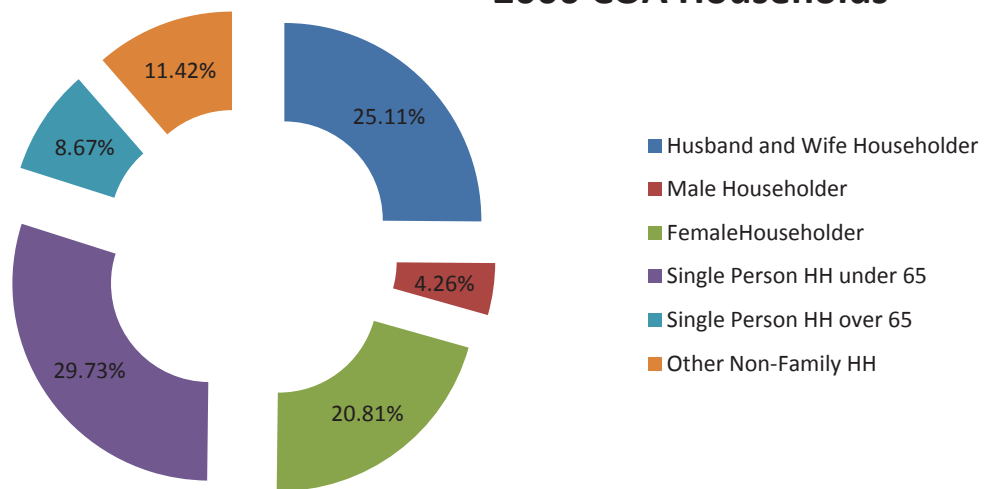


Figure 1-4: 2000 and 2010 Household Composition

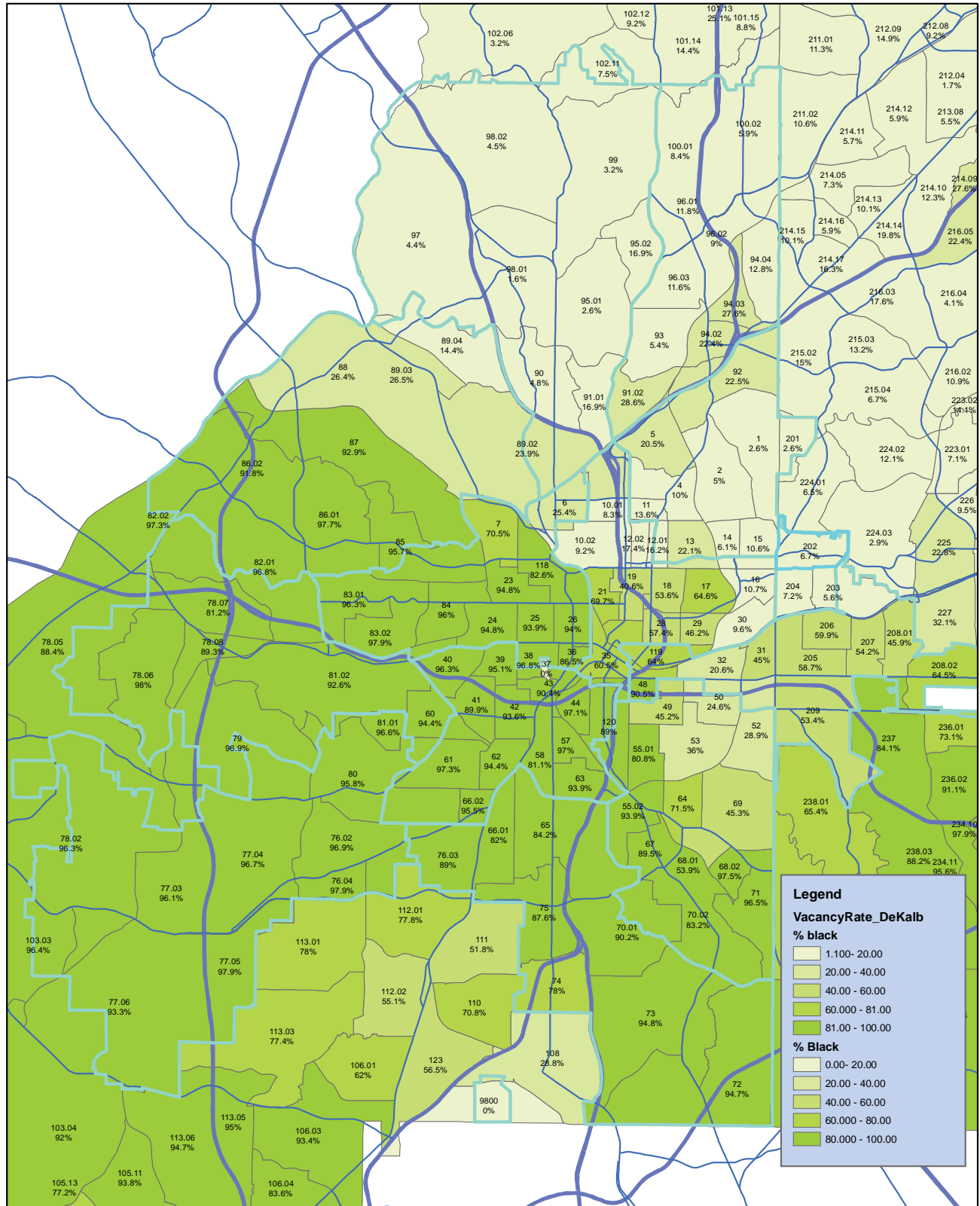
## Racial Composition

Fifty-four percent of the population is African American, 38% is White, 3% is Asian, 2.5% is Other (Native American and Pacific Islander) and 2% are two or more races. 5.2 % of the population is of Hispanic or Latin Origin.

The racial composition has changed from 2000. At that time, 61.4% of the population was African American, 33.2% White, 1.9% Asian, 2.2% other, 1.2% two or more races. 4.5% of the population was Hispanic or Latin Origin.

Since 2000, the African American population has decreased by 12.7% (28,795) while the White population has increased by 14% (22,763), the Asian population has increased by 39% (5,142), the Other population has increased by 11.8% (1,227) and Two or more races has increased by 38% (3,192). The population of Hispanic origin has increased by 14.2% or (3,529). See Map 1-10 to 1-13 for the racial composition of each Census Tract.

City of Atlanta - Racial Composition  
Percent African American Population



2010\_census\_race\_black

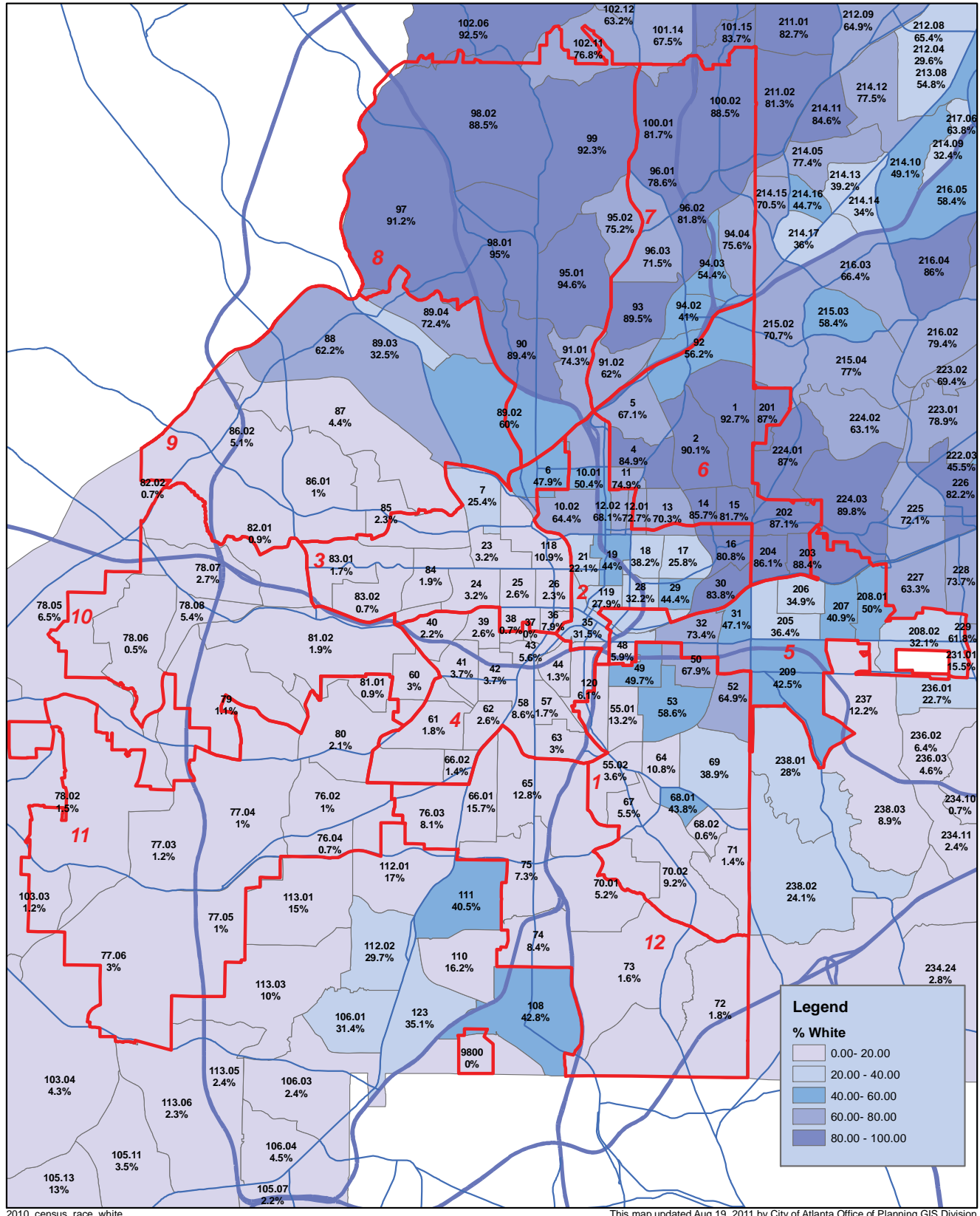
This map updated Aug 16, 2011 by City of Atlanta Office of Planning GIS Division

Map 1-10: 2010 Racial Composition - African American/Black



# Community Assessment - 1. Population

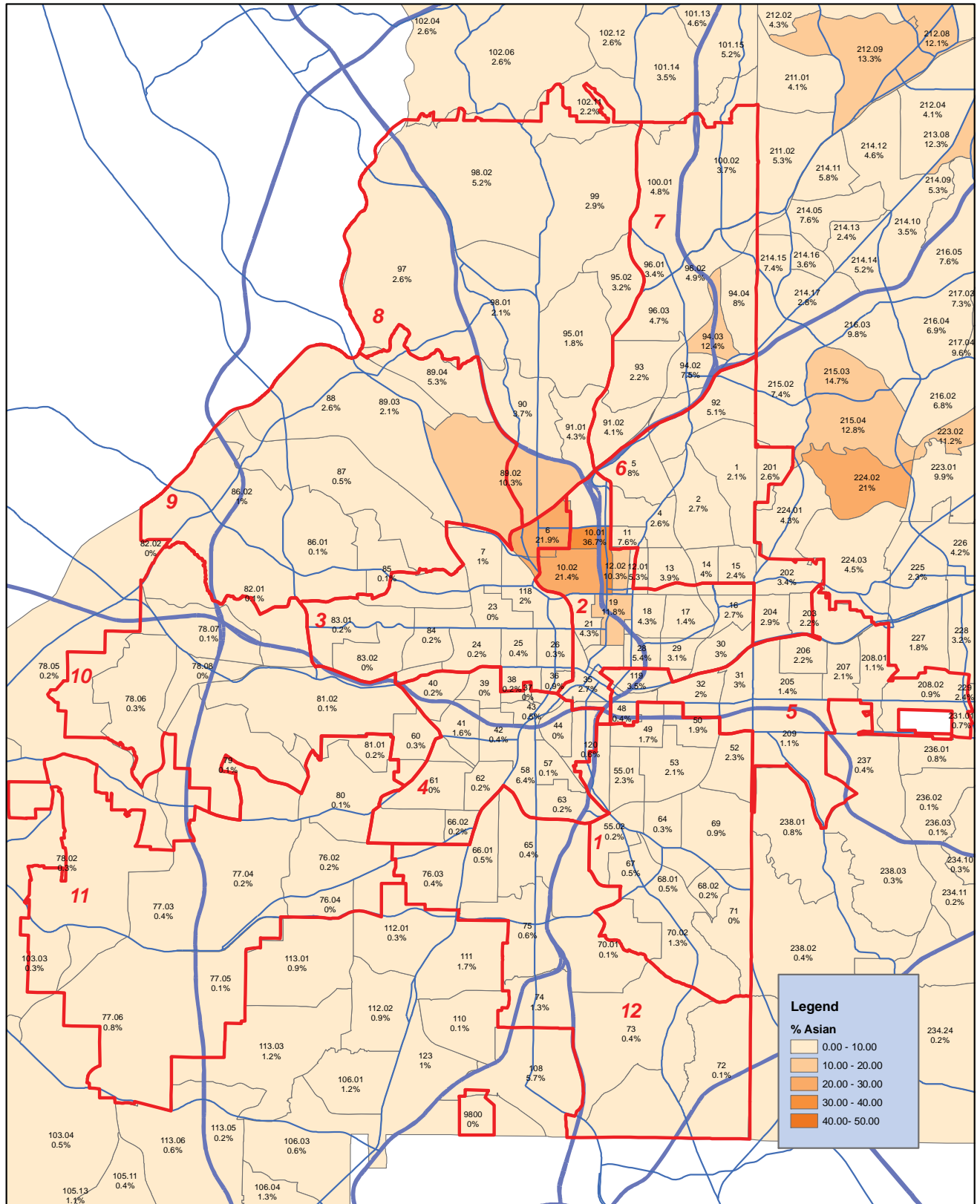
## City of Atlanta - Racial Composition Percent White Population



Map 1-11: 2010 Racial Composition - White



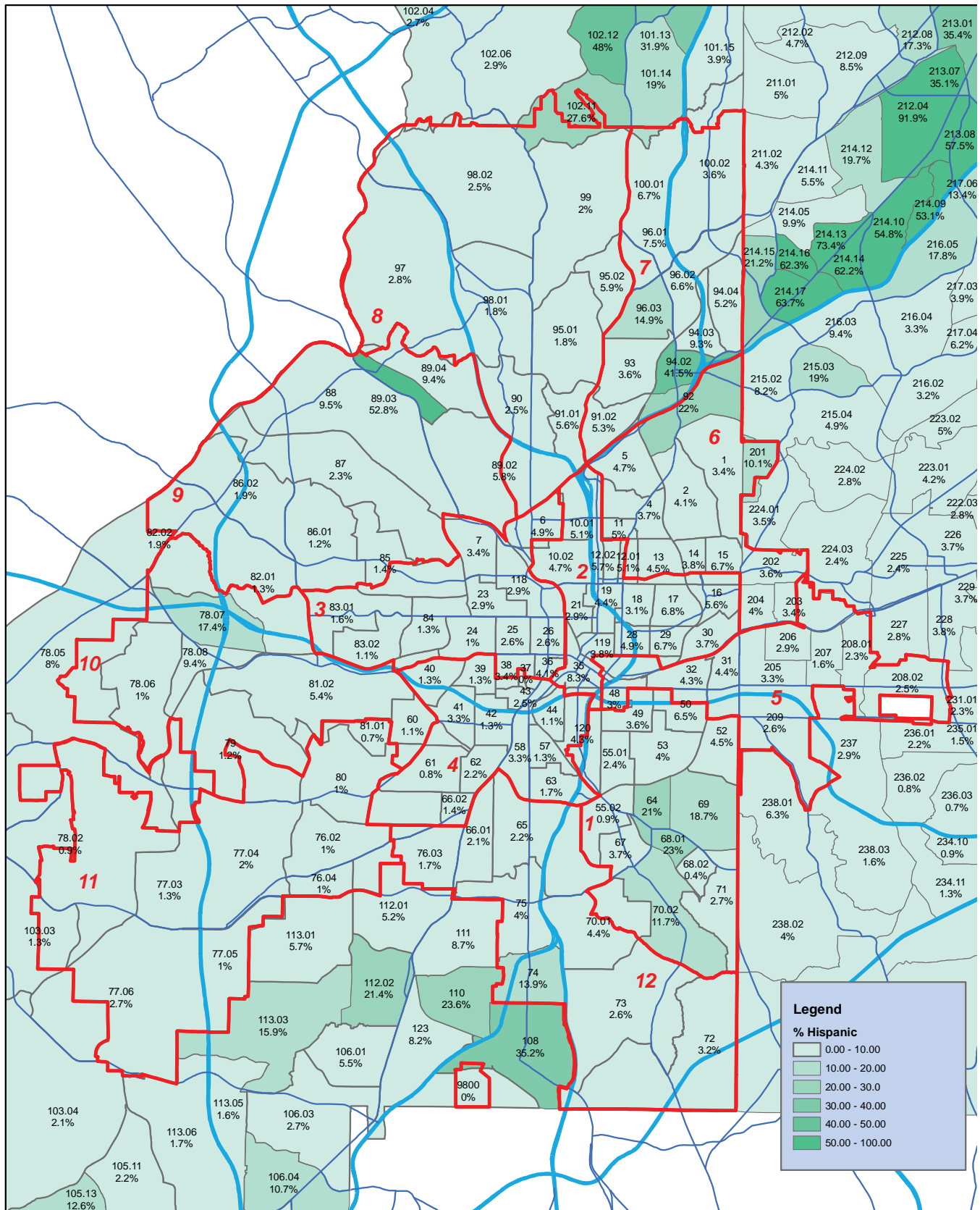
City of Atlanta - Racial Composition  
Percent Asian Population



Map 1-12: 2010 Racial Composition - Asian



City of Atlanta - Racial Composition  
Percent Hispanic Origin



2010\_census\_race\_hispanic

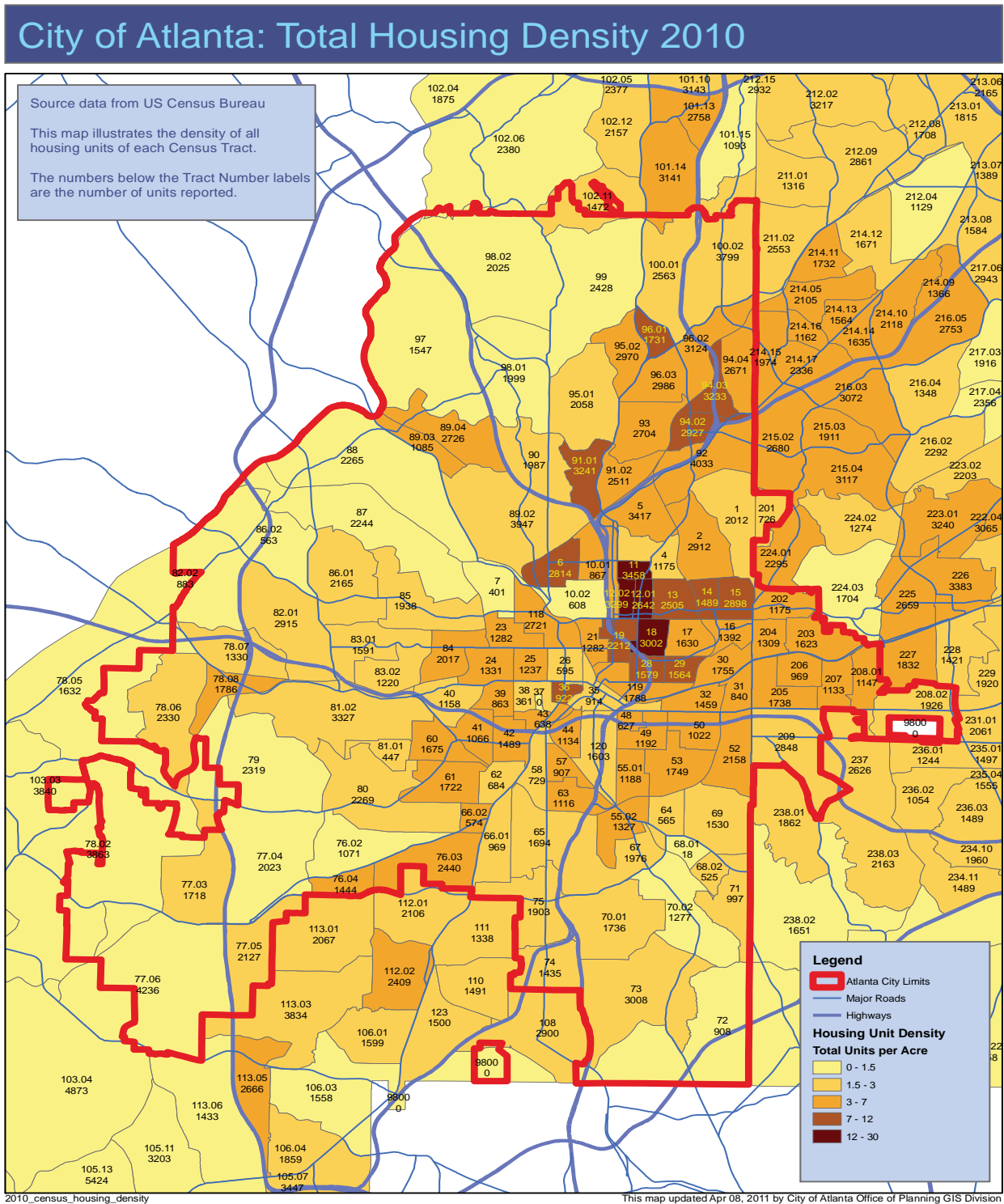
This map updated Aug 18, 2011 by City of Atlanta Office of Planning GIS Division

Map 1-13: 2010 Hispanic Origin

## Housing Units and Vacancy Rates

The City of Atlanta has 224,573 housing units. This is an increase of 20% or 37,648 units from 2000. Of the 185,142 occupied housing units, almost 45% are owner occupied and 55% are renter occupied. In 2000, 43.7% were owner occupied and 56.3% were renter occupied.

Map 1- shows the housing density by census tract (units per acre), the darker the color, the higher the housing density. The housing density ranges from 0 housing units per acre to 29.7 and the median is 2.1 units per acre. The highest housing densities are in Downtown, Midtown and in Buckhead.



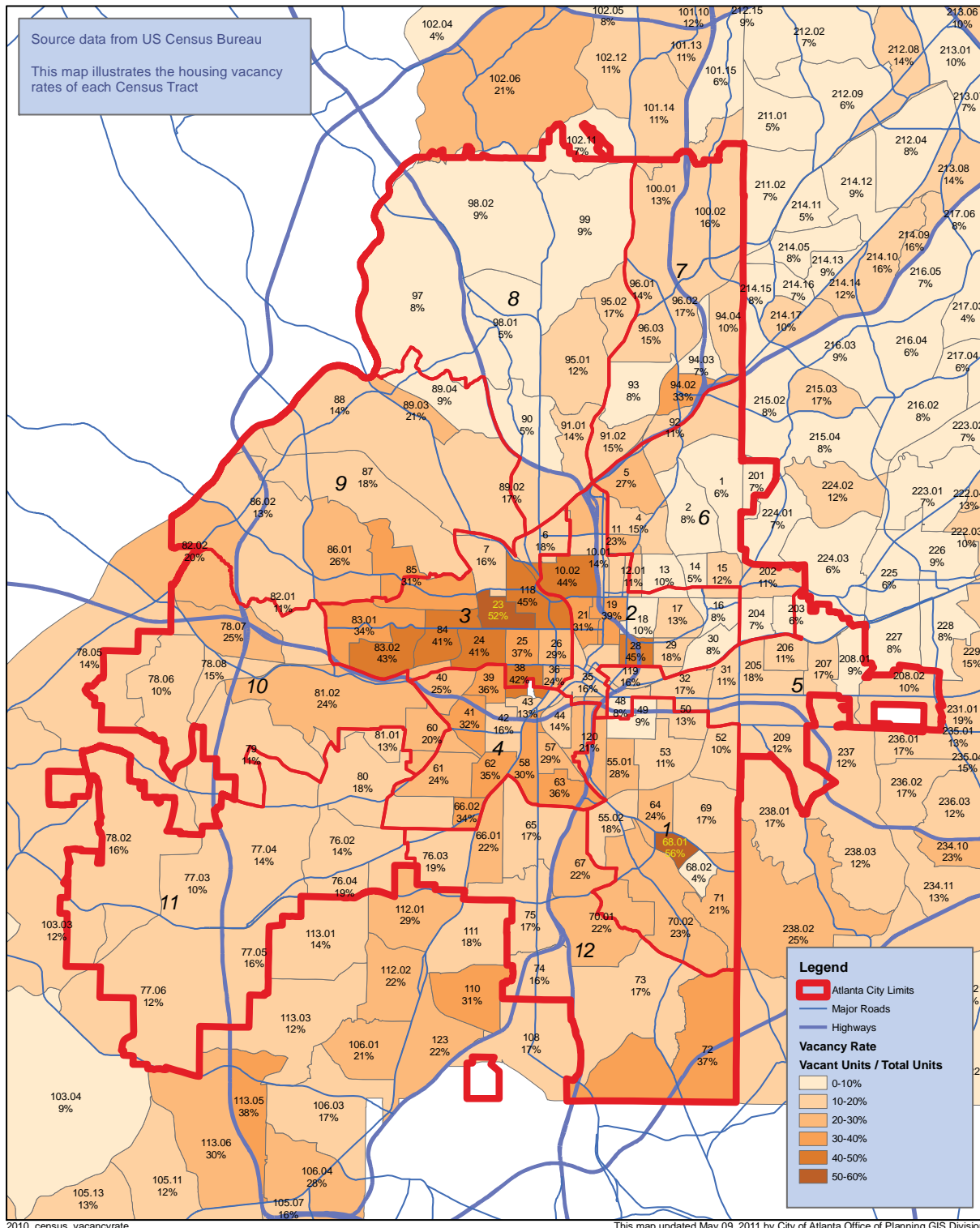
Map 1-14: 2010 Housing Density



# Community Assessment - 1. Population

A little over 17% or 39,431 of housing units in the City of Atlanta are vacant. This is a sharp increase from 2000 when 10% or 18,778 units were vacant. The vacancy rate for rental units was 15%, higher than the 7% vacancy rate for owner-occupied units. Map shows the vacancy rate by Census Tract (the darker the color, the higher the vacancy rate). Vacancy rates range from a low of 5% to a high of 55%.

## City of Atlanta: Housing Vacancy Rate 2010



Map 1-14: 2010 Housing Vacancy

## 2. ECONOMIC DEVELOPMENT

The Economic Development section of the City of Atlanta’s Comprehensive Development Plan includes an analysis of the City’s economic base, or jobs in the City; the labor force, or those workers who live in the City; economic trends affecting the City; and the City’s economic development resources, including agencies and programs dedicated to creating economic growth in Atlanta. The intent of this section is to integrate economic development into the community comprehensive planning process so that the City can identify its priorities in economic needs, facilities, land uses and goals.

### Economic Base

This section describes the City of Atlanta’s economic base, or those jobs which are located in the City of Atlanta. Trends in business employment, industries and wages are presented and compared to trends in the Atlanta MSA, Georgia and the nation (where available). This section includes data on the City’s employment industry mix and includes projections by industry.

### Business Employment

In the 2<sup>nd</sup> quarter of 2009, there were 378,109 jobs in the City of Atlanta, representing 17.1% of the Atlanta MSA’s jobs (2.2 million) and 9.9% of the State’s jobs (3.8 million) (Table 2-1). The number of jobs in the City decreased by 90,305 jobs, or 19.3%, from 2000 to the 2<sup>nd</sup> quarter of 2009, a significantly higher rate than in the MSA, where the number of jobs decreased by 0.7%; in the State, where the number of jobs decreased by 1.6%; and in the nation, where the number of jobs decreased by 1.0% over the same period.

**Table 2-1: Atlanta’s Business Employment Change in the Regional and National Context 2000-2009**

Year	City of Atlanta			Atlanta MSA			Georgia			United States		
	Total	Annual Change		Total	Annual Change		Total	Annual Change		Total	Annual Change	
2000	468,414			2,226,841			3,871,050			NA		
2001	473,193	4,779	1.00%	2,288,744	61,903	2.80%	3,849,332	-21,718	-0.60%	130,834,244	NA	NA
2002	431,415	-41,778	-8.80%	2,229,183	-59,561	-2.60%	3,797,093	-52,239	-1.40%	129,042,576	-1,791,668	-1.40%
2003	414,937	-16,478	-3.80%	2,182,692	-46,491	-2.10%	3,773,221	-23,872	-0.60%	128,386,102	-656,474	-0.50%
2004	406,177	-8,760	-2.10%	2,191,485	8,793	0.40%	3,823,433	50,212	1.30%	129,803,635	1,417,533	1.10%
2005	411,845	5,668	1.40%	2,270,526	79,041	3.60%	3,924,780	101,347	2.70%	132,109,429	2,305,795	1.80%
2006	423,013	11,168	2.70%	2,344,977	74,451	3.30%	4,012,997	88,217	2.20%	134,440,300	2,330,871	1.80%
2007	422,193	-820	-0.20%	2,373,335	28,358	1.20%	4,072,081	59,084	1.50%	136,064,223	1,623,923	1.20%
2008	400,859	-21,334	-5.10%	2,361,985	-11,350	-0.50%	4,052,013	-20,068	-0.50%	136,120,153	55,929	0.00%
2009	378,109	-22,750	-5.70%	2,211,531	-150,454	-6.40%	3,809,881	-242,132	-6.00%	129,508,160	-6,611,993	-4.90%
<b>2000-2009</b>		<b>-90,305</b>	<b>-19.30%</b>		<b>-15,310</b>	<b>-0.70%</b>		<b>-61,169</b>	<b>-1.60%</b>		<b>-1,326,084</b>	<b>-1.00%</b>
<b>CAGR</b>			<b>-2.10%</b>			<b>-0.10%</b>			<b>-0.20%</b>			<b>-0.10%</b>

Source: US Census QWI and Georgia Department of Labor, Workforce Information & Analysis, Employment & Wages Unit, US Bureau of Labor Statistics

During the decade, the City was impacted severely by two national economic downturns. From 2001 to 2004, the City lost 67,016 jobs, or 14.2%, compared to 4.6% in the MSA, 2.7% in the state of Georgia and 1.9% in the U.S. as a whole. The City continued to lose jobs into 2004, after the MSA, Georgia and the U.S. began to see a recovery. During the current recession, the City of Atlanta saw job losses in 2007, before job losses occurred in the MSA, Georgia, and the U.S. In total, the City has lost 44,904 jobs since 2007, or 10.6% while the MSA has lost 6.8% of its jobs, Georgia has lost 6.4% of its jobs



## Community Assessment - 2. Economic Development

and the U.S. has lost 4.9% of its jobs.

### Employment Growth by Industry

As discussed above, the City of Atlanta lost 90,305 jobs from 2000 to 2009. The largest number of jobs lost were in Public Administration (29,086 jobs, or 41.3%), Health Care and Social Assistance (15,408 jobs, or 30.6%) and Manufacturing (10,587 jobs or 42.1%). The industries which saw employment gains were Utilities (2,428 jobs), Education Services (4,488 jobs) and Arts, Entertainment and Recreation (2,692 jobs) as well as modest gains in Real Estate and Professional, Scientific and Technical Services.

The Atlanta MSA lost 15,310 jobs from 2000 to 2009. The largest number of jobs lost were in Manufacturing (57,810 jobs, or 27.8%), Information (29,381 jobs or 25.3%), and Management of Companies and Enterprises (21,862 jobs, or 33.4%). However, there were several industries which saw gains over the period: Educational Services (77,761 jobs, or 59.5%), Health Care and Social Assistance (28,532 jobs or 15.2%) and Accommodation and Food Services (28,292 jobs or 16.8%). In these industries, the MSA outpaced job growth in the City of Atlanta, indicating that these industries may present growth opportunities for the City in the future.

### Employment by Industry Mix in 2009

In 2009, the City of Atlanta had 378,109 jobs. The largest number of jobs, 47,722 (12.6%) were in Professional, Scientific and Technical Services, followed by Accommodation and Food Services (38,167 jobs or 10.1%), Health Care and Social Assistance (35,012 jobs, or 9.3%), Educational Services (33,012 jobs or 8.7%) and Public Administration (29,086 jobs or 7.7%) (Table 2-2).

Table 2-2: Business Employment by Industry, City of Atlanta and Atlanta MSA 200-2009

Industry	City of Atlanta				Atlanta MSA			
	2000	2009	Total Change	% Change	2000	2009	Total Change	% Change
11 Agriculture, Forestry, Fishing and Hunting	1,015	80	-935	-92.10%	3,778	2,053	-1,725	-45.70%
21 Mining, Quarrying, & Oil & Gas Extraction	52	28	-24	-46.20%	1,802	1,098	-704	-39.10%
22 Utilities	951	3,379	2,428	255.30%	11,308	11,158	-150	-1.30%
23 Construction	12,026	9,393	-2,633	-21.90%	121,590	102,991	-18,599	-15.30%
31-33 Manufacturing	25,124	14,537	-10,587	-42.10%	207,767	149,957	-57,810	-27.80%
42 Wholesale Trade	23,190	17,910	-5,280	-22.80%	165,030	148,478	-16,552	-10.00%
44-45 Retail Trade	28,852	23,516	-5,336	-18.50%	258,245	250,679	-7,566	-2.90%
48-49 Transportation and Warehousing	18,558	11,199	-7,359	-39.70%	132,833	125,455	-7,378	-5.60%
51 Information	33,467	25,995	-7,472	-22.30%	116,067	86,686	-29,381	-25.30%
52 Finance and Insurance	31,052	23,960	-7,092	-22.80%	107,136	104,775	-2,361	-2.20%
53 Real Estate and Rental and Leasing	10,134	10,258	124	1.20%	42,159	41,884	-275	-0.70%
54 Professional, Scientific, & Tech. Services	46,739	47,722	983	2.10%	155,995	176,495	20,500	13.10%
55 Mgmt. of Companies & Enterprises	14,237	9,444	-4,793	-33.70%	65,494	43,632	-21,862	-33.40%
56 Administrative and Support	34,392	24,794	-9,598	-27.90%	175,155	166,222	-8,933	-5.10%
61 Educational Services	28,524	33,012	4,488	15.70%	130,779	208,540	77,761	59.50%
62 Health Care and Social Assistance	50,420	35,012	-15,408	-30.60%	187,108	215,640	28,532	15.20%
71 Arts, Entertainment, and Recreation	5,088	7,780	2,692	52.90%	23,811	28,148	4,337	18.20%
72 Accommodation and Food Services	38,191	38,167	-24	-0.10%	168,740	197,032	28,292	16.80%
81 Other Services (except Public Admin.)	16,877	12,837	-4,040	-23.90%	62,945	59,612	-3,333	-5.30%
92 Public Administration	49,525	29,086	-20,439	-41.30%	89,099	90,996	1,897	2.10%
<b>Total</b>	<b>468,414</b>	<b>378,109</b>	<b>-90,305</b>	<b>-19.30%</b>	<b>2,226,841</b>	<b>2,211,531</b>	<b>-15,310</b>	<b>-0.70%</b>

Source: US Census Bureau QWI 2nd Quarter

## Community Assessment - 2. Economic Development

### Business Employment Earnings

In spite of job losses in the City of Atlanta, earnings remain high. In the 2<sup>nd</sup> quarter of 2000, City of Atlanta average monthly earnings were \$3,607, or 7.2% higher than the MSA as a whole. In the 2<sup>nd</sup> quarter of 2009, average monthly earnings in the City of Atlanta were \$4,621, an increase of 28.1% since 2000. In 2009, the City's average monthly earnings were 18.9% higher than the MSA as a whole (Table 2-3)

In 2009, the City of Atlanta's industries with the highest paying jobs were Finance and Insurance with average monthly earnings of \$7,134, or 154.4% of the city's average earnings, Professional, Scientific and Technical Services (\$7,032), Wholesale Trade (\$6,518) and Management of Companies and Enterprises (\$3,349).

From 2000 to 2009, the industries with the largest increase in average earnings were Agriculture and Forestry (219.3%), Management of Companies and Enterprises (52.3%), Educational Services (43.2%) and Other Services (41.5%) (Table 2-4).

**Table 2-3: Average Monthly Earnings, City of Atlanta and Atlanta MSA 2000-2009**

Year	City of Atlanta			Atlanta MSA		
	Total	Annual Change		Total	Annual Change	
2000	\$3,607			\$3,365		
2001	\$3,699	92	2.60%	\$3,427	62	1.80%
2002	\$3,860	161	4.40%	\$3,484	57	1.70%
2003	\$3,856	-4	-0.10%	\$3,526	42	1.20%
2004	\$3,936	80	2.10%	\$3,534	8	0.20%
2005	\$4,148	212	5.40%	\$3,731	197	5.60%
2006	\$4,361	213	5.10%	\$3,787	56	1.50%
2007	\$4,553	192	4.40%	\$4,073	286	7.60%
2008	\$4,740	187	4.10%	\$3,987	-86	-2.10%
2009	\$4,621	-119	-2.50%	\$3,888	-99	-2.50%
<b>2000-2009</b>		1,014	28.10%		523	15.50%
<b>CAGR</b>			2.50%			1.50%

Source: US Census QWI and Georgia Department of Labor, Workforce Information & Analysis, Employment & Wages Unit, US Bureau of Labor Statistics

**Table 2-4: Average Monthly Earnings by Industry, City of Atlanta and Atlanta MSA 2000-2009**

Industry	City of Atlanta						Atlanta MSA					
	2000		2009		2000-2009		2000		2009		2000-2009	
	Earnings	% of Average	Earnings	% of Average	Total Change	% Change	Earnings	% of Average	Earnings	% of Average	Total Change	% Change
11 Agriculture, Forestry, Fishing and Hunting	\$1,553	43.10%	\$4,959	107.30%	\$3,406	219.30%	\$2,183	64.90%	\$3,036	78.10%	\$853	39.10%
21 Mining, Quarrying, & Oil & Gas Extraction	\$3,676	101.90%	\$4,226	91.50%	\$550	15.00%	\$3,469	103.10%	\$3,811	98.00%	\$342	9.90%
22 Utilities	\$4,143	114.90%	\$5,484	118.70%	\$1,341	32.40%	\$4,501	133.80%	\$5,515	141.80%	\$1,014	22.50%
23 Construction	\$3,796	105.20%	\$4,363	94.40%	\$567	14.90%	\$3,358	99.80%	\$4,021	103.40%	\$663	19.70%
31-33 Manufacturing	\$4,629	128.30%	\$5,839	126.40%	\$1,210	26.10%	\$3,530	104.90%	\$4,438	114.10%	\$908	25.70%
42 Wholesale Trade	\$5,111	141.70%	\$6,518	141.10%	\$1,407	27.50%	\$4,801	142.70%	\$5,562	143.10%	\$761	15.90%
44-45 Retail Trade	\$2,236	62.00%	\$2,296	49.70%	\$60	2.70%	\$2,182	64.80%	\$2,328	59.90%	\$146	6.70%
48-49 Transportation and Warehousing	\$3,080	85.40%	\$3,594	77.80%	\$514	16.70%	\$4,256	126.50%	\$4,241	109.10%	(\$15)	-0.40%
51 Information	\$4,524	125.40%	\$5,860	126.80%	\$1,336	29.50%	\$4,899	145.60%	\$6,105	157.00%	\$1,206	24.60%
52 Finance and Insurance	\$5,348	148.30%	\$7,134	154.40%	\$1,786	33.40%	\$4,456	132.40%	\$5,757	148.10%	\$1,301	29.20%
53 Real Estate and Rental and Leasing	\$3,821	105.90%	\$5,028	108.80%	\$1,207	31.60%	\$3,312	98.40%	\$4,073	104.80%	\$761	23.00%
54 Professional, Scientific, & Tech. Services	\$5,524	153.10%	\$7,032	152.20%	\$1,508	27.30%	\$4,893	145.40%	\$5,968	153.50%	\$1,075	22.00%
55 Mgmt. of Companies & Enterprises	\$4,168	115.60%	\$6,349	137.40%	\$2,181	52.30%	\$4,191	124.50%	\$5,293	136.10%	\$1,102	26.30%
56 Administrative and Support	\$2,279	63.20%	\$3,186	68.90%	\$907	39.80%	\$2,536	75.40%	\$3,173	81.60%	\$637	25.10%
61 Educational Services	\$3,092	85.70%	\$4,427	95.80%	\$1,335	43.20%	\$2,578	76.60%	\$3,425	88.10%	\$847	32.90%
62 Health Care and Social Assistance	\$3,047	84.50%	\$3,945	85.40%	\$898	29.50%	\$2,957	87.90%	\$3,608	92.80%	\$651	22.00%
71 Arts, Entertainment, and Recreation	\$4,593	127.30%	\$3,904	84.50%	(\$689)	-15.00%	\$2,361	70.20%	\$2,392	61.50%	\$31	1.30%
72 Accommodation and Food Services	\$1,740	48.20%	\$1,902	41.20%	\$162	9.30%	\$1,487	44.20%	\$1,590	40.90%	\$103	6.90%
81 Other Services (except Public Admin.)	\$2,263	62.70%	\$3,203	69.30%	\$940	41.50%	\$2,389	71.00%	\$2,805	72.10%	\$416	17.40%
92 Public Administration	\$2,732	75.70%	\$3,561	77.10%	\$829	30.30%	\$2,715	80.70%	\$3,259	83.80%	\$544	20.00%
<b>Total</b>	<b>\$3,607</b>	<b>100.00%</b>	<b>\$4,621</b>	<b>100.00%</b>	<b>\$1,014</b>	<b>28.10%</b>	<b>\$3,365</b>	<b>100.00%</b>	<b>\$3,888</b>	<b>100.00%</b>	<b>\$523</b>	<b>15.50%</b>

2nd Quarter

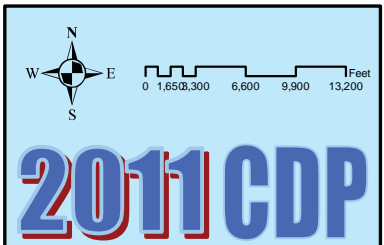
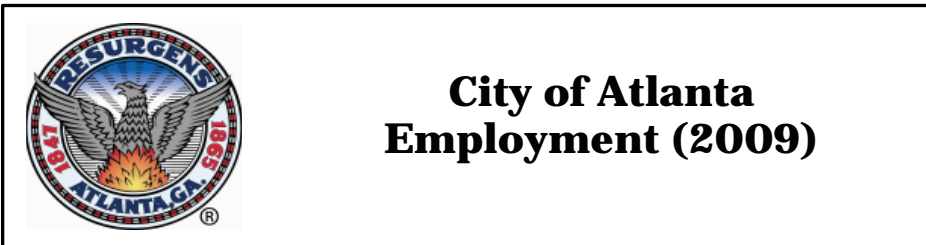
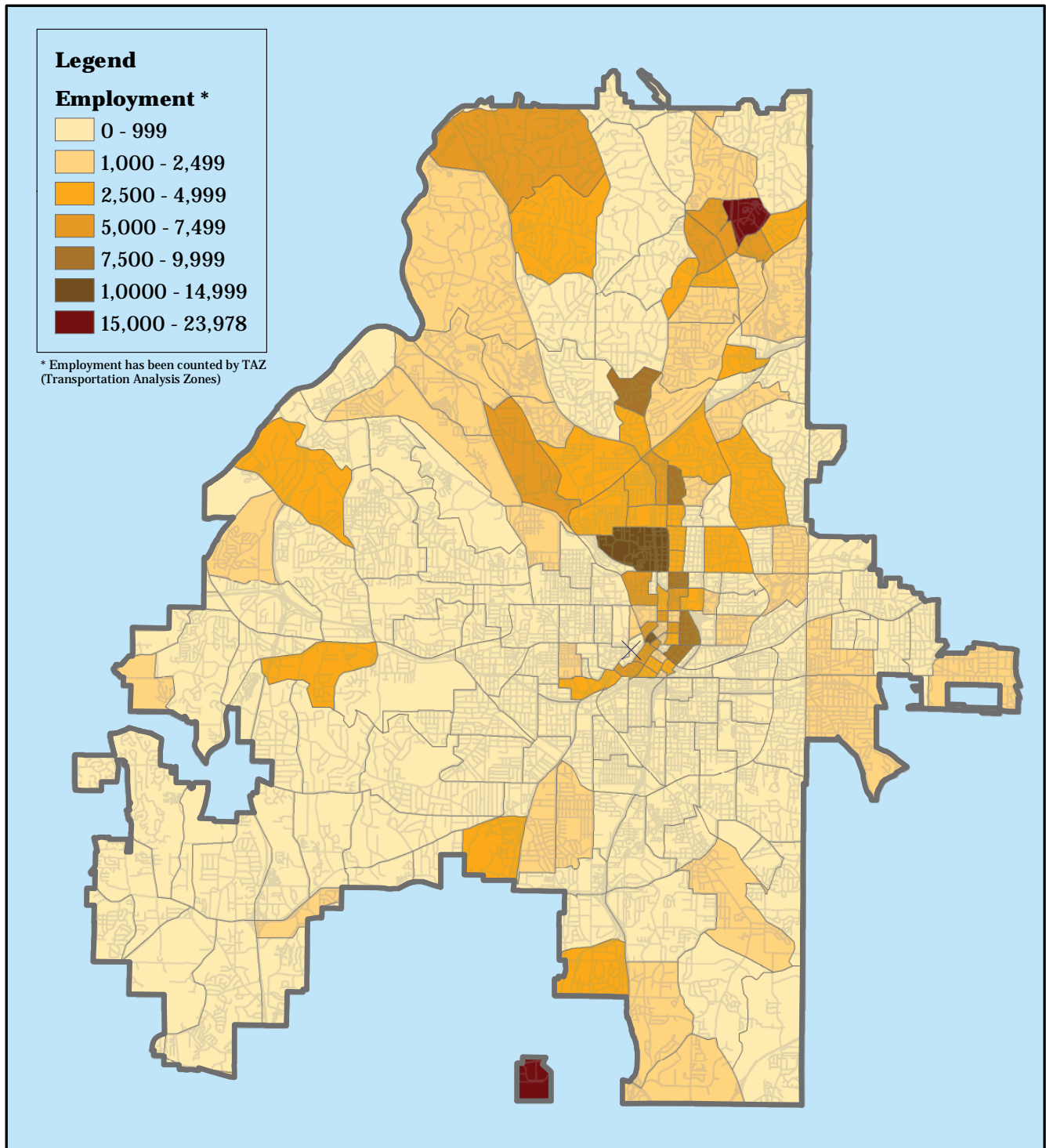
Source: US Census Bureau QWI

### Employment Location

The Atlanta Regional Commission (ARC) divides the City of Atlanta into seven superdistricts. According to the ARC, in 2009 the largest concentration of jobs



# Community Assessment - 2. Economic Development



Map 2-1: City of Atlanta Employment by TAZ



## Community Assessment - 2. Economic Development

in Atlanta (112,150 jobs or 29.3%) were in the Central Business District while the NE Atlanta superdistrict had 23.4% of the City's jobs and Buckhead contained 23.4% of the City's jobs. These three superdistricts accounted for 76.1% of the City's employment (Table 2-5). The concentration of jobs in 2009 by Traffic Analysis Zone (TAZ) is shown in Map 2-1.

Superdistrict	2000		2009		Change 2000-2009	% Change
	Jobs	%	Jobs	%		
Atlanta-DeKalb	6,905	1.60%	5,971	1.60%	-934	-13.50%
Buckhead	100,266	22.90%	89,462	23.40%	-10,804	-10.80%
CBD Atlanta	115,620	26.40%	112,150	29.30%	-3,470	-3.00%
NE Atlanta	102,665	23.50%	89,624	23.40%	-13,041	-12.70%
NW Atlanta	36,568	8.40%	31,776	8.30%	-4,792	-13.10%
SE Atlanta	33,192	7.60%	21,886	5.70%	-11,306	-34.10%
SW Atlanta	41,979	9.60%	31,332	8.20%	-10,647	-25.40%
<b>Total</b>	<b>437,195</b>	<b>100.00%</b>	<b>382,201</b>	<b>100.00%</b>	<b>-54,994</b>	<b>-12.60%</b>

\* Atlanta Regional Commission employment estimates differ from QWI data due to differences in methodology.  
Source: Atlanta Regional Commission

In general, there was not been a significant shift in employment location from 2000 to 2009. However, the CBD had the lowest rate of employment loss at -3.0% while SW Atlanta had the highest rate of employment loss at -25.4% over the decade.

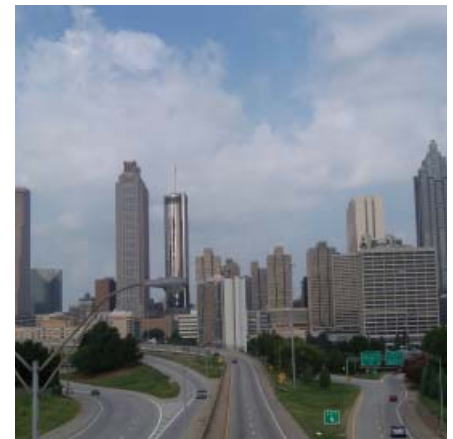
### Employment Projections

The Atlanta Regional Commission anticipates that regional employment will decrease to a low of 2.7 million jobs in 2010 and then increase to 4.5 million in 2040, an increase of 1.8 million jobs, or 65.7% over the thirty year period. Currently, the City of Atlanta represents 17.1% of the region's employment. If the City captures 17.1% of these projected new jobs, the City's employment base will increase by 303,100 jobs to 681,209 total jobs by 2040. (The ARC is calculating employment projections for smaller geographies, but they are not currently available.)

The industry projections below were calculated by the Georgia Department of Labor Statistics in 2006, and do not reflect the impact of the Great Recession. However, while these job projections are probably too high, they do give an indication of what industries the State expects to grow in the future.

In 2006, the Georgia Department of Labor predicted that Fulton County would increase from 785,660 jobs in 2006 to 856,100 jobs in 2016, an overall increase of 9.0%, or 0.9% each year. The industries with the largest net increase in jobs are projected to be Health Care and Social Assistance, with 16,060 new jobs (24.2% growth), Professional, Scientific and Technical Services, with 15,780 new jobs (21.2% growth) and Accommodation and Food Services with 12,350 new jobs (17.7% growth). In addition, Educational Services is anticipated to grow by 24.2%, or 16,060 new jobs and Other Services is projected to grow by 20.4%, or 6,220 jobs. The Department of Labor projected that six industries would lose jobs over the period. They projected a job loss of 7,520 in the Management of Companies and Enterprises sector (-46.2%), a job loss of 1,240 in Arts Entertainment and Recreation (-11.3%) and a loss of 980 jobs in the retail trade (-1.6%) (Table 2-6).

The top five fastest growing industry sectors are anticipated to be Profes-



Downtown Atlanta has the highest number of employment.



Buckhead and Midtown have high a number of employment.



## Community Assessment - 2. Economic Development

sional and Technical services (15,780 jobs), Food services and drinking places (11,490 jobs), Educational services (10,390 jobs), Hospitals (8,540 jobs) and Administrative and support services (5,820 jobs) (Table 2-7).

The Georgia Department of Labor projected the highest job loss in the following subsectors: Management of companies and enterprises (7,520 jobs),

**Table 2-6: Long Term Industry Projections, Fulton County 2006-2016**

NAICS	Industry Sector	2006 Employment	2016 Projected Employment	Total Change	% Change	Annual % Change
11	Agriculture, Forestry, Fishing and Hunting**	200	190	-10	-5.00%	-0.50%
21	Mining, Quarrying, and Oil and Gas	180	180	0	-0.60%	-0.10%
22	Utilities	3,150	3,480	330	10.50%	1.00%
23	Construction	24,320	29,250	4,930	20.30%	1.90%
31-33	Manufacturing	36,370	39,130	2,760	7.60%	0.70%
42	Wholesale Trade	45,770	45,130	-640	-1.40%	-0.10%
44-45	Retail Trade	62,600	61,620	-980	-1.60%	-0.20%
48-49	Transportation and Warehousing**	48,440	49,880	1,440	3.00%	0.30%
51	Information	23,850	25,530	1,680	7.00%	0.70%
52	Finance and Insurance**	58,750	58,960	210	0.40%	0.00%
53	Real Estate and Rental and Leasing	21,900	22,750	850	3.90%	0.40%
54	Professional, Scientific, and Technical Serv.	74,350	90,130	15,780	21.20%	1.90%
55	Management of Companies and Enterprises	16,270	8,750	-7,520	-46.20%	-6.00%
56	Administrative and Support and Waste Mgmt.	67,470	73,690	6,220	9.20%	0.90%
61	Educational Services	45,940	56,330	10,390	22.60%	2.10%
62	Health Care and Social Assistance	66,340	82,400	16,060	24.20%	2.20%
71	Arts, Entertainment, and Recreation	10,930	9,690	-1,240	-11.30%	-1.20%
72	Accommodation and Food Services	69,550	81,900	12,350	17.70%	1.60%
81	Other Services (except Public Administration)	30,470	36,690	6,220	20.40%	1.90%
92	Public Administration	56,660	56,550	-110	-0.20%	0.00%
<b>Total Employment, All Jobs</b>		<b>785,660</b>	<b>856,100</b>	<b>70,440</b>	<b>9.00%</b>	<b>0.90%</b>
* Total does not include those subsectors that were not disclosed.						
Source: Georgia Department of Labor Statistics						

**Table 2-7: Long Term Industry Projections – Fastest Growing Subsectors, Fulton County 2006-2016**

NAICS	Industry Sector	2006 Employment	2016 Projected Employment	Total Change	% Change	Annual % Change
541000	Professional and technical services	74,350	90,130	15,780	21.20%	1.90%
722000	Food services and drinking places	54,980	66,470	11,490	20.90%	1.90%
611000	Educational services	45,940	56,330	10,390	22.60%	2.10%
622000	Hospitals	27,910	36,450	8,540	30.60%	2.70%
561000	Administrative and support services	65,950	71,770	5,820	8.80%	0.90%
621000	Ambulatory health care services	23,950	29,360	5,410	22.60%	2.10%
813000	Membership associations and organizations	15,650	20,650	5,000	31.90%	2.80%
238000	Specialty trade contractors	10,600	14,980	4,380	41.30%	3.50%
624000	Social assistance	7,860	9,930	2,070	26.30%	2.40%
524000	Insurance carriers and related activities	25,190	27,260	2,070	8.20%	0.80%
Source: Georgia Department of Labor Statistics						

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Merchant wholesalers, durable goods (2,330 jobs), Performing arts and spectator sports (2,150 jobs), State Government (1,820 jobs) and Printing and related support activities (1,230) jobs. (Table 2-8).

NAICS	Industry Sector	2006 Employment	2016 Projected Employment	Total Change	% Change	Annual % Change
551000	Management of companies and enterprises	16,270	8,750	-7,520	-46.20%	-6.00%
423000	Merchant wholesalers, durable goods	24,390	22,060	-2,330	-9.50%	-1.00%
711000	Performing arts and spectator sports	4,650	2,500	-2,150	-46.20%	-6.00%
920000	State Government, Excluding Edu. and Hospitals	16,320	14,500	-1,820	-11.20%	-1.20%
323000	Printing and related support activities	3,890	2,660	-1,230	-31.60%	-3.70%
452000	General merchandise stores	10,130	8,920	-1,210	-12.00%	-1.30%
522000	Credit intermediation and related activities	23,970	22,830	-1,140	-4.80%	-0.50%
523000	Securities, commodity contracts, investments	8,720	7,930	-790	-9.10%	-0.90%
322000	Paper manufacturing	1,400	650	-750	-53.50%	-7.40%
485000	Transit and ground passenger transportation	1,300	810	-490	-37.00%	-4.60%

Source: Georgia Department of Labor Statistics

### Labor Force

The following section describes the characteristics of the Atlanta labor force i.e. those Atlanta residents who are working or seeking employment. For the period 2000 to 2009, it describes the changes in the labor force, employment, unemployment and the unemployment rate then compares these changes to those occurring over the same period in the Atlanta MSA, the State of Georgia and the United States. Data on the labor force, employment and unemployment is from the US Bureau of Labor Statistics and the data on the characteristics of the labor force, including occupation, poverty and commute is from the US Census American Community Survey.

### Change in Atlanta Labor Force, Employment and Unemployment

- Labor Force** – In 2009, there were 237,815 residents of Atlanta in the labor force, an increase of 34,706, or 17.1% from 2000, when there were 203,109 people in the labor force. On average, there was a 1.6% increase in the labor force each year from 2000 to 2009.
- Employment** – In 2009, the number of Atlanta residents employed was 213,241 persons, which represents an increase of 20,142 from 2000 when there were 193,033 Atlanta residents employed. Overall, this is a growth of 10.4% over the period an average annual rate of growth of 1.0%.
- Unemployment** – In 2009, the number Atlanta residents in the labor force who were unemployed was 24,574, an increase of 14,564, or 145.5%, from 2000 when there were 10,010 unemployed residents.
- Unemployment Rate** – In 2009, the annual unemployment rate was 10.3%, more than double the unemployment rate of 4.9% in 2000.



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Table 2-9: Average Annual Labor Force, Employment, Unemployment and Unemployment Rate, City of Atlanta 2000-2009

Year	Labor Force			Employment			Unemployment			Unemployment Rate		
	Annual Average	Change	% Change	Annual Average	Change	% Change	Annual Average	Change	% Change	Annual Average	Change	% Change
2000	203,109			193,099			10,010			4.9		
2001	207,863	4,754	2.30%	195,637	2,538	1.30%	12,226	2,216	22.10%	5.9	1	20.40%
2002	210,271	2,408	1.20%	193,729	-1,908	-1.00%	16,542	4,316	35.30%	7.9	2	33.90%
2003	209,533	-738	-0.40%	193,506	-223	-0.10%	16,027	-515	-3.10%	7.6	-0.3	-3.80%
2004	211,672	2,139	1.00%	195,962	2,456	1.30%	15,710	-317	-2.00%	7.4	-0.2	-2.60%
2005	218,037	6,365	3.00%	203,654	7,692	3.90%	14,383	-1,327	-8.40%	6.6	-0.8	-10.80%
2006	221,696	3,659	1.70%	208,950	5,296	2.60%	12,746	-1,637	-11.40%	5.7	-0.9	-13.60%
2007	235,449	13,753	6.20%	222,544	13,594	6.50%	12,905	159	1.20%	5.5	-0.2	-3.50%
2008	242,006	6,557	2.80%	224,927	2,383	1.10%	17,079	4,174	32.30%	7.1	1.6	29.10%
2009	237,815	-4,191	-1.70%	213,241	-11,686	-5.20%	24,574	7,495	43.90%	10.3	3.2	45.10%
<b>Total Change</b>		<b>34,706</b>	<b>17.10%</b>		<b>20,142</b>	<b>10.40%</b>		<b>14,564</b>	<b>145.50%</b>		<b>5.4</b>	<b>110.20%</b>
<b>CAGR</b>			<b>1.60%</b>			<b>1.00%</b>			<b>9.40%</b>			<b>7.70%</b>

Source: US Bureau of Labor Statistics, Labor Force Statistics

The City's employed labor force increased over the period from 2000 to 2009. However, employment increased at a slower pace than the labor force overall, leading to a significant increase in unemployment (see Table 2-9).

### Atlanta Labor Force, Employment and Unemployment in a Regional and National Context

- **Labor Force** – In 2009, the City of Atlanta's labor force, 237,815, represented 8.8% of the Atlanta MSA's labor force of 2.7 million and 4.9% of the State of Georgia's labor force of 4.8 million. As stated above, the City's labor force increased 17.1% from 2000 to 2009, a

Table 2-10: Average Annual Labor Force, City of Atlanta, Atlanta MSA, Georgia and US 2000-2009

Year	City of Atlanta			Atlanta MSA			Georgia			US		
	Annual Average	Change	% Change	Annual Average	Change	% Change	Annual Average	Change	% Change	Annual Average	Change	% Change
2000	203,109			2,377,183			4,242,889			142,583,000		
2001	207,863	4,754	2.30%	2,422,668	45,485	1.90%	4,283,156	40,267	0.90%	143,734,000	1,151,000	0.80%
2002	210,271	2,408	1.20%	2,449,804	27,136	1.10%	4,345,402	62,246	1.50%	144,863,000	1,129,000	0.80%
2003	209,533	-738	-0.40%	2,452,018	2,214	0.10%	4,382,182	36,780	0.80%	146,510,000	1,647,000	1.10%
2004	211,672	2,139	1.00%	2,497,640	45,622	1.90%	4,460,137	77,955	1.80%	147,401,000	891,000	0.60%
2005	218,037	6,365	3.00%	2,592,385	94,745	3.80%	4,616,260	156,123	3.50%	149,320,000	1,919,000	1.30%
2006	221,696	3,659	1.70%	2,662,471	70,086	2.70%	4,728,045	111,785	2.40%	151,428,000	2,108,000	1.40%
2007	235,449	13,753	6.20%	2,719,376	56,905	2.10%	4,795,438	67,393	1.40%	153,124,000	1,696,000	1.10%
2008	242,006	6,557	2.80%	2,744,786	25,410	0.90%	4,838,259	42,821	0.90%	154,287,000	1,163,000	0.80%
2009	237,815	-4,191	-1.70%	2,700,379	-44,407	-1.60%	4,768,923	-69,336	-1.40%	154,142,000	-145,000	-0.10%
<b>Total Change</b>		<b>34,706</b>	<b>17.10%</b>		<b>323,196</b>	<b>13.60%</b>		<b>526,034</b>	<b>12.40%</b>		<b>11,559,000</b>	<b>8.10%</b>
<b>CAGR</b>			<b>1.60%</b>			<b>1.30%</b>			<b>1.20%</b>			<b>0.80%</b>

Source: US Bureau of Labor Statistics, Labor Force Statistics

faster rate than the MSA (13.6%), the State of Georgia (12.4%) or the United States (8.1%) (see Table 2-10).

- **Employment** – In 2009, 213,241 Atlanta residents were employed, representing 8.7% of the Atlanta MSA's employed labor force of 2.6 million and 4.9% of the State of Georgia's employed labor force of 4.3

## Community Assessment - 2. Economic Development

million. As stated above, the City's employed labor force increased 10.4% from 2000 to 2009, a faster rate than the MSA (6.0%), the State of Georgia (5.3%) or the United States (2.2%) (see Table 2-11).

- **Unemployment Rate** – Atlanta's unemployment rate has been consistently higher than the Atlanta MSA, the State and the nation as a whole. Atlanta's unemployment rate is now almost double the rate in 2007, before the Great Recession (see Table 2-12).

Table 2-11: Average Annual Employment, City of Atlanta, Atlanta MSA, Georgia and US 2000-2009

	City of Atlanta			Atlanta MSA			Georgia			US		
	Annual Average	Change	% Change	Annual Average	Change	% Change	Annual Average	Change	% Change	Annual Average	Change	% Change
2000	193,099			2,304,515			4,095,362			136,891,000		
2001	195,637	2,538	1.30%	2,335,175	30,660	1.30%	4,112,868	17,506	0.40%	136,933,000	42,000	0.00%
2002	193,729	-1,908	-1.00%	2,330,487	-4,688	-0.20%	4,135,381	22,513	0.50%	136,485,000	-448,000	-0.30%
2003	193,506	-223	-0.10%	2,334,092	3,605	0.20%	4,173,787	38,406	0.90%	137,736,000	1,251,000	0.90%
2004	195,962	2,456	1.30%	2,379,513	45,421	1.90%	4,249,007	75,220	1.80%	139,252,000	1,516,000	1.10%
2005	203,654	7,692	3.90%	2,456,221	76,708	3.20%	4,375,178	126,171	3.00%	141,730,000	2,478,000	1.80%
2006	208,950	5,296	2.60%	2,539,281	83,060	3.40%	4,507,138	131,960	3.00%	144,427,000	2,697,000	1.90%
2007	222,544	13,594	6.50%	2,596,641	57,360	2.30%	4,574,572	67,434	1.50%	146,047,000	1,620,000	1.10%
2008	224,927	2,383	1.10%	2,575,531	-21,110	-0.80%	4,535,876	-38,696	-0.80%	145,362,000	-685,000	-0.50%
2009	213,241	-11,686	-5.20%	2,441,723	-133,808	-5.20%	4,311,728	-224,148	-4.90%	139,877,000	-5,485,000	-3.80%
<b>Total Change</b>		<b>20,142</b>	<b>10.40%</b>		<b>137,208</b>	<b>6.00%</b>		<b>216,366</b>	<b>5.30%</b>		<b>2,986,000</b>	<b>2.20%</b>
<b>CAGR</b>			<b>1.00%</b>			<b>0.60%</b>			<b>0.50%</b>			<b>0.20%</b>

Source: US Bureau of Labor Statistics, Labor Force Statistics

### Characteristics of the Atlanta Labor Force

#### Occupation

According to the America Community Survey, in 2009, there were 257,552 employed residents in the City of Atlanta. Of these residents, 47.6% were employed in Management, Professional and Related occupations, a higher proportion than in the MSA (38.4%), Georgia (35.3%) or the United States (35.7%). The second highest proportion of residents, 23.9%, worked in Sales and Office occupations, compared to 27.1% in the MSA, 25.9% in the State and 25.2% in the United States (see Table 2-13 and Chart 2-1).

Only 4.0% of Atlanta workers were employed in Construction, Extraction, Maintenance and Repair occupations, compared to 8.6% in the MSA, 9.2% in Georgia and 8.7% in the United States. Fewer Atlanta workers were employed in Production and Transportation occupations (6.8%), than in the MSA, State or Nation, at 10.4%, 12.5%, and 11.9%, respectively.

Note: Data on the characteristics of the Atlanta labor force is from the American Community Survey. Due to differences in methodology, the ACS data has lower estimates for the City of Atlanta's population and higher estimates for the City's labor force. The data presented above, from the US Bureau of Labor Statistics, is assumed to be a more accurate reflection of the City's laborforce; however, for characteristic data on occupations, wages and poverty, it is necessary to rely on ACS data.

Table 2-12: Average Annual Unemployment Rate, City of Atlanta Atlanta MSA, Georgia and US 2000-

Year	City of Atlanta	Atlanta MSA	Georgia	US
2000	4.9	3.1	3.5	4
2001	5.9	3.6	4	4.7
2002	7.9	4.9	4.8	5.8
2003	7.6	4.8	4.8	6
2004	7.4	4.7	4.7	5.5
2005	6.6	5.3	5.2	5.1
2006	5.7	4.6	4.7	4.6
2007	5.5	4.5	4.6	4.6
2008	7.1	6.2	6.2	5.8
2009	10.3	9.6	9.6	9.3

Source: US Bureau of Labor Statistics, Labor Force Statistics



# Community Assessment - 2. Economic Development

**Table 2-13: Occupation for the Civilian Employed Population 16 Years and Over, City of Atlanta, Atlanta MSA, Georgia and United States 2009**

Occupations	City of Atlanta		Atlanta MSA		Georgia		United States	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
<b>Management, professional, and related</b>	<b>122,500</b>	<b>47.60%</b>	<b>986,167</b>	<b>38.40%</b>	<b>1,520,491</b>	<b>35.30%</b>	<b>50,179,987</b>	<b>35.70%</b>
Management, business, and financial	51,098	19.80%	435,917	17.00%	633,408	14.70%	20,037,815	14.30%
Professional and related	71,402	27.70%	550,250	21.40%	887,083	20.60%	30,142,172	21.40%
<b>Service</b>	<b>45,283</b>	<b>17.60%</b>	<b>397,931</b>	<b>15.50%</b>	<b>706,099</b>	<b>16.40%</b>	<b>25,066,647</b>	<b>17.80%</b>
Healthcare support	4,066	1.60%	41,167	1.60%	80,307	1.90%	3,401,975	2.40%
Protective service	5,809	2.30%	52,756	2.10%	97,271	2.30%	3,204,989	2.30%
Food preparation and serving related	17,918	7.00%	131,352	5.10%	230,979	5.40%	7,821,140	5.60%
Building and grounds cleaning and maintenance	8,968	3.50%	91,619	3.60%	158,534	3.70%	5,586,647	4.00%
Personal care and service	8,522	3.30%	81,037	3.20%	139,008	3.20%	5,051,896	3.60%
<b>Sales and office</b>	<b>61,643</b>	<b>23.90%</b>	<b>695,000</b>	<b>27.10%</b>	<b>1,115,878</b>	<b>25.90%</b>	<b>35,425,756</b>	<b>25.20%</b>
Sales and related	34,600	13.40%	333,062	13.00%	522,684	12.10%	15,741,762	11.20%
Office and administrative support	27,043	10.50%	361,938	14.10%	593,194	13.80%	19,683,994	14.00%
<b>Farming, fishing, and forestry</b>	<b>202</b>	<b>0.10%</b>	<b>3,294</b>	<b>0.10%</b>	<b>26,997</b>	<b>0.60%</b>	<b>988,070</b>	<b>0.70%</b>
Agricultural workers including supervisors	202	0.10%	2,368	0.10%	23,173	0.50%	872,170	0.60%
Fishing and hunting, and forest and logging workers	-	0.00%	926	0.00%	3,824	0.10%	115,900	0.10%
<b>Construction, extraction, maintenance, and repair</b>	<b>10,385</b>	<b>4.00%</b>	<b>220,250</b>	<b>8.60%</b>	<b>397,975</b>	<b>9.20%</b>	<b>12,273,897</b>	<b>8.70%</b>
Construction and extraction	7,570	2.90%	139,845	5.40%	243,253	5.70%	7,573,078	5.40%
Installation, maintenance, and repair	2,815	1.10%	80,405	3.10%	154,722	3.60%	4,700,819	3.30%
<b>Production, transportation, and material moving</b>	<b>17,539</b>	<b>6.80%</b>	<b>266,571</b>	<b>10.40%</b>	<b>537,351</b>	<b>12.50%</b>	<b>16,668,113</b>	<b>11.90%</b>
Production	6,533	2.50%	113,888	4.40%	253,624	5.90%	8,308,821	5.90%
Transportation and material moving	11,006	4.30%	152,683	5.90%	283,727	6.60%	8,359,292	5.90%
<b>Total</b>	<b>257,552</b>	<b>100.00%</b>	<b>2,569,213</b>	<b>100.00%</b>	<b>4,304,791</b>	<b>100.00%</b>	<b>140,602,470</b>	<b>100.00%</b>

Source: 2009 American Community Survey, 1-Year Estimates B24010

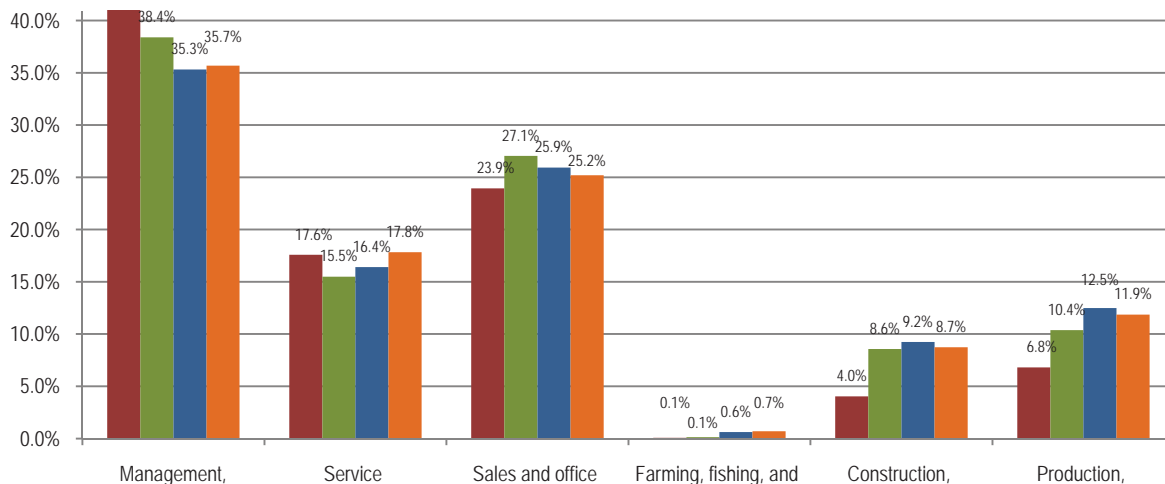


Chart 2-1: Occupation of Labor Force

## Community Assessment - 2. Economic Development

### Earnings

According to the American Community Survey, the median earnings for Atlanta residents was \$35,730, which is 105.1% of the median earnings in the MSA (\$34,008), 117.7% of the median earnings in the State (\$30,349) and 113.6% of median earnings in the United States (\$31,422). This is due primarily to Management, Professional and Related Occupations, which have median earnings of \$61,335 in the City of Atlanta, compared to \$53,735 in the MSA, \$49,868 in Georgia and \$49,956 in the United States. The City of Atlanta's median earnings in the Services and Sales and Office occupations are comparable to the MSA, Georgia and United States. In the City of Atlanta, the median earnings for Farming, Fishing and Forestry occupations, Construction occupations, and Production and Transportation occupation, median earnings are much lower than in the comparison areas (see Table 2-14 and Charts 2-2 and 2-3).

Of Atlanta residents who are employed, 36.7% are in low-earning occupations, defined as 80% of the City's median earnings (less than \$28,584), compared to 24.9% in the MSA, 20.4% in the State and 16.3% in the Nation.

**Table 2-14: Earning by Occupation for the Civilian Employed Population 16 Years and Over, City of Atlanta, Atlanta MSA, Georgia and United States 2009**

Occupation	City of Atlanta	Atlanta MSA	Georgia	United States
<b>Management, professional, and related</b>	<b>\$61,335</b>	<b>\$53,735</b>	<b>\$49,868</b>	<b>\$49,956</b>
Management, business, and financial	\$71,460	\$61,315	\$56,289	\$56,771
Professional and related	\$54,612	\$49,587	\$46,726	\$47,087
<b>Service</b>	<b>\$17,775</b>	<b>\$17,278</b>	<b>\$16,130</b>	<b>\$16,730</b>
Healthcare support	\$22,368	\$21,679	\$20,500	\$20,767
Protective service	\$28,832	\$36,400	\$32,708	\$39,169
Food preparation and serving related	\$16,345	\$12,673	\$11,755	\$12,076
Building and grounds cleaning and maintenance	\$17,158	\$17,226	\$16,247	\$17,199
Personal care and service	\$12,123	\$14,623	\$13,430	\$14,046
<b>Sales and office</b>	<b>\$28,701</b>	<b>\$29,510</b>	<b>\$26,885</b>	<b>\$26,981</b>
Sales and related	\$35,787	\$30,186	\$26,864	\$26,056
Office and administrative support	\$25,346	\$29,252	\$26,893	\$27,361
<b>Farming, fishing, and forestry</b>	<b>\$9,696</b>	<b>\$19,334</b>	<b>\$15,931</b>	<b>\$17,368</b>
<b>Construction, extraction, maintenance, and repair</b>	<b>\$17,913</b>	<b>\$27,699</b>	<b>\$28,306</b>	<b>\$33,402</b>
Construction and extraction	\$14,609	\$22,236	\$23,504	\$30,484
Installation, maintenance, and repair	\$28,242	\$37,195	\$36,174	\$38,005
<b>Production, transportation, and material moving</b>	<b>\$21,118</b>	<b>\$27,028</b>	<b>\$25,665</b>	<b>\$28,054</b>
Production	\$28,249	\$27,841	\$26,405	\$29,526
Transportation and material moving	\$18,724	\$26,180	\$24,964	\$26,105
<b>Median</b>	<b>\$35,730</b>	<b>\$34,008</b>	<b>\$30,349</b>	<b>\$31,442</b>

Source: 2009 American Community Survey, 1-Year Estimates B24011

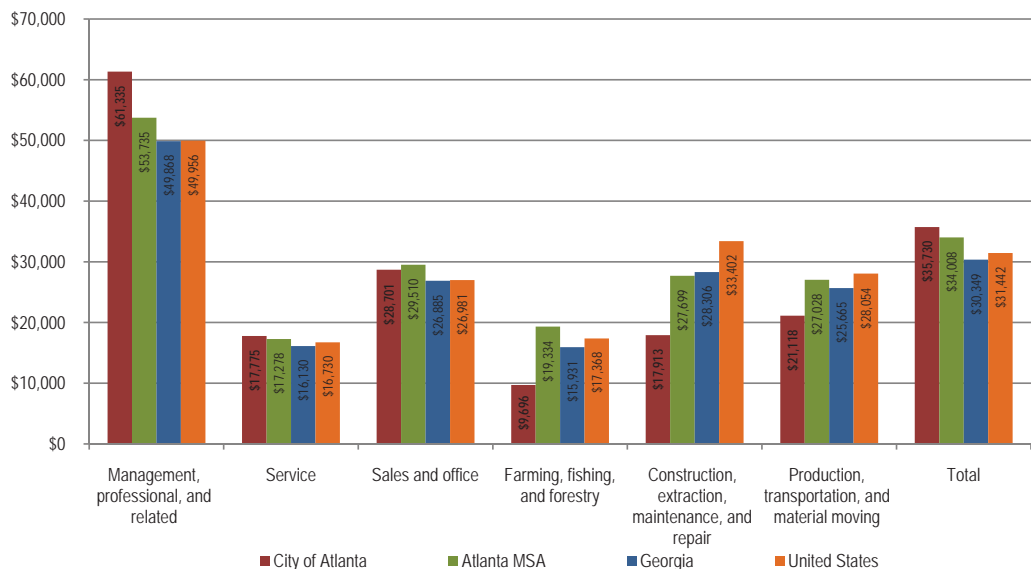


Chart 2-2: Median earnings by Occupation



## Community Assessment - 2. Economic Development

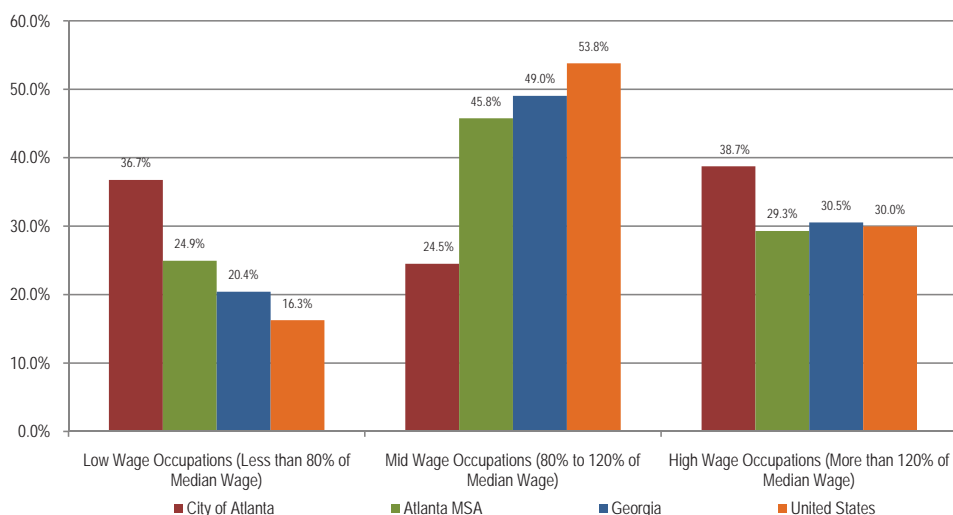


Chart 2-3: Labor Force by Occupation's Median Earnings

Of Atlanta residents who are employed, 24.5% are in occupations earning between 80% and 120% of the median income (\$28,584 to \$42,876), compared to 45.8% in the MSA, 49.0% in the State and 53.8% in the Nation. In Atlanta, 38.7% of residents are in high-earning occupations (more than \$37,730), compared to 29.3% in the MSA, 30.5% in the State and 30.0% in the United States.

**Table 2-15: Percent of Individuals Below Poverty in the Last 12 Months 2002-2009**

Year	Atlanta	Atlanta MSA	Georgia	US
2002	25.9	9.5	12.7	12.4
2003	23.5	9.6	13.4	12.7
2004	27.8	11.9	14.8	13.1
2005	26.9	11.4	14.4	13.3
2006	23.2	11.9	14.7	13.3
2007	21.1	11.2	14.3	13
2008	22.4	11.7	14.7	13.2
2009	22.5	13.4	16.5	14.3

Source: American Community Survey, 1-Year Estimates, US Census Population Estimates

### Poverty

The percentage of Atlantans living below the poverty rate has decreased during the past nine years, from 25.9% of all residents to 22.5% in 2009. The absolute number of persons living in poverty remained fairly stable, increasing slightly from 114,617 in 2002 to 116,092 in 2009. The percentage drop was likely due to the influx of new residents with incomes above the poverty level into Atlanta. Even with this positive change, in 2009 the percentage of Atlanta residents with incomes below the poverty level is significantly higher than the percentage in the Atlanta MSA at 13.4%, Georgia at 16.5% and the US at 14.3% (see Table 2-15)

**Table 2-16: Where Atlanta Residents Work 2002 & 2008**

	2002		2008	
	Count	Percentage	Count	Percentage
<b>All Working Residents</b>	<b>173,046</b>		<b>171,292</b>	
<b>Work in Atlanta</b>	<b>78,301</b>	<b>45.20%</b>	<b>71,270</b>	<b>41.60%</b>
<b>Work Elsewhere</b>	<b>94,745</b>	<b>54.80%</b>	<b>100,022</b>	<b>58.40%</b>
Balance of Fulton County	23,221	13.40%	21,890	12.80%
DeKalb County, GA	25,680	14.80%	24,383	14.20%
Cobb County, GA	15,686	9.10%	16,866	9.80%
Gwinnett County, GA	9,177	5.30%	9,116	5.30%
Clayton County, GA	7,746	4.50%	8,670	5.10%
All other Locations	13,235	7.60%	19,097	11.10%

Source: US Census, On the Map

### Commuting Patterns of the Atlanta Labor Force

According to the US Census, in 2002 there were 173,046 persons in the City of Atlanta labor force. Of those persons, 78,301, or 45.2%, worked in the City of Atlanta. An additional 13.4% worked in Fulton County (excluding Atlanta), 14.8% worked in DeKalb County and 18.9% worked in the other first ring suburban counties (Cobb, Gwinnett and Clayton). The remaining 7.6% worked in outlying

counties.

According to the Census, in 2008, there were 171,292 persons in the City of At-



## Community Assessment - 2. Economic Development

Table 2-17: Where Atlanta Residents Work by Industry 2008								
	Goods Producing		Trade, Transportation, and Utilities		All Other Services		Total	
<b>All Working Residents</b>	<b>12,263</b>		<b>33,498</b>		<b>125,531</b>		<b>171,292</b>	
<b>Work in Atlanta</b>	<b>3,604</b>	<b>29.40%</b>	<b>8,035</b>	<b>24.00%</b>	<b>59,631</b>	<b>47.50%</b>	<b>71,270</b>	<b>41.60%</b>
<b>Work Elsewhere</b>	<b>8,659</b>	<b>70.60%</b>	<b>25,463</b>	<b>76.00%</b>	<b>65,900</b>	<b>52.50%</b>	<b>100,022</b>	<b>58.40%</b>
Balance of Fulton County	1,594	13.00%	4,508	13.50%	15,788	12.60%	21,890	12.80%
DeKalb County, GA	1,504	12.30%	4,368	13.00%	18,511	14.70%	24,383	14.20%
Cobb County, GA	1,708	13.90%	3,691	11.00%	11,467	9.10%	16,866	9.80%
Gwinnett County, GA	1,114	9.10%	2,373	7.10%	5,629	4.50%	9,116	5.30%
Clayton County, GA	280	2.30%	4,591	13.70%	3,799	3.00%	8,670	5.10%
All other Locations	2,459	20.10%	5,932	17.70%	10706	8.50%	19,097	11.10%

Source: US Census, On the Map

Table 2-18: Where Atlanta Residents Work by Wages 2008								
	Workers Earning \$1,250/mo or Less		Workers Earning \$1,251/mo to \$3,333/mo		Workers Earning Greater Than \$3,333/mo		Total	
<b>All Working Residents</b>	<b>43,982</b>		<b>59,073</b>		<b>68,237</b>		<b>171,292</b>	
<b>Work in Atlanta</b>	<b>16,604</b>	<b>37.80%</b>	<b>23,707</b>	<b>40.10%</b>	<b>30,959</b>	<b>45.40%</b>	<b>71,270</b>	<b>41.60%</b>
<b>Work Elsewhere</b>	<b>27,378</b>	<b>62.20%</b>	<b>35,366</b>	<b>59.90%</b>	<b>37,278</b>	<b>54.60%</b>	<b>100,022</b>	<b>58.40%</b>
Balance of Fulton County	4,852	11.00%	7,258	12.30%	9,780	14.30%	21,890	12.80%
DeKalb County, GA	6,856	15.60%	8,881	15.00%	8,646	12.70%	24,383	14.20%
Cobb County, GA	4,538	10.30%	5,499	9.30%	6,829	10.00%	16,866	9.80%
Gwinnett County, GA	2,305	5.20%	3,056	5.20%	3,755	5.50%	9,116	5.30%
Clayton County, GA	2,379	5.40%	3,887	6.60%	2,404	3.50%	8,670	5.10%
All other Locations	6,448	14.70%	6,785	11.50%	5864	8.60%	19,097	11.10%

Source: US Census, On the Map

Atlanta labor force. Of those persons, 71,271, or 41.6%, worked in the City of Atlanta. An additional 12.8% worked in elsewhere in Fulton County (excluding Atlanta), 14.2% worked in DeKalb County and 20.2% worked in the other first ring suburban counties (Cobb, Gwinnett and Clayton). The remaining 11.1% worked in outlying counties.

Thus, the trend is for more Atlanta residents are commuting outside the City for work. This is likely a combination of Atlanta residents who now must travel farther to find work and to persons who already worked outside of the City moving into the City over the period (see Table 2-16).

Table 2-19: Where Atlanta Workers Live				
	2002		2008	
<b>All Workers</b>	<b>400,530</b>		<b>388,747</b>	
<b>Live in Atlanta</b>	<b>78,301</b>	<b>19.50%</b>	<b>71,270</b>	<b>18.30%</b>
<b>Live Elsewhere</b>	<b>322,229</b>	<b>80.50%</b>	<b>317,477</b>	<b>81.70%</b>
Balance of Fulton County	32,779	8.20%	39,989	10.30%
DeKalb County, GA	87,061	21.70%	76,932	19.80%
Cobb County, GA	46,753	11.70%	49,279	12.70%
Gwinnett County, GA	31,492	7.90%	33,525	8.60%
Clayton County, GA	22,956	5.70%	21,800	5.60%
All other Locations	101,188	25.30%	95,952	24.70%

Source: US Census, On the Map



## Community Assessment - 2. Economic Development

In 2008, 41.6% of Atlanta residents worked in the City of Atlanta. Only 29.4% of residents in Goods Producing Industries worked in the City of Atlanta and only 24.0% of residents in Trade, Transportation and Utilities worked in the City, while 45.7% of residents in Other Services worked in the City of Atlanta. 45.4% of Atlanta residents earning over \$3,333 a month live in the City of Atlanta. This compares to 40.1% of residents of mid-range careers and 37.8% of residents earning \$1,250 a month or less. When combined with the workforce data presented above, it is clear that there is significant movement both in and out of the city for employment (see Table 2-17 & 2-18)

### Commuting Patterns of the Atlanta Workforce

In 2008, only 18.3% of jobs in the City of Atlanta were held by residents of the City of Atlanta, a decrease from 2002 when 19.5% of Atlanta jobs were held by City of Atlanta residents. In 2002, 21.7% of Atlanta jobs were held by residents from DeKalb County, decreasing to 19.8% in 2008. In 2002, 11.7% of Atlanta jobs were held by residents from Cobb County, increasing to 12.7% in 2008. And in 2002, 8.2% of Atlanta workers lived elsewhere in Fulton County, increasing to 10.3% in 2008. In both 2002 and 2008, approximately one in four Atlanta workers commuted from “other locations”, beyond the “core” five counties (see Table 2-19).

In 2008, 18.3% of Atlanta workers lived in the City of Atlanta. Only 12.8% of

**Table 2-20: Where Atlanta Workers Live by Industry 2008**

	Goods Producing		Trade, Transportation, and Utilities		All Other Services		Total	
<b>All Workers</b>	<b>28,072</b>		<b>59,065</b>		<b>301,610</b>		<b>388,747</b>	
<b>Live in Atlanta</b>	<b>3,604</b>	<b>12.80%</b>	<b>8,035</b>	<b>13.60%</b>	<b>59,631</b>	<b>19.80%</b>	<b>71,270</b>	<b>18.30%</b>
<b>Live Elsewhere</b>	<b>22,218</b>	<b>79.10%</b>	<b>45,196</b>	<b>76.50%</b>	<b>210,074</b>	<b>69.70%</b>	<b>277,488</b>	<b>71.40%</b>
Balance of Fulton County	2,250	8.00%	5,834	9.90%	31,905	10.60%	39,989	10.30%
DeKalb County, GA	4,243	15.10%	9,827	16.60%	62,862	20.80%	76,932	19.80%
Cobb County, GA	3,897	13.90%	7,442	12.60%	37,940	12.60%	49,279	12.70%
Gwinnett County, GA	2,208	7.90%	5,496	9.30%	25,821	8.60%	33,525	8.60%
Clayton County, GA	1,861	6.60%	3,557	6.00%	16,382	5.40%	21,800	5.60%
All other Locations	10,009	35.70%	18,874	32.00%	67,069	22.20%	95,952	24.70%

Source: US Census, On the Map

**Table 2-21: Where Atlanta Workers Live by Wages 2008**

	Workers Earning \$1,250/mo or Less		Workers Earning \$1,251/mo to \$3,333/mo		Workers Earning Greater Than \$3,333/mo		Total	
<b>All Workers</b>	<b>78,459</b>		<b>128,123</b>		<b>182,165</b>		<b>388,747</b>	
<b>Live in Atlanta</b>	<b>16,604</b>	<b>21.20%</b>	<b>23,707</b>	<b>18.50%</b>	<b>30,959</b>	<b>17.00%</b>	<b>71,270</b>	<b>18.30%</b>
<b>Live Elsewhere</b>	<b>61,855</b>	<b>78.80%</b>	<b>104,416</b>	<b>81.50%</b>	<b>151,206</b>	<b>83.00%</b>	<b>317,477</b>	<b>81.70%</b>
Balance of Fulton County	7,728	9.80%	12,597	9.80%	19,664	10.80%	39,989	10.30%
DeKalb County, GA	15,795	20.10%	26,370	20.60%	34,767	19.10%	76,932	19.80%
Cobb County, GA	8,237	10.50%	13,304	10.40%	27,738	15.20%	49,279	12.70%
Gwinnett County, GA	6,345	8.10%	9,922	7.70%	17,258	9.50%	33,525	8.60%
Clayton County, GA	4,560	5.80%	10,312	8.00%	6,928	3.80%	21,800	5.60%
All other Locations	19,190	24.50%	31,911	24.90%	44,851	24.60%	95,952	24.70%

Source: US Census, On the Map

## Community Assessment - 2. Economic Development

workers in Goods Producing Industries lived in the City of Atlanta and only 13.6% of workers in Trade, Transportation and Utilities lived in the City, while 19.8% of employees in Other Services lived in the City of Atlanta. Atlanta workers earning \$1,250 per month or less were more likely to live in the City of Atlanta, 21.2%, compared to mid-range earners, 18.5%, and compared to workers earning over \$3,333 per month at 17.0% (see Tables 2-20 & 2-21).

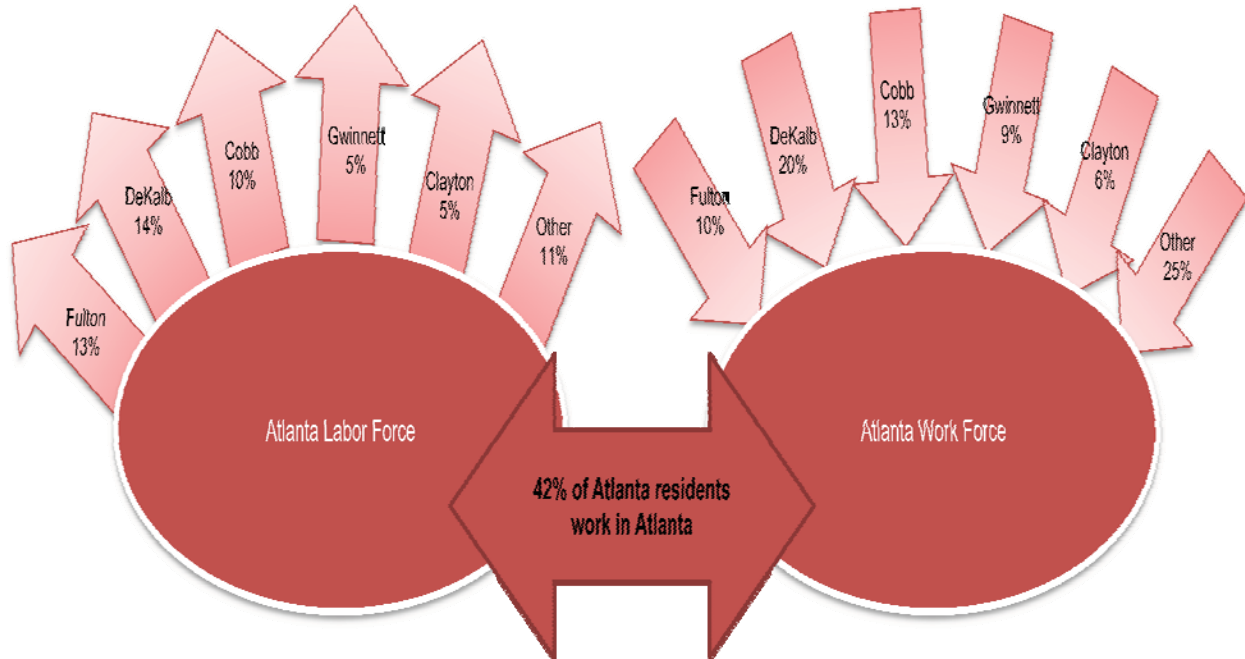


Chart 2-4: City of Atlanta Labor Force and Work Force commuting patterns

### Economic Resources

Traditionally, economic development focused on programs designed to encourage business growth and development with the goal of creating wealth for local residents. However, as the economic environment has grown increasingly complex and competitive, local governments have extended their economic activities to encompass a much broader range of strategies, including job growth through local business expansion and business recruitment, workforce training programs, infrastructure improvements and broader quality of life initiatives like expanding housing options, improving primary and secondary education, public safety and expanding greenspace and community recreation opportunities.

The City of Atlanta has several departments and agencies devoted to economic development activities. In addition, there are several non-governmental organizations which also work towards economic growth and expansion in the City. These organizations and programs are supplemented by broader economic development departments at the State and Regional level which include the City of Atlanta in their geographic area. The following section outlines these various government departments, private and non-project organizations and their economic development programs, tools and initiatives.

### The City of Atlanta's Economic Development Organizations

The City's Economic Development policies are directed by the Mayor's Office and Atlanta's City Council. The City's economic development priorities



## Community Assessment - 2. Economic Development



The Atlanta Development Authority entrance.



The Atlanta Development Authority office is located downtown.

are set by the Mayor and City Council. Through supervision of the Mayor's Office, the City's economic development activities are enacted by several City departments and agencies through extensive programs and tools. These departments and agencies are part of the Economic Development Cabinet and led by the Atlanta Development Authority. The following section describes these departments and agencies and their economic development tools. It also provides an overview of the City's last economic development plan, the New Century Economic Development Plan, developed in 2005.

### Atlanta Development Authority

The Atlanta Development Authority is the official economic development agency of the City of Atlanta. As an arm of city government, ADA is governed by a 9 member board of directors, chaired by the mayor of Atlanta. The Atlanta Development Authority has six divisions: Commerce and Entrepreneurship; Finance, Facilities and Asset Management; Housing Finance; Legal; Marketing and Public Relations; and Tax Allocation Districts. Through these departments, the ADA administers a wide variety of programs and initiatives described below.

- **Bond Programs**

- **Revenue Bonds** - "Small Issue" private activity bonds (also known as industrial development or industrial revenue bonds) may be issued for facilities used in the manufacturing, production or processing of tangible personal property, and on-site related and ancillary office, warehouse and other space.
- **Bond Financing** - Through the issuing authority of the Urban Residential Finance Authority, ADA receives in excess of \$70 million per year in tax-exempt bond allocation to be used for multi-family or single family affordable housing.
- **501(c)3 Bonds** - Provides financing for construction or acquisition of facilities for tax-exempt entities, such as colleges, private schools, museums, healthcare.

- **Loan Programs**

- **Opportunity Loan Fund** - This program provides gap financing to assist small and medium-sized businesses that create at least five new jobs in the city of Atlanta. Special consideration is given to employers in the six development priority areas designated in Atlanta's New Century Economic Development Plan.
- **SBA 504 Loan**- ADA provides financial and technical assistance to small minority and female-owned businesses to expand and/or relocate in the city. The SBA-504 Loan Program offers businesses a unique source for 90 percent of their financing. Loans are available through development companies certified under the U. S. Small Business Administration 504 Certified Development Corporation Program.
- **Business Improvement Loan Fund (BILF)**- The BILF is designed

## Community Assessment - 2. Economic Development

to encourage the revitalization of targeted business improvement districts in the city and to support commercial and industrial development in other eligible areas. Two forms of financial assistance are available through the BILF: direct loans and loan participants.

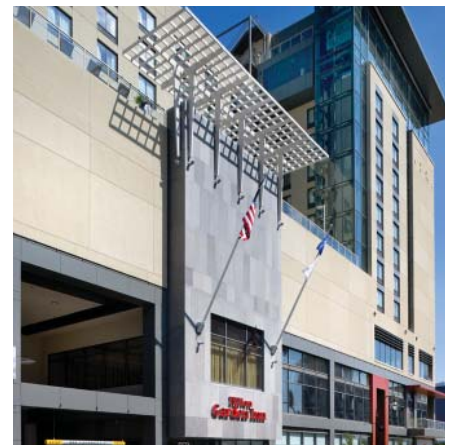
- **The Phoenix Fund** - The Phoenix Fund assists small and medium-sized businesses with affordable loans. It provides financial assistance for the construction and renovation of privately-owned commercial buildings; equipment purchases needed to operate a business, and, in some cases, working capital. The project must create or retain one job for each \$15,000 loaned, and 51 percent of jobs should be made available to low and moderate-income persons.
- **Housing Opportunity Bond Fund** - The \$75 million Housing Opportunity Bond Fund was created by the City of Atlanta, Atlanta Housing Authority, the Atlanta Development Authority and the Urban Residential Finance Authority (URFA) to serve affordable rental housing needs in the City of Atlanta across the economic spectrum. This initiative establishes a revolving loan program to providing gap financing to single-family and multifamily affordable housing developers and Community Housing Development Organizations, provides second-mortgage financing to homebuyers in the form of a deferred loans, and establishes a pool of funds for the city of Atlanta or ADA to acquire land for future affordable housing development.
- **Tax Allocation Districts (Tax Increment Financing):** TIF is used in Atlanta to facilitate the redevelopment of underdeveloped areas that have experienced disinvestment resulting from environmental contamination or blight. ADA offers traditional TIF financing, which utilizes future incremental increases in property taxes generated by new development to fund eligible redevelopment costs through bond or pay-as-you-go financing. The use of TADs in redevelopment financing was recently affirmed through a statewide referendum in Georgia that allows each school district to choose whether or not to participate in a TAD. There are currently ten Tax Allocation Districts in the City: Atlantic Station, BeltLine, Campbellton Road, Eastside, Howell/ML King, Metropolitan Parkway, Perry-Bolton, Princeton Lakes, Stadium Area, and Westside (see Land Use section for additional information).
- **Tax Credits**
  - **New Markets Tax Credits** - Imagine Downtown, Inc. CDE (“IDI”) is a community development entity created by ADA and Central Atlanta Progress to receive and invest New Markets Tax Credits in Downtown and select commercial corridors. IDI utilizes New Markets Tax Credits in two primary ways: spurring implementation of the Imagine Downtown Plan and improving the economic vitality of Atlanta. IDI couples New Markets Tax Credit investments with TAD financing for the development of new or revitalization



URFA provided bond financing for Columbia at Sylvan Hills.



Turner Field is in the Stadium TAD.



## Community Assessment - 2. Economic Development



ADA C&E has recruited several bio tech companies like Kemira and CardioMems.

of existing real estate. IDI will add to ADA's current business loan capabilities to ensure that businesses have adequate access to capital for expansion projects. The New Markets Tax Credit Program provides financial assistance to private-sector companies (for-profits and non-profits) seeking low-cost financing for real estate development projects that create positive targeted community benefits.

- **Commerce and Entrepreneurship**

- **Business Retention:** The majority of Commerce and Entrepreneurship (C&E) efforts are invested in interactions with businesses and their consultants to promote the city of Atlanta as the best location to operate their facilities.
- **Business Recruitment:** C&E fields inquiries from businesses, site selection consultants, economic development partners and real estate brokerage firms. C&E has successfully recruited firms including Wipro, Kemira, Sony Ericsson, Legal Sea Foods, CardioMEMS, Chinamex, Saint Joseph's Translational Research Institute, Switch and Data, College Football Hall of Fame, Habitat for Humanity, Screen Gems and Wamar International, to name a few.
- **Marketing:** ADA leads domestic and international business recruitment trips to meet with real estate executives and consultants from out-of-state businesses. ADA staff also attends trade shows for targeted industries, such as BIO International for the life sciences industry and CoreNet for real estate executives. In addition, ADA's PR team promotes Atlanta as great city for business and places positive stories in the media. ADA issues a quarterly electronic newsletter called Invest Atlanta that promotes good economic news from the city of Atlanta. This is e-mailed to more than 40,000 people.
- **Small Business Programs:** The small business team administers several loan funds including the Business Improvement Loan Fund, Phoenix Fund, Opportunity Loan Fund, SBA 504 Loan Program, Empowerment Zone Program, and the EPA Revolving Loan Fund. ADA holds a monthly workshop to promote these programs to potential investors.
- **Retail/Restaurant Attraction:** The C&E team commissioned a grocery store study for the emerging markets in the city. The study identified areas of Atlanta that could support grocery and/or drug stores in the near term. In terms of restaurants, the C&E team has assisted retailers and restaurants with permitting and signage issues.
- **Deal Structuring:** C&E structures business deals by leveraging available incentives on behalf of the City. ADA staff has expertise in understanding all the city and state business attraction incentives and how they work. The deal-closing fund is a grant pro-

## Community Assessment - 2. Economic Development

gram for companies locating a new office or facility in Atlanta. The lease-purchase bond program allows ADA to provide a graduated tax abatement for real and personal property to companies making major investment.

- **Expand Incentive Toolkit:** Expanding the incentive toolkit creates new programs that will lead to job growth and investment for the city's business community. The C&E team continually seeks new ways to incentivize growth through Atlanta-based programs such as Tax Allocation Districts, financing opportunities such as New Market Tax Credits, as well as new and existing state and federal incentives such as Opportunity Zones and Renewal Communities. This innovative thinking has led to some of the city's most important economic development initiatives.
- **Economic Subcabinet:** For more than four years, ADA's C&E team has led the City's economic subcabinet meeting. Gathering at ADA offices every two weeks, city commissioners, deputy commissioners and ADA's management team discuss hurdles and find ways to clear the path on major projects that affect future economic development. This collaborative effort has proved successful and the meeting has been deemed by many the most efficient meeting at city hall.
- **Special Projects:** The C&E team has learned important lessons from its interactions with businesses evaluating the city of Atlanta as a potential location. In 2010, the C&E Department commissioned Georgia Tech's planning students to study the city's base of industrial businesses to see how the city could boost this sector. The industrial sector is vital to the city of Atlanta because it provides a range of job opportunities that pay good wages with benefits. The C&E team supports the ADA real estate finance group to market City-owned land at Southside Industrial Park. The C&E group has also convened and managed advisory committees including a life science committee, industrial focus group and international environmental group.
- **International:** Through relationships with the Atlanta Advisory Committee on International Relations, the Atlanta Sister Cities Commission, and a number of bi-lateral chambers of commerce ADA and the C&E team occasionally represent the City of Atlanta on international trips and trade missions and host international delegations when they visit Atlanta. The C&E team was a co-sponsor of the Atlanta Sister Cities Economic Development Conference that focused on economic development public-private partnerships. Moreover, the C&E team staffs the Atlanta Council for International Relations. The C&E team hosts international delegations and works with local international consulates and bi-national chambers of commerce to build relationships and foster improved trade with other counties.
- **Permitting Assistance:** ADA offers Atlanta's business community customized support and solutions. C&E hosted a series of round-



Economic Development Subcabinet meetings are held twice a month.



The Industrial study looked at preventing residential intrusion, like this one, in industrial areas.



Entrance to the Southside Industrial Park.



## Community Assessment - 2. Economic Development



ADA and Ga Tech are working together in the development of Technology Enterprise Park.



The White Provisions development is in an Urban Enterprise Zone.

table meetings related to streamlining the restaurant permitting process and worked with City Law Department to rewrite the SPI-1 zoning regulations.

- **Sustainability:** C&E has a strong partnership with the City of Atlanta Office of Sustainability and is often called upon to develop implementation strategies for projects. C&E is working closely with the Office of Sustainability, Department of Planning and Community Development, Public Works and Watershed Management to create eco-industrial parks to encourage green industries and to support the City's Zero Waste Initiative.
- **Higher Education:** Some of ADA's key partners include the colleges and universities throughout the city. Georgia Tech, Georgia State University, Morehouse College, Spelman College, Clark Atlanta University, SCAD, and others provide the talent and labor pool that allows ADA to effectively recruit new companies to Atlanta. The business engagement team has become an active partner with Georgia Tech in the development of Technology Enterprise Park (TEP). TEP, located on North Avenue near Northside Drive, is the only existing research and development park for life science companies in the city. The two existing buildings at TEP are fully leased; ADA worked with every tenant, providing a range of assistance from funding to streamlined permitting.

### Department of Planning and Community Development - DPCD

The City's Department of Planning and Community Development (DPCD) spearheads a number of the City's economic development activities, both through the administration of specific economic development incentives and through long-range plans to improve the City's infrastructure which supports both business activities and residential quality of life.

- **Atlanta Urban Enterprise Zones (UEZ):** The City of Atlanta's Urban Enterprise Zone (UEZ) Program was authorized for creation by the Georgia General Assembly in 1983. The purpose of the UEZ Program is to encourage private development and redevelopment in areas of the City or on sites which otherwise would unlikely be developed due to the existence of certain characteristics of the area or site. An "urban enterprise zone" (UEZ) is a designated district that is located within an economically depressed area of the City where property owners may receive tax abatements over a ten-year period if certain conditions are met. Each UEZ is created as a result of the approval of an application that has been submitted to and reviewed by the City for a specific real estate development project. There are five types of UEZ's: Housing enterprise zones (HEZs), Commercial enterprise zones (CEZs), Mixed-use residential/commercial enterprise zones (MUR/CEZs), Industrial enterprise zones (IEZs), and Mixed-use commercial/industrial enterprise zones (MUR/CIZs).

The creation of an urban enterprise zone (UEZ) for a particular property is approved by the Atlanta City Council and Mayor, after all UEZ requirements have been satisfactorily met. This entitles property



## Community Assessment - 2. Economic Development

owners within the UEZ to receive tax abatements for City taxes and Atlanta Public Schools taxes. The Fulton County Board of Commissioners separately reviews each UEZ application. The UEZ is created to exist for a period of ten years, after which it is abolished. The City may also waive the payment of development impact fees that are associated with approved UEZ development activity. To be considered for a UEZ, a developer or owner must demonstrate (1) evidence of pervasive poverty, (2) unemployment, (3) general distress and (4) underdevelopment.

- **Other Plans and Initiatives**

- **Connect Atlanta** - Connect Atlanta is the City's Comprehensive Transportation Plan (CTP), adopted in 2008, which insures mobility, continued economic growth, and desired quality of life for citizens and visitors alike. Connect Atlanta will ensure that Atlanta continues to lead the region in efficient, effective and affordable transportation. The plan's recommendations to build infrastructure, improve existing transit service, promote sustainable travel modes, untangle hot spots, achieve a good state of repair, and develop new funding sources will guide transportation planning and infrastructure in the City.
- **Project Greenspace** – Project Greenspace is the City's initiative to create a long-term plan for growing and managing Atlanta's greenspace system. The plan identified three fundamental needs: Grow the greenspace system, manage the greenspace system and build capacity.

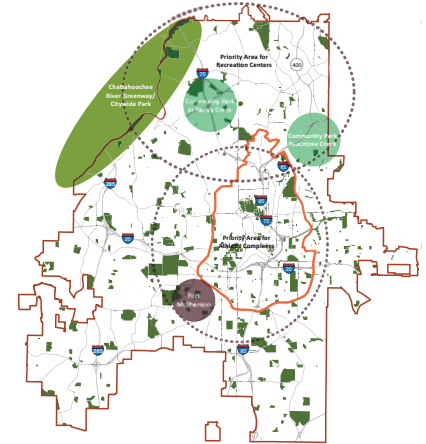
### Atlanta Workforce Development Agency (AWDA)

The Atlanta Workforce Development Agency (AWDA) is a bureau of the City of Atlanta under the Executive Offices of the Mayor. Under Workforce Investment Act (WIA) mandates, the State is subdivided into workforce development areas based on a set of parameters relating to poverty, unemployment, the employed and the labor market demand. Each local area must have a Board of Directors and have a physical location, or a One-Stop Center, where workforce development services are universally accessible. Additionally, each local area must partner with state, community colleges, public schools, community and faith based organizations in the delivery of workforce development services. The local Board designated AWDA to be its One-Stop Center operator, and AWDA is responsible for the management of the day-to-day workforce development activities. Their programs include:

- **The Atlanta One-Stop Center** - The Atlanta One-Stop Center's mission is to provide quality workforce development services to Atlanta residents and the business community. The Atlanta One-Stop Center connects qualified job seekers to employers, provides comprehensive assessments for residents seeking training or jobs, and offers its services and facility as "Your Only Stop" for continued workforce solutions.
- **Employment and Business Relations (EBR)** - The Employment and Business Relations (EBR) serves as an employment agency within the



Figure 4.2 City Parks and Special Facility Priorities



Project Greenspace made recommendations for acquisition of greenspace.

## Community Assessment - 2. Economic Development

AWDA. Job seekers visit the One-Stop Center daily searching for job leads and information on openings. Hundreds of resumes are received and maintained in an applicant database. The EBR staff duties are to manage the applicant database and to search for suitable “job seekers” to refer to employers for job vacancies. AWDA also works with recruitment, job fairs, customized training and on-the-job training.

- **Business Services** - The foundation of the Atlanta business community is built on employees with strong work ethics. AWDA’s commitment is to provide business owners with workers who meet the needs of employers. The following services provided to metro Atlanta businesses by AWDA enhance and promote success for employers and their employees. A rapid response team organized by GDOL quickly develops the state and local resources tailored to the needs of workers. For large numbers, services may be provided in on-site or freestanding transition centers. Activities include recruitment, pre-employment integrity and skills assessments; and background and drug screenings.
- **Vocational Rehabilitation Program (VR)** - The Vocational Rehabilitation Program at AWDA provides a wide range of services to help people with disabilities prepare for, start, and maintain competitive employment. Services for employers focus on access to a dependable source of qualified employees, as well as workplace consultations that are designed to increase their knowledge of how best to employ people with disabilities.
- **Youth Programs** - The Youth Program focuses on traditional year-round training activities and summer youth employment opportunities. The program provides these services to eligible City of Atlanta youth ages 14 to 21 years. Services provided include job readiness training, academic enrichment, counseling, mentoring, work experience, and GED prep and basic academic skills training. There are several different youth programs: Internship Program, Healthcare Program, CADET Program, Oracle Program, ARTSCool, Mastering College Writing, High School/High Tech Work Experience, and Youth Empowerment Services
- **Job Seeker Services** - The mission of AWDA is to expose and educate metro Atlanta job applicants to employment opportunities while providing them with the skills needed for this ever changing business market. Assistance for job seekers include: Dislocated Worker Transitioning, First Source Jobs Program, Job Fairs and Resource Library.
- **Job Training** - AWDA receives federal funds through the Workforce Investment Act (WIA) to provide job training to eligible City of Atlanta residents. This includes: Individualized Training Accounts, On-Job Training (OJT), Customized Training, Computer Training, GED, Industrial Maintenance Program and Instructional Systems Inc. (ISI) Training.
- **Atlanta Housing Authority Catalyst Program** - The Catalyst Program

## Community Assessment - 2. Economic Development

is a work transition initiative designed to assist these public housing residents achieve self-sufficiency. Adults residing in Atlanta Public Housing between the ages of 18 and 61, receiving housing assistance, are required to engage in at least 30 hours of employment, educational and/or job training that leads to full-time employment in order to retain their housing benefits. AWDA has partnered with the Atlanta Housing Authority to offer residents who are not meeting this criteria, the opportunity to access services and training needed to gain and maintain compliance. AWDA staff provides or refers these customers to resume writing, job readiness, GED Prep, skills training, computer literacy, and employment opportunities.

- **GOODWORKS!** - This Georgia Department of Labor program facilitates life-long learning and career development services and combines it with a holistic family focus approach. The six-month strategy for Temporary Assistance for Needy Families (TANF) recipients consists of four components: Enrollment, Work evaluation, and Work Adjustment I and II. Clients receive a full array of intensive supportive services and access to a personal advocate 24 hours a day, seven days a week. Other services including resume writing, GED prep, job search assistance, job coaching, and access to an in-house clothes closet. To insure maximum success of each client, staffing sessions between all partners and the client are held monthly to monitor and evaluate their progress.
- **Cyber Lab Centers** - Cyber Labs offer City of Atlanta residents community access to basic computer training classes, access to the internet and Microsoft Office for school-related projects and resume writing. Cyber Labs are located throughout the metro Atlanta area. AWDA's Cyber Bus is a full service mobile Cyber Lab equipped with WiFi that allows City residents to access the internet and Microsoft Office at various city locations throughout the day.
- **New Beginnings** - The New Beginnings project provides job search support and direction to individuals who have been identified as long term homeless for a year or more. It is AWDA's mission to assist participants in jump starting their journey back into the workforce. Individuals work closely with a designated Career Advisor to develop an Individualized Employment Plan (IEP) in preparation for employment. The plan includes basic skills and career interest assessments, on-going counseling and coaching, work experience, occupational training, and job placement assistance.
- **Community-Based Healthcare Job Training Grant** - The purpose of the President's Community-Based Job Training Grant (CBJTG) is to build the capacity of community and technical colleges to train workers in the skills required to succeed in high growth, high demand industries. Atlanta Workforce Development Agency's partnership with Atlanta Technical College is providing training, academic support, and job placement for students enrolled in Nursing and Pharmacy programs.



## Community Assessment - 2. Economic Development



Planes at Hartsfield Jackson Atlanta International Airport.

### Department of Aviation – Hartsfield-Jackson Atlanta International Airport

Hartsfield-Jackson Atlanta International Airport has been one of the primary drivers of Atlanta’s economic expansion since the airport’s founding. The City of Atlanta, under several administrations, has invested significant resources in expanding and improving the facility for both passenger and commercial use. In 2000, the City embarked on a \$6 billion-plus Capital Improvement Program, which included several capital improvements either recently completed or under construction. See Transportation section for more details.

### Department of Watershed Management

The Department of Watershed Management manages drinking water and wastewater services to residential, businesses and wholesale customers, ensuring that this vital infrastructure requirement can handle both residential and commercial growth within the City of Atlanta. While not traditionally thought of as an economic development strategy, the provision of water resources to accommodate growth is becoming increasingly important for the City of Atlanta and the Atlanta region, particularly as water rights issues continue to be debated in federal courts. For more information see the Community Facilities section.

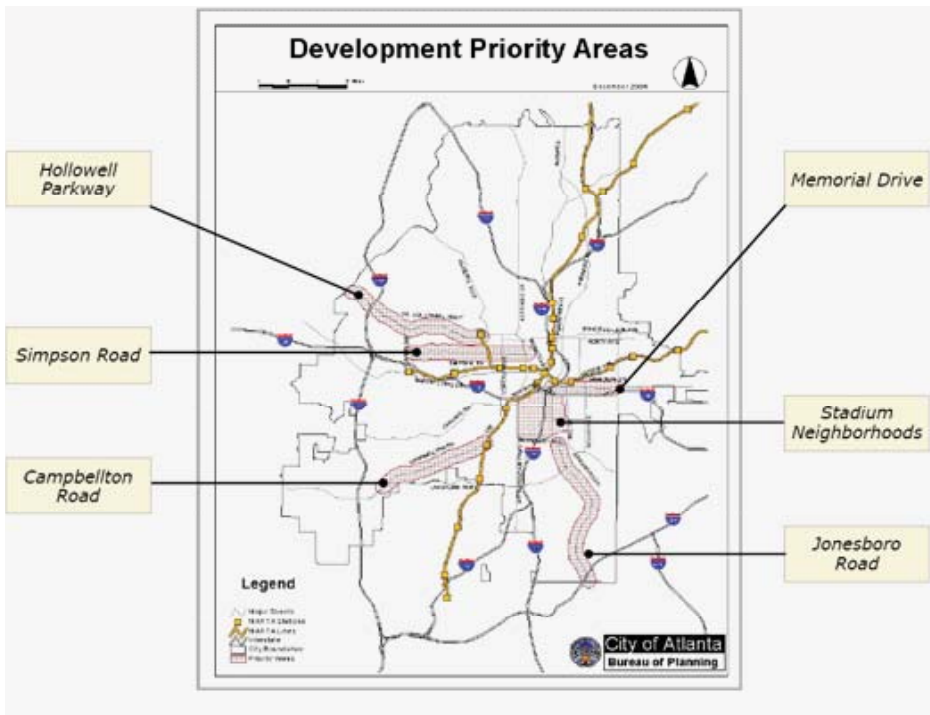


Water main replacement, part of the Clean Water Atlanta infrastructure upgrades

### New Century Economic Development Plan

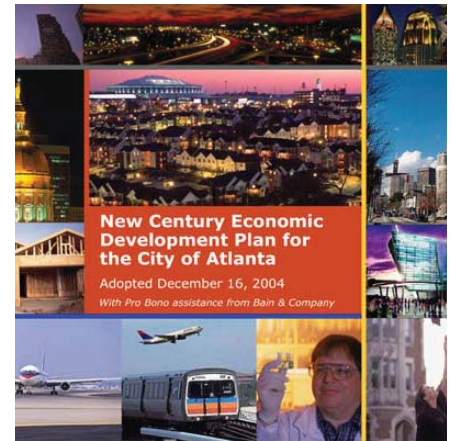
Currently, the guiding document for Economic Development by the City of Atlanta is the New Century Economic Development Plan for the City of Atlanta. The plan details a comprehensive approach that includes traditional economic development activities, like expanding economic opportunity, but also includes initiatives to improve Atlanta neighborhoods and quality of life as well as address the physical infrastructure of the City. The plan has several policy initiatives, described as Action Plans:

- Support Growth of Target Industries
- Create and Grow Business Recruitment, Retention and Expansion Capabilities
- Champion BeltLine, Downtown and Brand Atlanta Campaign as Major Development Projects
- Increase Economic Vitality in underserved Areas
- Make it Easier to Develop in Atlanta
- Increase Availability of Workforce Housing



## Community Assessment - 2. Economic Development

- Increase Capital Available for Development and Business Growth;
- Make Atlanta one of America's safest cities;
- Collaborate to improve the graduation rates in Atlanta Public Schools; and
- Grow dedicated parks and greenspace.



The stated goals of the plan were to achieve the following by 2009:

- Create 60,000 new jobs in the City of Atlanta;
- Create 24,000 new metro jobs related to airport growth and expansion;
- Grow property value in the City by \$26B by adding households and leased commercial space;
- Add 10,000 new workforce housing units by use of City incentives;
- Decrease the city's crime rate to 5,600 crimes per 100,000 residents;
- Increase the high school completion rate of Atlanta Public school students to 72%; and
- Add 1,900 acres of dedicated parks and greenspace to the City.

According to the Atlanta Development Authority, substantial progress has been made towards these goal as shown in Chart 2-5.

EDP Goals	Base *	Best in Class Goals (2005 - 2009)	Results					5 Year Total
			2005	2006	2007	2008	2009	
Overall Jobs Growth <sup>1</sup>	408,000	<b>add 60,000</b>	6,408	8,120	-3,815	-20,224	-23,889	<b>-33,400</b>
Airport Related Jobs <sup>2</sup>	105,000	<b>add 24,000</b>	13,340	4915	4915	4915	4915	<b>33,000</b>
Public High School Graduation Rate <sup>4</sup>	57%	<b>72%</b>	72%	71%	68%	72%	69%	<b>69%</b>
Property values <sup>5</sup>	\$49B	<b>add \$26B</b>	\$1.6B	\$5.1B	\$7.3B	\$4.7B	\$ .93B	<b>\$20B</b>
Crime per 100,000 residents <sup>6</sup>	10,800	<b>reduce to 5,600</b>	7,929	7,916	8,543	8,619	7,592	<b>7,592</b>
Workforce housing units created with City incentives <sup>7</sup>	1,300/yr	<b>add 10,000</b>	1,632	804	1,085	1,009	1,013	<b>5,543</b>
Acres of Parks & Greenspace <sup>8</sup>	4,144	<b>add 1,900</b>	100	226	112	92	27	<b>557</b>

Data Sources and Assumptions:

1. US Census Quarterly Workforce Indicator report for City of Atlanta, generated 8-31-10
2. HJIA Economic Impact Report 2005 and 2009 (in 2009, HJIA supported 138,000 direct and indirect jobs)
3. Atlanta Public Schools, Office of Communications, Dec 2009
4. Atlanta Public Schools, Office of Communications, Dec 2009
5. Georgia Department of Revenue, Fulton and DeKalb tax digests
6. City of Atlanta COBRA report as of 2-2-10, formula: 40,622 crimes in 2009 with a population of 535,000
7. City of Atlanta Affordable Housing Database, included production of units using city incentives
8. Includes protected parks and greenspace acres owned by DPRCA, DWM and ABI/ administrative adjustments were made to figures in previous years

\*Base years: overall jobs 2004, airport jobs 2003, property value 2004, workforce housing 2004, crime 2003, HS graduation rate 2002, parks 2004

Last updated 8/31/2010

Chart 2-5: Economic Development Plan Goals



## Community Assessment - 2. Economic Development

### Alliances in Atlanta's Economic Development

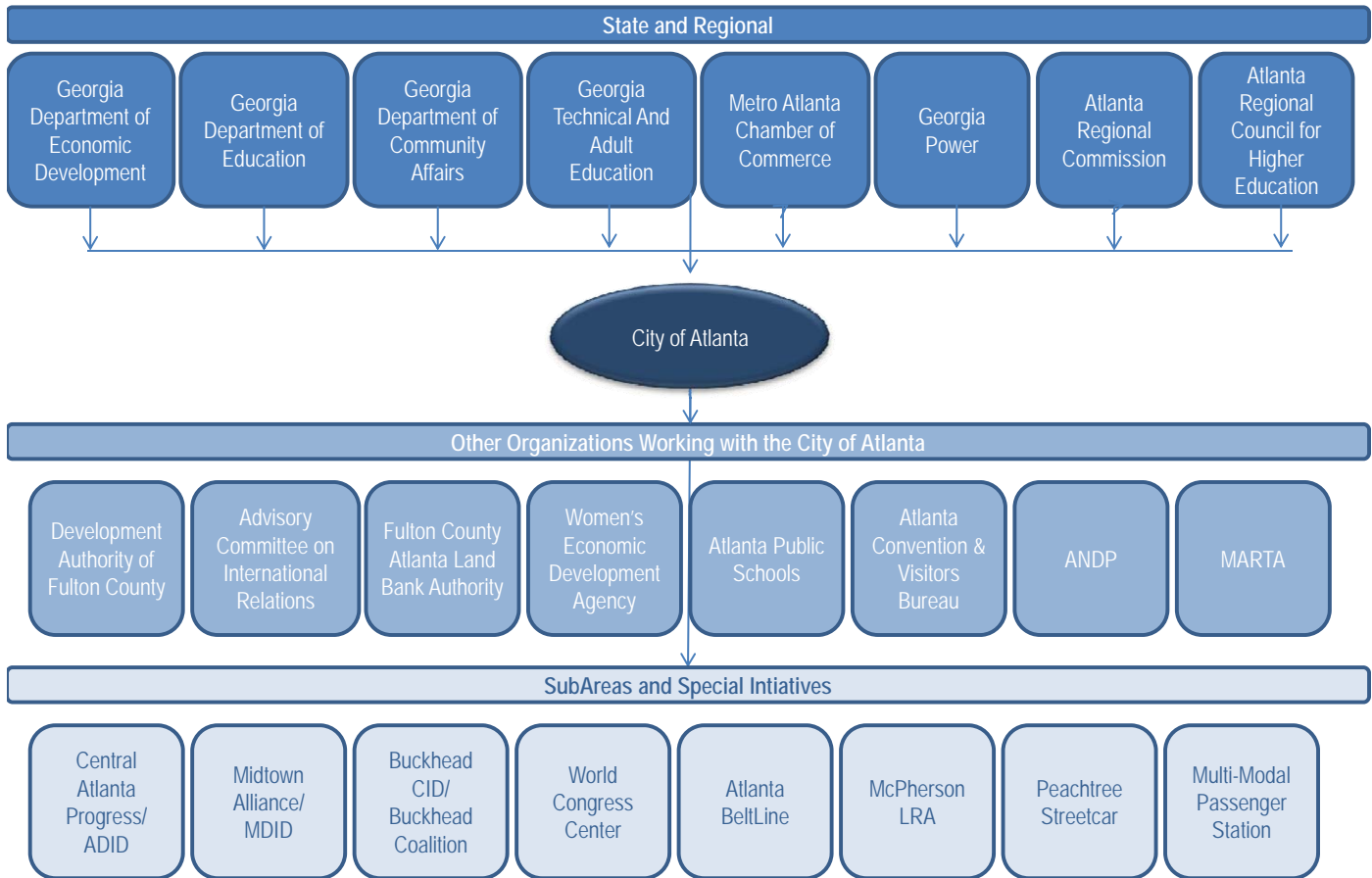


Chart 2-6: Economic Development agencies

### Other Economic Development Organizations Working with the City of Atlanta

In addition to the City of Atlanta and their departments and agencies working towards economic development, there are many other organizations, governmental entities and non-profit partners working towards the goal of economic growth in the City of Atlanta. The remainder of this section of this report gives an overview of these organizations and their economic development activities (see Chart 2-6).

#### Development Authority of Fulton County

The Development Authority of Fulton County was created in 1973 by Georgia law and a resolution of the Fulton County Board of Commissioners as a special unit of government to stimulate diverse, high-quality economic development throughout Fulton County. The DAFC fulfills its mission primarily by providing taxable and tax-exempt bond financing opportunities under the auspices of the Development Authority and Policy Development Incentives created by the Board of Commissioners. The DAFC also provides an array of economic development services for Fulton County government, including implementation of business recruitment and retention strategies.

## Community Assessment - 2. Economic Development

### Advisory Committee on International Relations

The purpose of the Advisory Committee on International Relations is to establish a more meaningful dialogue between the various international groups and the city's elected officials and to facilitate and coordinate the functions of the organizations serving the international community.

### Fulton County/City of Atlanta Land Bank Authority

The land bank is a public authority created to efficiently hold, manage and develop tax-foreclosed property. It acts as a legal and financial mechanism to transform vacant, abandoned and tax-foreclosed property back to productive use. In addition, a land bank is a powerful locational incentive, which encourages redevelopment in older communities that generally have little available land and neighborhoods that have been blighted by an out-migration of residents and businesses.

### Women's Economic Development Agency (WEDA)

Women's Economic Development Agency (WEDA) has assisted more than 17,000 entrepreneurs and has helped to facilitate the formation of more than 1,500 small businesses. WEDA's programs and services are divided into three categories: Business Development and Management through the Metropolitan Atlanta Women's Business Center, Wealth Building, and Customized Training and Licensing.

### Atlanta Public Schools (APS)

Atlanta Public Schools, with an enrollment of over 47,000, plays an important part in Economic Development by providing the City with an educated and well-trained labor force, ensuring that Atlanta residents and workers have access to quality education for their children and, providing continuing and adult education for Atlanta residents.

### Atlanta Convention and Visitors Bureau (ACVB)

ACVB is the liaison between meeting planners, tour operators and its 1,200-plus member organizations. The Bureau positions Atlanta as the leading destination for conventions and tourism through aggressive sales and marketing programs. In 2010, the ACVB's objectives are to increase bookings by 25 percent to 1,837,500 group room nights and generate 4,250 leads, achieve 100 percent attendance goal for major citywide conventions, increase visibility of Atlanta as one of the top U.S. travel destinations, establish Atlanta.net as the premier hospitality online marketing platform, optimize processes and ensure alignment of resources and position ACVB as a national industry expert and as the singular voice of hospitality in Atlanta.

### MARTA

Metropolitan Atlanta Rapid Transit Authority (MARTA) is the public transit agency serving Fulton and DeKalb counties. MARTA is a critical resource for providing transportation alternatives that will help ease the City's traffic congestion. Reliable transit service is a key for connecting the City's labor force with employment centers, particularly for lower-income residents. In addition, as a key land owner around transit stations, MARTA is playing an increasing role in redevelopment efforts, particularly for Transit Oriented Develop-



The Atlanta Public School headquarters.



MARTA's headquarters at the Lindbergh Station.



## Community Assessment - 2. Economic Development



Graphic illustration of the GreenLine Plan.

ment (TOD).

### Atlanta Neighborhood Development Partnership, Inc. (ANDP)

ANDP's mission is to promote, create and preserve mixed income communities through direct development, lending, policy research and advocacy that result in the equitable distribution of affordable housing throughout the metropolitan Atlanta region. ANDP achieves its mission of promoting mixed income communities through three primary lines of business - development, finance, and advocacy. The ANDP works with a network of businesses and organization to advocate for and participate in the bricks and mortar building process for new affordable, mixed-income housing and community revitalization.

### Central Atlanta Progress (CAP) / Atlanta Downtown Improvement District (ADID)

Central Atlanta Progress, Inc., founded in 1941, is a private nonprofit community development organization providing leadership, programs and services to preserve and strengthen the economic vitality of Downtown Atlanta. With a board of directors of Downtown's top business leaders, CAP is funded through the investment of businesses and institutions. In addition to business assistance to current and potential downtown businesses, CAP has several plans and initiatives to revitalize and redevelop downtown to make it a better place for workers, residents and visitors. Some of CAP's the plans and initiatives are the GreenLine Plan, Imagine Downtown, Woodruff Park Master Plan and Downtown Marketing Roundtable



### Midtown Alliance/Midtown Improvement District

Midtown Alliance is the Business Improvement District in the Midtown neighborhood. It focuses on business assistance, transportation, public safety, and urban design to improve the quality of life throughout the area. Some of the Midtown's Alliance plans and initiatives are: Blueprint Midtown, Atlanta's Midtown Mile, Midtown Improvement District, Midtown Cityscapes, Midtown Blue Public Safety Force, Midtown Green Environmental Maintenance, Midtown Transportation Solutions (MTS), Midtown Economic Development, and Destination Midtown.

### Buckhead CID

The objective of the Buckhead Community Improvement District (CID), working with the City of Atlanta and its community partners, is to meet the challenges resulting from Buckhead's rapid, primarily automobile-based growth. These challenges include: improving traffic mobility, enhancing the pedestrian environment, creating better access to public transit, initiating intra-district transportation alternatives, encouraging better integration of land uses, and Improving linkages to the region's automobile, transit and bicycle networks.

### Buckhead Coalition

The Buckhead Coalition works to promote the Buckhead area as a business and residential location through the promotion of available properties, the production of the Buckhead Guidebook, and business assistance research.



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### Georgia World Congress Center

The Georgia World Congress Center Authority -- which includes the 3.9 million square foot convention center, the 71,250-seat Georgia Dome and 21-acre Centennial Olympic Park -- ranks among the top five largest convention destinations in the country. The State of Georgia established the Georgia World Congress Center Authority to develop and operate the Georgia World Congress Center, the Georgia Dome, Centennial Olympic Park, and related facilities. These facilities exist for the primary purpose of promoting and facilitating events and activities that generate economic benefits to the citizens of the State of Georgia and the City of Atlanta as well as enhance the quality of life for every Georgian.

### Special City Initiatives

In addition to the organizations listed above, there are several initiatives being spearheaded by the City of Atlanta in conjunction with other private and public partnerships, including:

#### Atlanta BeltLine

The Atlanta BeltLine is a \$2.8 billion redevelopment project that will shape the way Atlanta grows throughout the next several decades. The project provides a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting 45 neighborhoods directly to each other. Formed by the Atlanta Development Authority, Atlanta BeltLine Inc. is the entity tasked with planning and executing the implementation of the Atlanta BeltLine. Its functions include specifically defining the BeltLine plan; leading efforts to secure federal, state and local funding; continuing the BeltLine community engagement process; and serving as the overall project management office to execute the BeltLine plan, including the coordination of planning and execution activities with other City of Atlanta departments.

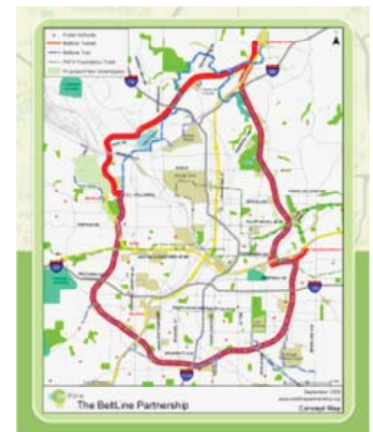
#### McPherson LRA

Another initiative in the City of Atlanta is the redevelopment of Fort McPherson. Fort McPherson, a 488-acre military facility located in Southwest Atlanta, is being closed under the Base Realignment and Closure Act (BRAC) of 2005. The McPherson Planning Local Redevelopment Authority, Inc. (a nonprofit corporation) was formed in December 2005 to assume, on behalf of the Cities of Atlanta and East Point, Fulton County, and the State of Georgia, the responsibility and authority for investigating the needs of the local communities, planning the reuse and economic development of the real estate and to serve on behalf of the stakeholders as the sole point of contact regarding base reuse planning with the Department of Defense's Office of Economic Adjustment and the Department of the Army.

In 2007, the FMLRA completed the Fort McPherson Outreach and Land Use Plan, which was refined and modified in the Fort McPherson Business Plan in 2009. The redevelopment of the site, in accordance with the current land use plan, would have a significant economic impact on the City of Atlanta, particularly on the south side, resulting in 3.8 million square feet of new commercial and institutional space and 2,600 residential units.



The Georgia World Congress Center.



The Atlanta BeltLine.



Land Use Plan for Fort McPherson.



## Community Assessment - 2. Economic Development



Rendering of the Streetcar.



Rendering of the redevelopment around MMPT and the Gulch.

### Peachtree Streetcar

Initiated by the Peachtree Streetcar Corridor Task Force, the City of Atlanta is working to transform 16.5 miles of Peachtree, from Club Drive in the north down to Lee Street in the south, into a world-class boulevard through a streetcar and streetscape enhancements. The streetcar component calls for bringing modern-day streetcars to help residents and visitors take short trips without the use of cars. Funding has been allocated for a portion of the streetcar in Downtown.

### Multi-Modal Passenger Terminal

The MMPT will be the region's major passenger terminal with facilities envisioned for new commuter rail and intercity passenger rail services, as well as intercity, regional express, and local buses (Greyhound, Southeastern Stages, GRTA Xpress, Cobb Community Transit, Gwinnett County Transit, and MARTA). The facility will also be designed to accommodate future transportation including high speed rail, light rail, and streetcar services. The project will reside within much of the "gulch," an area between Forsyth Street and Centennial Olympic Park Drive. This location lies immediately west of the MARTA Five Points Station, the hub of the Atlanta region's rapid rail system and the crossroads of various railroads serving the Atlanta region and the Southeast.

### State and Regional Economic Development Organizations

The City of Atlanta reaches out to work with their state and regional partners in economic development.

### State of Georgia Department of Economic Development

The Georgia Department of Economic Development (GDEcD) is the state's sales and marketing arm and lead agency for attracting new business investment, encouraging the expansion of existing industry and small businesses, developing new domestic and international markets, attracting tourists to Georgia, and promoting the state as a location for film, video, music and digital entertainment projects, as well as planning and mobilizing state resources for economic development.

- **Enticement Incentives**
  - **Job Tax Credit** - Strategic industries such as distribution, technology, manufacturing, telecom, processing companies and their headquarters qualify for Georgia's Job Tax Credit. Depending on the community's tier, companies must create between five and 25 net new jobs per year to qualify.
  - **Port Investment Bonus** - Is available to taxpayers with large increases of shipments in or out of a Georgia port.
  - **Quality Jobs Tax Credit** - Companies that create at least 50 jobs in a 12 month period that each pay wages at least 110% of the county average are eligible to receive a tax credit.
  - **Mega Project Tax Credit** - Companies that employ at least 1,800 net new employees, and either invest a minimum of \$450 million

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or have a minimum annual payroll of \$150 million may claim a \$5,250 per job per year tax credit for the first 5 years of each net new job position.

- **Retraining Tax Credits** - A company's direct investment in training can be claimed as a tax credit.
- **Existing Industries:** In addition to qualifying for all incentive programs that new businesses do, existing Georgia firms can take advantage of several programs.
  - **Existing Industry Job Tax Credit Bonus** - Companies that have been doing business in Georgia for at least three years can claim a one-time additional \$500 tax credit for every net new job they add until 2011.
  - **Investment Tax Credits** - Existing Georgia manufacturing or telecommunications companies that have operated a facility in Georgia for at least three years, and which make a minimum \$50,000 additional qualified capital investment, may claim from 1 percent to 5 percent of the new investment as a tax credit. Higher credits are available for investments in recycling or pollution control equipment and for defense plant manufacturing conversion to a new product.
- **Tax Exemptions**
  - **Sales and Use Tax Exemption** - Qualified equipment purchases or leases are exempt from sales tax when the equipment purchased is used in the manufacturing process.
  - **Inventory Tax Exemption** - Many Georgia counties exempt from property tax up to 100 percent of qualified raw material, work-in-process and finished goods inventory under Georgia's local-option "Freeport" law. In most of these counties, distribution center and warehouse inventories are exempt if the inventory is destined to be shipped out of state.
- **Hiring, Training and Education**
  - **Hiring Assistance** - Georgia's Department of Labor (DOL) assists companies in recruitment.
  - **Quick Start Employee Training** - Quick Start provides customized training for new employees in skill-based jobs at no cost to qualifying companies.
  - **HOPE Scholarship and Grant** - Georgia's HOPE Scholarship provides free tuition at one of Georgia's 34 public colleges or universities for graduating Georgia high school seniors with a B or better average.
- **Assistance for Small Business and Entrepreneurs:** Georgia offers several programs specifically designed to meet the needs of small busi-



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nesses and entrepreneurs.

- **Small Business Tax Relief** - Georgia now allows small businesses making capital investments to write off all or a portion of the investment.
- **Advanced Technology Development Center (ATDC)** - The Advanced Technology Development Center is a start-up accelerator that helps Georgia technology entrepreneurs launch and build successful companies. ATDC has provided business incubation and acceleration services to hundreds of Georgia startups

### State of Georgia Department of Education

**Qualified Zone Academy Bonds:** These bonds allow state and local governments to match on-interest loans with private funding sources to finance public school renovations and programs. Areas that are included in the designation are to become “renewal clusters” and receive priority in their planning and economic development. The City of Atlanta has three identified clusters: Westside Renewal Cluster, Eastside Renewal Cluster and Southside Renewal Cluster.

### Georgia Department of Community Affairs

The Department of Community Affairs assists in economic development activities through incentive programs to recruit new businesses and expand existing Georgia businesses.

- **Industrial Development Bonds and Mortgage Revenue Bonds** - Georgia is authorized to use up to \$85 per capita a year, or approximately \$811 million for projects ranging from the traditional industrial development bond (IDB) for manufacturing concerns and mortgage revenue bonds (MRB) for single family mortgages to bonds for multi-family housing development and exempt facility bonds. The department utilizes a very specific application procedure that ensures allocation is available throughout the year. Allocation amounts are set aside for economic development purposes, housing purposes, and purposes such as solid waste disposal.
- **Community Development Block Grant Program (CDBG)** - The Community Development Block Grant Program (CDBG) provides funding to assist a wide range of eligible activities, including housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or head start centers, and economic development projects. All projects must substantially benefit low and moderate income persons.
- **Life Sciences Facilities Fund** - The purpose of the Life Sciences Facilities Fund is to serve as an incentive program to provide low-cost loan assistance for the purchase of fixed assets to eligible applicants that are being considered as a relocation or expansion site for a life-science company targeted by Georgia. The Facilities Fund is intended to be used as an incentive when needed to retain or recruit life-science companies in and to Georgia, or to fill a financing gap.

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- **Recovery Zone Bonds** - A category of Build America Bonds (BABs) for public infrastructure and facilities in “recovery zones” which are designated as any area with significant poverty, unemployment, or home foreclosure rates, any area currently designated as an Empowerment Zones or Renewal Community, and any area designated as economically distressed by reason of closure or realignment of a military installation pursuant to the Defense Base Closure and Realignment Act of 1990.
- **Opportunity Zones** - Local governments which undertake redevelopment and revitalization efforts in certain older commercial and industrial areas can now qualify those areas for the State’s maximum state job tax credit of \$3,500 per job. The incentive which is available for new or existing businesses which create two or more jobs are credits which can be taken against the business’s income tax liability and state payroll withholding. The credits are available for areas designated by DCA as “Opportunity Zones”. DCA will consider designations for areas that are within or adjacent to a census block group with 15% or greater poverty where an enterprise zone or urban redevelopment plans exists.

### Georgia Department of Technical and Adult Education Georgia

The Georgia Department of Technical and Adult Education oversees the state’s system of technical colleges, the adult literacy program, and a host of economic and workforce development programs. Georgia’s system of thirty-four technical colleges and four technical divisions at University System colleges provides Georgians with HOPE-eligible career preparation programs at the certificate, diploma, and associate degree levels in over 100 different fields, with many courses available online. Adult literacy providers throughout the state, including most technical colleges, provide literacy training at all levels culminating in GED preparation and testing. The technical colleges also provide customized workforce development training for Georgia companies, including the Quick Start program for new and expanding industries and businesses around the state.

### Metro Atlanta Chamber of Commerce

The Metro Atlanta Chamber of Commerce is the business association of metro Atlanta. The Chamber’s focus is improving quality of life and promoting economic growth. Its Economic Development Division helps to create a high-quality business environment in the metro area for new and existing businesses. The Chamber is committed to developing new business in target industry clusters including Corporate Headquarters, Biosciences, Logistics/Transportation, Telecommunications and Computer Software and Service. The Chamber founded the Metro Atlanta Quality Growth Task Force, which is a public-private venture to reach consensus on growth strategies necessary to successfully accommodate future regional growth.

The Chamber has formed the New Economy Task Force to plan for the post-recession “new economy” by aligning their job-growth strategies with marketplace realities. The Chamber hired Bain and Company to analyze the region’s competitive strengths and to devise a strategy for economic development.



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Georgia Power headquarters in downtown.

### Georgia Power

Georgia Power operates a full-service Community and Economic Development organization which serves the entire state of Georgia. The program is a premier economic development entity for the state and assists both local communities and businesses in research services, including site selection, engineering and design, and a dedicated project manager assigned to each client.

### Atlanta Regional Commission

The Atlanta Regional Commission is the regional planning and intergovernmental coordination agency for the 10-county Atlanta region. The agency is involved with the planning efforts and economic development activities. Most notably, the ARC funds Livable Centers Initiative (LCI) studies throughout the region which allow local communities to identify transportation and land use improvements that will foster redevelopment.

### Atlanta Regional Council for Higher Education

The Atlanta Regional Council for Higher Education (ARCHE) was founded in 1938 as the University Center in Georgia. Today, ARCHE is a council of 20 public and private institutions of higher learning in the greater Atlanta region.

### Economic Trends

More than ever, Atlanta's economy is being affected by larger trends, including impacts from Globalization and the Great Recession, regional trends affecting the Southeast and the State of Georgia and demographic trends which impact the labor force and businesses throughout Atlanta. The following section discusses some of these larger trends affecting the City of Atlanta. Understanding these trends can help the City determine its competitive strengths and weaknesses, and suggest how the City can position itself to compete in a changing world economy.

### Global Trends Affecting Atlanta's Economy

In his book, *The World is Flat*, Thomas Friedman argued that the world has begun an entirely new period of global expansion and change: Globalization 3.0. The two previous eras of Globalization, from 1800 to 2000, were powered first by falling transportation costs and then falling telecommunication costs. These changes reduced geographic limits to businesses, and large businesses expanded and reorganized in innovative ways to take advantage of new opportunities. In this new era, change is created by technological innovations, like software and wireless networking, which are now allowing *individuals* to collaborate and compete in the global economy. The result is an economic complexity and rate of change which is unprecedented. As a result, Atlanta will be impacted over the coming decade by a number of global economic factors:

#### Accelerated competition on a global basis

- What Fareed Zakaria has termed "The Rise of the Rest" (India, Brazil, China, etc.) is the rapidly ending 60 years of US global economic domi-

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nance from the end of World War II to roughly the fall of the Berlin Wall in 1989.

- US corporations are increasingly turning their focus outward from the U.S. marketplace to global opportunities. The Coca-Cola Company and UPS are two prominent locally based examples of globally focused businesses based on the Atlanta region.
- Through outsourcing of business operations on a global basis global competitiveness is key to long-term economic success of businesses, rather than clustering operations around one city or region as in the industrial era model.

Impact for Atlanta: The City of Atlanta is no longer competing for opportunities just in the Atlanta region or southeast but globally. Atlanta's appeal is not just its access to regional markets, but ready access to global markets, the knowledge base of its workforce, and its ability to innovate in a world operating at an accelerated pace of change and innovation.

### The severe impacts of the Great Recession on Atlanta and our regional economy

- Not only has the Great Recession been the longest recession since the Great Depression of the 1930's but it has had a devastating impact on Atlanta's growth-oriented economy. Since the second quarter of 2007 the Atlanta region has lost more than 161,000 jobs and the City of Atlanta 44,000 jobs.
- The new global economy predicts a slower recovery in the U.S., due to lack of financing and transition to a post-industrial economy—surge of orders impacts manufacturers in China first then U.S retailers down the supply chain.

Impact for Atlanta: Economic policies of the City need to focus on dealing with the short term negative effects of the Great Recession (the substantial impacts of sub-prime lending, foreclosures, overbuilding of condos and commercial structures), while aligning the city's economy with the emerging drivers of the 21<sup>st</sup> Century economy which will define its growth opportunities for the coming decade.

### The Economy continues to shift from the “physical” to the “virtual”

- The internet is transforming whole sectors of the economy from an orientation of physical facilities and processes to virtual business.
- In retail, while only an estimated 7% of commerce is done over the internet, key segments such as: music, books, entertainment, information and electronics virtual retailing is the dominant form. Physical retailing still dominates in soft goods, apparel and food.
- Corporate operations continue to shift from the physical to the virtual resulting in declining demand for centralized data centers, centralized sales centers and replacing business travel with teleconferencing and computer-based virtual meetings.



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- Long term increasing energy costs brought on by escalating global demand for finite carbon-based fuels will result in higher transportation costs. As a result, the rising cost of commodities and services will make operating costs higher and transportation and production costs higher—lessening the advantage of low wages in distant markets.

Impact for Atlanta: The City's role as a data hub, information, telecommunication and banking and financial center is changing—emerging opportunities in consulting, logistics, software and outsourced business management. A long term decline in business travel could impact Hartsfield-Jackson International Airport, major airlines and the hospitality sector.

### Atlanta's rise as a Global Portal

- Look for the continued dominance of Atlanta as a global portal for the southeastern US economy. As one of the world's 40+ mega-regions, it sits at a nexus of air, sea and interstate transportation unmatched in the region. The City of Atlanta is working with the State to become the future hub for intersecting high speed rail network.
- The dominance of Atlanta as a portal for international business in the region—i.e., recent relocation of medical software company Craneware, to the city for that reason.
- Atlanta's cosmopolitan environment creates a place for innovation, interaction and the exchange of ideas and trends.
- Continuing strong appeal of Atlanta to the "Creative Class" or "Knowledge workers" is essential if we are to continue to lead in the industries of the mind.

Impact for Atlanta: Defining strategies that capitalize on the Atlanta's unique role as a portal for much of the Southeast U.S. into the Global Economy.

### Regional Trends Affecting Atlanta's Economy

In addition to global impacts, Atlanta's economy is greatly affected by profound changes occurring in the Atlanta regional economy. Some of the key trends which will shape economic opportunities for the City's future include:

#### US business organizations are flattening their operations

- Corporations are flattening the layers of middle management and corporate hierarchy; supported by technical advances in computing and communications (internet/intranet, cell phones, cloud computing, etc).
- Outsourcing of services to allied businesses both nationally and internationally is lessening the demand for concentrating employment in headquarters facilities.
- Telecommuting and home based employment are growing segments of many industries, lessening the need to house the workforce in centralized office space.

Impact for Atlanta: There is a lessening of the demand for traditional office



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space in urban core of city based on large scale corporate bureaucracies. Atlanta needs to maintain its leading position as home to the remaining large scale office users while appealing to the new mix of office users for the 21<sup>st</sup> Century.

### The Atlanta region will continue to have strong growth potential over the coming decades

- The Atlanta Regional Commission's Plan 2040 forecasts the Atlanta region will add approximately 1.9+ million residents and 1.1+ million jobs by 2030 -continuing the growth of the Atlanta region as an economic powerhouse which will provide significant growth opportunities for the City if it can capture its "fair share" of the region's growth.
- The good news is during the past decade Atlanta has captured much more of the region's population growth than in the preceding decade. According to ARC, from 2000 to 2010 it captured 9.9% of the region's growth versus less than 0.1% during the 1990s.
- In terms of employment the City has suffered a hollowing out of its employment base, losing over 90,300 jobs between 2000 and 2009, equivalent to 19.3% of its job base in 2000. Most troubling is this pattern of job loss occurred in two waves, the severe impacts of the dot.com recession of the 2000-2001 period, and the impacts of the Great Recession which began in 2007 and is projected to continue through 2011.

Impact for Atlanta: The city needs to capture its fair share of the region's future growth not just in population but also in employment to remain the essential economic core of the region.

### Atlanta is shifting from a region with a single core to a multi-centered region

- Regional growth is spurring both a resurgence of the core (Atlanta) and the creation of multiple regional cores (North Fulton, Sugarloaf, Perimeter, Cumberland Galleria/Vinings, etc.) serving key parts of the region with office, industrial and retail options. This represents the emergence of the Los Angeles growth model with many centers in an increasingly diverse region. Atlanta will still be the largest but not the only urban core of the region.

Impact for Atlanta: The city is dominant in key economic sectors within the region and state (professional and technical firms, financial, insurance and real estate, hospitality). It needs to continually work to maintain that dominance in an increasingly competitive region.

### Increasing "friction" in regional mobility caused by rising congestion, transportation and energy costs

- The lack of adequate funding and over-reliance on the automobile has created a substantial lag in transportation infrastructure to support the region's growing population resulting in increased congestion and ever higher transportation costs. Even new Transportation Special Option Sales Tax (TSPLOST) will not solve but only mitigate the problem.



## Community Assessment - 2. Economic Development

- Gasoline costs are projected to rise dramatically in the future as the result of increasing global demand for this resource constrained supply. This will further adding to the friction of mobility in the region.
- Average household in the Atlanta region already spends 60% to 65% of its income on shelter and transportation costs, which places a premium on the provision of affordable housing in proximity to major employment.

Impact for Atlanta: The resurgent interest in living in the city will continue over the coming decades as long distance commuting becomes more and more costly and difficult. The challenge will be to assure a significantly range of housing options are available across the income spectrum to allow all segments of the workforce to live near their place of work.

### Demographic Trends Affecting Atlanta's Economy

There are also significant demographic trends affecting the Atlanta economy. These trends influence the City's labor force (and their needs) as well as change how business organizations see Atlanta as a business location.

#### The City's population has grown strongly during the last decade-- reversing long term trends

- According to Census estimates, from the period of 2000 to 2009 the City of Atlanta added 127,447 residents, a 29.9% increase in population over the period. This is a dramatic shift from the decade of the 1990s when the city's population increased by only 1,274 over the ten year period, following several decades of population decline. Clearly there has been a dramatic turnaround in the growth of the city during the last decade.

#### Atlanta's households are dominated by singles, single-parent and child-less couples

- According to Census 2008 estimates:
  - Almost half of Atlanta households are persons living alone (47%)
  - 15% of Atlanta households are married couples without children (empty nesters)
  - 19% of Atlanta households are headed by a single parent
  - 10% of Atlanta households are married couples with children present.
- The profile of Atlanta households has implications for the type of housing, demand for schools, and services and amenities that will be required to sustain the city's future growth.

#### Atlanta's labor force covers a broad spectrum of educational attainment

Among its residents who are 25 or older:

- 43% of Atlanta residents have a bachelor's or post-graduate degree

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- 19% have either an associate's degree or attended some college
- 23% have a high school diploma
- 16% lack a high school diploma

Thus, the labor force covers a wide spectrum from highly educated knowledge workers to a large segment with limited levels of educational attainment.

### Atlantans work across a broad range of industries and wage levels

- Roughly 40% of Atlantans work in higher wage industries including information, finance insurance and real estate, professional, scientific and management.
- Another 36% of Atlantans work in middle wage industries including educational services, arts, entertainment and recreation and construction.
- Another 24%, or roughly one on four workers, work in lower wage industries including retail trade, transportation and utilities, services and public administration.

### Atlanta's households cover a wide spectrum in terms of income and have substantial purchasing power

- The median income of households in Atlanta was \$47,464 in 2008, which is significantly below the median income of the Atlanta region as a whole.
- However, Atlanta households exhibit a wide range of incomes around this median:
  - Approximately 12% of Atlanta households earn less than \$10,000 per year
  - Roughly a quarter of Atlanta households earn between \$10,000 and \$25,000 per year
  - Middle income households earning between \$35,000 and \$100,000 per year represent the largest segment of Atlanta households at 37%
  - Households earning over \$100,000 represent 24% of households in the city
  - The purchasing power of households in the City of Atlanta represents a major economic force in the city. Atlanta households have a cumulative effective buying income of \$6.7 billion in 2010 according to Claritas/Nielsen.

### Atlanta's Special/Unique Economic Activities

Atlanta's economy is based on three major areas, national businesses which export their services nationally and internationally, region serving entities which draw income into Atlanta's economy from around the region and lo-



The Georgia Aquarium is one of the main tourist attractions in the City of Atlanta.



## Community Assessment - 2. Economic Development

**Table 2-22: Overseas Visitation to Atlanta and Georgia**

	2006	2007	2008	2009	Change	Change
					2006-2009	2008-2009
Atlanta	477,000	478,000	532,000	570,000	19%	7%
Georgia	520,000	526,000	634,000	689,000	33%	9%
Atlanta as % of Georgia	92%	91%	84%	83%		

Source: International Trade Administration

cal spending by city residents, businesses and local government, which supports the secondary employment created by the first two categories of jobs.

Parts of the strengths of Atlanta's economy are those special and unique activities which are included in National and Region serving entities. The following section discusses four of these economic activities: tourism, higher education, sports and entertainment, which draw in "consumers" from a regional, national and international market and Hartsfield-Jackson Atlanta International Airport, which not only draws in visitors to take advantage of these three categories, but also supports Atlanta as a business location for manufacturing and related firms, as well as a location for business who require significant travel of their employees, particularly those in knowledge-based firms.

**Table 2-23: Atlanta Colleges and Universities**

Colleges and University	Enrollment
American InterContinental University	1,152
Art Institute of Atlanta	2,694
Atlanta Metropolitan College	1,666
Atlanta Technical College	3,172
Bauder College	715
Beulah Heights Bible College	620
Carver Bible College	150
Clark Atlanta University	4,514
Georgia Institute of Technology	17,135
Georgia State University	26,134
Herzing College	276
Morehouse College	2,933
SCAD Atlanta	2,000
Spelman College	2,290
Westwood College	220
<b>Total</b>	<b>65,671</b>

Source: Various School Websites

Tourism is one of Atlanta's most important industries. Visitors, both for business and leisure, support many Atlanta industries, including Food and Accommodation, Retail, and Arts and Recreation. However, much of the decade from 2000 to 2009 was an exceedingly difficult one for the tourism industry as a whole. Two economic recessions decreased both business and leisure travel significantly.

### Tourism

Data from Smith Travel Research, commissioned by the Atlanta Convention & Visitors Bureau showed an increase in Room Occupancy in the Atlanta region from 57% in 2003 to a high of 65% in 2005, decreasing to 53% in 2009. The Average Daily Rate of rooms increased from \$72.67 in 2003 to a high of \$91.03 in 2008, falling to \$83.01 in 2009. Revenue per Room increased from \$41.40 in 2003 to a high of \$56.86 in 2007 before falling to \$43.99 in 2009.

Despite these recent downward trends, the City of Atlanta is one of the highest ranking destinations in the U.S. for international travelers (see Table 2-22). According to the International Trade Administration, in 2009, there were 570,000 international travelers to Atlanta, an increase of 19% from 2006. From 2008 to 2009, visitation to Atlanta increased 7%, one of the only major international destinations to see an increase over the period. The state of Georgia had an even greater increase, 33%, in international travelers from 2006 to 2009 and a 9% increase in overseas travelers from 2008 to 2009. In 2009, 83% of the State's visitors traveled to Atlanta.



Georgia State University is on the universities located in the City of Atlanta.

### Higher Education

Atlanta is home to a large concentration of colleges and universities. According to the Department of Labor, Fulton County is home to 44 colleges and universities. The largest 15 schools have a total enrollment of over 65,000 students (see Table 2-23). In addition, there are several major schools and

## Community Assessment - 2. Economic Development

university surrounding the City, including Emory University and the University of Georgia. These schools generate significant benefits for the City, including:

- Employment of professors, administrators, and support staff;
- Local spending from employees, students and the institutions themselves;
- Creating an educated labor force which aids in business recruitment; and
- Creating an atmosphere of innovation in the City.

According to a study commissioned by the Atlanta Regional Council for Higher Education (ARCHE), when compared to other regions throughout the US, the Atlanta region:

- Ranks 7<sup>th</sup> in college students enrolled (176,171),
- Ranks 3<sup>rd</sup> in African-American students enrolled (47,548),
- Ranks 1<sup>st</sup> in enrollment growth from 1989 to 2005 (62%),
- Ranks 7<sup>th</sup> in Academic Degrees Awarded (35,802), and
- Ranks 5<sup>th</sup> in University Research (\$1.01 billion)
- Had the highest enrollment growth from 1989 to 2005 (62%)

The report also found that the Atlanta region's universities have direct institutional spending of \$6 billion, bringing \$938 million in federal funds to Georgia's economy and directly employing 55,348.

### Hartsfield-Jackson Atlanta International Airport

Hartsfield-Jackson Atlanta International Airport is the busiest passenger airport in the world. Since 2000, it has ranked as #1 in number of passengers, and between #20 and #30 in terms of metric tons of cargo.

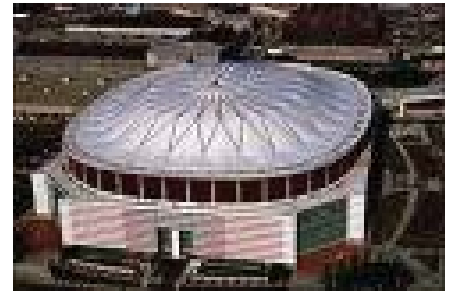
In 2009, the City commissioned a study of the economic impacts of the airport, the ATL 2009 Economic Impact Study. The study found that the airport accounts for 58,000 direct jobs and 434,434 direct, indirect and induced jobs and generates \$58.2 billion in business revenue.

The study estimated that the airport generated \$3.0 billion in state and local taxes in 2009, including \$531.0 million to the City of Atlanta and \$664.0 million to the State of Georgia.

### Sports and Entertainment

The City of Atlanta is home to five major sports franchises – the Atlanta Braves, Falcons, Hawks, Thrashers and, most recently, the WNBA's Atlanta Dream. In addition, the City is home to several major venues which host arts and entertainment events.

- In 2009, the Atlanta Falcons had an average attendance of 68,173 at 8 games at the Georgia Dome.



The Georgia Dome is one the main sports facilities in the City of Atlanta.



Hartsfield- Jackson Atlanta International Airport.



The Fox Theatre is one the major venues in the City.



## Community Assessment - 2. Economic Development



The Rialto is one of the venues for performances.

- In 2009, the Atlanta Braves had an average attendance of 29,304 at 81 games at Turner Field.
- In 2009, the Atlanta Hawks had an average attendance of 16,748 at 41 games at Philips Arena.
- In 2009, the Atlanta Thrashers had an average attendance of 13,607 at 41 games at Philips Arena.
- In 2009, the WNBA Atlanta Dream team, which plays at Philips Arena, averaged 7,107 spectators in home attendance.

Atlanta's major venues host a variety of programs which draw visitors from Atlanta and the region, including:

- Philips Arena
- Lakewood Amphitheater
- The Fox Theater
- Woodruff Arts Center
- Atlanta Civic Center
- The Tabernacle
- Chastain Amphitheater
- Variety Playhouse
- Horizon Theater
- Alliance Theater
- Center Stage Atlanta
- The Rialto



The Atlanta Botanical Gardens is one of the attractions in the City of Atlanta.

In addition, there are several major sights and attractions which draw visitors to Atlanta:

- Atlanta Botanical Gardens
- Atlanta History Center
- Jimmy Carter Library and Museum
- Georgia Aquarium
- Imagine It! Children's Museum
- Martin Luther King, Jr. National Historic Site
- CNN Center
- World of Coca-Cola
- Zoo Atlanta



The Atlanta Zoo is also one the City's attraction.

### 3. HOUSING

During the past decade (2000 – 2009), the City of Atlanta has witnessed two housing market trends that have affected housing and planning policy. One, the development of new housing types (lofts, condominiums, townhomes), renovation and new construction in historic intown neighborhoods, demolition of substandard housing units, and the construction of high-rise and/or high unit multi-family projects to match the demand from existing and new residents moving into a city with a growing population. The other, the collapse of the financial, housing and real estate markets, the doubling of the numbers of unemployed households and the onset of a recession, has led to a large number of property foreclosures and the creation of a glut of unoccupied housing in some communities and an oversupply of undeveloped lots and unfinished buildings in others.

The purpose of this Housing Element of the 2011 Comprehensive Development Plan is to evaluate the adequacy and suitability of the existing housing stock to serve the current and future community needs. Information about housing included in this section is: housing type and mix, condition and occupancy, cost of housing, cost-burdened households, special housing needs, jobs-housing balance, foreclosures and housing programs. At the end of the section, a list of issues and opportunities are identified that can be used to address housing in the future.

#### Housing Types and Mixes

Nearly half (46.3%) of the housing units in the City of Atlanta are single-family residential housing units while the balance of the residential units in the City are multi-family housing units with 5 or more units. According to the 2008 American Community Survey, the number of housing units between 2000 and 2008 increased by 33,732 units or 18.0%. Although there has been a large increase in the number of multi-family dwellings built in the City since 2000, the Atlanta Housing Authority has demolished a majority of their substandard housing stock in preparation for new development. From 1990 to 2008, the net number of housing units in Atlanta increased by 20.8%, going from 182,754 in 1990 to 220,730 in 2008.

As Table 3-1 shows, the most dramatic shift in terms of structure type between these decades was the increase in the number of units in 50 or more unit structures, which increased by 160.5% and made up 10.1% more of the housing stock in 2008 than in 1990. During the same time period, there was a reduction in the number of multifamily developments containing 3 to 9 housing units; over 4,456 units in 3 to 4 unit structures (47.8%) and 6,688 units in 5 to 9 unit structures (34.4%) were lost between 1990 and 2008. Between 1990 and 2000, 4,910 units (17.9%) were lost from housing developments containing 10 to 49 housing units, which comprised 17.7% of the City's housing stock. By 2008, the number of units in developments containing 10 to 49 units grew by 12,356 units (45.0%) to 39,811 units, surpassing the previous number of 32,365 set in 1990.



Board Stone multi-family building under construction on Marietta Street, NPU E.



Stalled residential development in NPU Z.



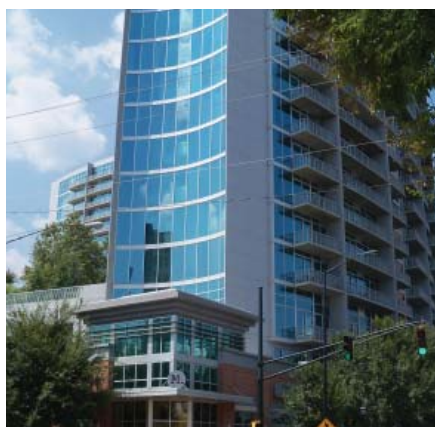
New Single family infill development in Oakland City, NPU S.

## Community Assessment - 3. Housing

Type of Housing Unit	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
Single Unit, Attached and Detached	83,793	45.9	87,165	46.6	102,224	46.3
Duplex	8,088	4.4	7,871	4.2	8,031	3.6
3 to 4 units	13,769	7.5	14,358	7.7	9,313	4.2
5 to 9 units	26,137	14.3	19,496	10.4	19,449	8.8
10 to 49 units	32,365	17.7	27,455	14.7	39,811	18
50 or more units	15,700	8.6	29,723	15.9	40,901	18.5
Other*	2,902	1.6	930	0.5	1,001	0.5
Total Units	182,754	100	186,998	100	220,730	100

\* Other includes 1990 "Mobile home or trailer" and "Other" categories and 2000 / 2008 "Mobile home" and "Boat, RV, van, etc." categories. Source: U.S. Census, 1990 and 2000, US Census American Community Survey 2008

The increase in the construction of multi-family housing in the City of Atlanta has been concentrated in developments that contain more than 10 units. Typically, these are large rental or condominium developments at least three stories in height and are located on larger parcels that were either former industrial sites, raw land, surface parking lots or demolished apartment structures. In Midtown and



Plaza Midtown - a new mixed use and transit oriented development in Midtown, NPU E.



New Single family home construction in Candler Park, NPU N.

commercial parcels with low density uses have been redeveloped as residential/mixed use buildings, such as Allen Plaza in Downtown, Spire, Metropolis and Plaza Midtown. In recent years, regulations in the Quality of Life Zoning Districts as well as the SPI districts and their associated Design Review Committee as well as input from business organizations such as the Midtown Alliance, Central Atlanta Progress and the Buckhead CID and community groups has encouraged developers to build pedestrian oriented developments, include retail spaces, recreational areas, and innovative exterior designs to distinguish these newer developments from the "gated" communities that were built during the 1980's and 1990's that altered neighborhoods such as "Buttermilk Bottom" (adjacent to the Civic Center) into districts like Bedford-Pine.

Another major trend in the types of housing being developed in the City of Atlanta over the past two decades has been the construction of single family housing. This new construction has been occurring by two different ways: infill development and new subdivisions. With the growing desirability of walkable neighborhoods and shorter commutes, the retail districts of East Atlanta, Midtown, Buckhead, Virginia-Highland, Kirkwood, Inman Park among others, have created a market for the development of infill lots within established neighborhoods. There has also been an increase in the development of single-family subdivisions within the City of Atlanta, particularly in large acreages in Northwest Atlanta (Adams Park, Riverside), Southeast Atlanta (East Atlanta, Grant Park, Ormewood Park / Glenwood Park, Lakewood) and Southwest Atlanta (Princeton Lakes). In addition to adding new single family homes, many older homes have been torn down and replaced by new and often much larger homes. The some of the housing stock being built within these communities would be considered by some as "McMansions", a term used to describe large single-family dwellings that dwarf other homes in the neighborhood. The recently adopted Infill Housing Ordinance attempts to address the scale of new single family homes.



## Community Assessment - 3. Housing

Housing development in working-class neighborhoods in the City of Atlanta have been initiated by non-profit community development corporations (Habitat for Humanity, Columbia Residential, Charis Community Housing) to introduce affordable housing to the neighborhood or private individuals / for-profit builders. Many communities such as Mechanicsville, Peoplestown, South Atlanta, Pittsburgh, Vine City, Reynoldstown, English Avenue and Capitol View have a mixture of non-profit and for-profit developers building in-fill housing, renovating older housing, and transforming older buildings into lofts. However, redevelopment activity slowed down after the collapse of the nationwide real estate market in 2008.



Townhomes in Mechanicsville built by a CDC, NPU V.

Table 3-2 shows the distribution of housing units in the City of Atlanta by Neighborhood Planning Units (NPU) as of 2009. NPUs with the largest number of housing units are B (30,526), E (26,014), M (16,957), and F (11,803). These four NPUs contain 38% of all housing units in the City of Atlanta. The citywide average distribution of housing is 57% single family (including duplexes), 3% in 3-9 unit developments, 5% in 10-49 unit developments, and 34% in developments containing more than 50 units. NPUs with high num-

NPU	Single-Family Units		3-9 Units		10-49 Units		50+ Units		Total Units
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
A	4,173	83%	0	0%	0	0%	862	17%	5,035
B	17,106	56%	257	1%	1,066	3%	12,097	40%	30,526
C	6,255	73%	10	0%	138	2%	2,142	25%	8,545
D	3,666	52%	144	2%	130	2%	3,145	44%	7,085
E	12,581	48%	1,223	5%	1,515	6%	10,695	41%	26,014
F	6,966	59%	692	6%	1,128	10%	3,017	26%	11,803
G	1,776	31%	21	0%	251	4%	3,677	64%	5,725
H	3,892	57%	474	7%	242	4%	2,191	32%	6,799
I	6,312	60%	118	1%	582	6%	3,490	33%	10,502
J	4,473	63%	329	5%	589	8%	1,661	24%	7,052
K	3,063	72%	188	4%	362	9%	617	15%	4,230
L	1,496	28%	804	15%	627	12%	2,360	45%	5,287
M	5,865	35%	522	3%	1,320	8%	9,250	55%	16,957
N	6,297	68%	544	6%	1,047	11%	1,375	15%	9,263
O	5,143	81%	83	1%	466	7%	692	11%	6,384
P	4,712	70%	7	0%	61	1%	1,913	29%	6,693
Q	767	100%	0	0%	0	0%	0	0%	767
R	2,878	33%	49	1%	209	2%	5,501	64%	8,637
S	3,760	89%	22	1%	98	2%	328	8%	4,208
T	3,089	49%	421	7%	291	5%	2,481	39%	6,282
V	3,525	55%	541	8%	610	10%	1,706	27%	6,382
W	8,534	86%	216	2%	144	1%	1,051	11%	9,945
X	3,751	67%	52	1%	141	3%	1,675	30%	5,619
Y	2,384	57%	53	1%	186	4%	1,537	37%	4,160
Z	4,832	62%	53	1%	294	4%	2,621	34%	7,800
<b>Total</b>	<b>127,296</b>	<b>57%</b>	<b>6,823</b>	<b>3%</b>	<b>11,497</b>	<b>5%</b>	<b>76,084</b>	<b>34%</b>	<b>221,700</b>

Source: Fulton County Tax Assessors



## Community Assessment - 3. Housing



Atlanta Housing Authority's Headquarters in Downtown.

bers of single-family units (more than 80%) include, NPU Q (100%), NPU S (89%), W (86%), A (83%), and O (81%). NPUs in which the majority of their housing is contained in projects with 50 or more units are NPU G (64%), NPU R (64%) and NPU M (55%).

### Atlanta Housing Authority (AHA) and Affordable Housing

The Housing Authority of the City of Atlanta, Georgia ("AHA"), a diversified real estate company with a public mission and purpose, is the largest affordable housing provider in the City of Atlanta. AHA facilitates housing opportunities to over 20,000 low-income and very-low income households in opportunity-rich mixed-income communities.

During the past 15 years, AHA has transformed the delivery of affordable housing resources to low-income families in the City of Atlanta from the large-scale

public housing projects owned by AHA to a diversified portfolio of housing opportunities in mixed-income arrangements owned by third parties. Through public/private partnerships utilizing market-based private sector strategies, AHA has shed itself of the dysfunctional legacy of managing large-scaled, distressed public housing projects and invested in and mainstreamed AHA-assisted residents, AHA-owned real estate and AHA itself. Using the HOPE VI Program as a major driver, AHA and its private sector development partners have (a) created and developed 15 mixed-use,

mixed-income communities; (b) leveraged over \$300 million of HOPE VI and other public housing development funds resulting in over \$4 billion of economic investment; and (c) developed and restored over 1,000 acres of land in the City of Atlanta. As a direct consequence of demolishing the public housing projects, AHA's Housing Choice Voucher Program (Section 8) has grown approximately 400% since 1996.

**Table 3-3: Properties Demolished through the QLI Initiative**

Bankhead Courts	Jonesboro South
Bowen Homes	Leila Valley
Englewood Manor	Palmer House Highrise
Herndon Homes	Roosevelt House Highrise
Hollywood Courts	Thomasville Heights
Jonesboro North	U-Rescue Villa

**Table 3-4: AHA Owned Communities**

Community Name	Address	No. Units
Barge Road Highrise	2440 Barge Rd. SW Atlanta, GA 30331-5251	130
Cheshire Bridge Road Highrise	2170 Cheshire Bridge Rd. NE Atlanta, GA 30324-5705	162
Cosby Spear Highrise	361 North Ave. NE Atlanta, GA 30308-2521	282
East Lake Highrise	380 East Lake Blvd. SE Atlanta, GA 30317-3154	150
Georgia Avenue Highrise	174 Georgia Ave. SE, Atlanta, GA 30312-3030	81
Hightower Manor Highrise	2610 ML King Dr. SW Atlanta, GA 30311-1642	130
Juniper & Tenth Highrise	150 Tenth St NE Atlanta, GA 30309-4021	150
Marian Road Highrise	760 Sidney Marcus Blvd., NE Atlanta, GA 30324-3156	240
Marietta Road Highrise	2295 Marietta Rd. NW Atlanta, GA 30318-1900	130
Martin Street Plaza*	142 Georgia Ave. SE, Atlanta, GA 30312	60
Peachtree Road Highrise	2240 Peachtree Rd. NW Atlanta, GA 30309-1124	197
Piedmont Road Highrise	3601 Piedmont Road NE Atlanta, GA 30305 - 1415	209
Westminster*	1422 Piedmont Ave. NE Atlanta, GA 30309-2776	32
<b>Total Units</b>		<b>1,953</b>

\* - These properties serve families.

### AHA's Quality of Life Initiative & AHA Owned Real Estate

In early 2010, the Atlanta Housing Authority (AHA) completed a major strategic initiative: the Quality of Life Initiative (or "QLI"). Under QLI, AHA facilitated the relocation of approximately 3,000 households from ten large, obsolete and distressed family projects and two obsolete and distressed elderly developments (see Table 3-3). Families have now relocated to better communities and neighborhoods via AHA's various programs including the Housing Choice Voucher Program.

Five of the communities have been completely demolished and the last seven properties are in various stages of the demolition process. All the demolition should be complete by mid-2011. As market conditions warrant, AHA will conduct a competitive procurement process to invite proposals from private sector developers and investors to develop mixed-use, mixed-income communities at these sites.

AHA will continue to hold the former QLI sites for future development. AHA still owns and operates 11 public housing-assisted developments, which serve primarily elderly persons and two small public housing assisted-family developments (see Table 3-4). The high-rises provide housing for elderly persons (includes "elderly" defined as 62 years or older and "near elderly" defined as 55-to-61 years of age) and young disabled persons. Westminster and Martin Street are two small properties that serve families.

AHA is investing \$18.5 million of American Reinvestment and Recovery Act (ARRA) funds into these 13 properties. The priorities of this work are to improve: (1) the health, safety and viability of the property, (2) energy efficiency and conservation, and (3) the quality of life of the residents including developing an environment that is conducive for seniors to "age in place." This work should be completed by mid-2011.

### AHA's Revitalization Program

AHA's *Revitalization Program* involves repositioning AHA's public housing developments as quality mixed-use, mixed income communities utilizing AHA's Mixed-Income Model. Such communities are owned by public/private partnerships. This model has become known nationally as the *Mixed-Income Model*. By using the Mixed-Income Model, AHA is providing an affordable housing resource inside of truly economically sustainable communities, with quality of life infrastructure, frequently including such neighborhood amenities as new schools, new YMCAs, recreational facilities, retail development, banking institutions and child care facilities.

The Mixed-Income Model envisions the creation of a public/private partnership formed as the result of a competitive procurement process. AHA enters into a long-term ground lease with the partnership (among an AHA affiliate, an affiliate of the private sector developer and tax credit investor) and the partnership develops the residential housing. The private sector partner brings to the partnership private financing resources which, when added to the public housing development funds and other resources, provides most of the funding needed to develop the residential component. AHA and the partnership enter into a regulatory and operating agreement that restricts a per-



Juniper and Tenth highrise an AHA owned community in NPU E.



Site of the recently demolished Bowen Homes, NPU G.



AHA's Capitol Gateway Community in NPU V



## Community Assessment - 3. Housing



AHA's Mechanicsville Community in NPU V.



AHA's Veranda at Auburn Point, NPU M.

centage of the housing units for public housing eligible families. The private sector development partner is responsible for repayment of the debt and generating a return for the investors. The new communities are managed by a private property management agent. AHA holds and asset-manages major investments in these communities, earning income from the various business relationships.

Because the *Revitalization Program* is focused on “community-building,” each master planned development includes a mixed-use development strategy containing residential (both rental and for-sale), education (pre-k to high school), recreation, greenspace and parks, and retail and commercial uses. AHA works with its development partners, stakeholders and the Atlanta Public Schools to support the creation of high performing neighborhood schools and world class early childhood development centers. Additionally, AHA supports homeownership through various initiatives.

AHA's *Revitalization Program* is governed by five guiding principles:

1. End the practice of concentrating low-income families in distressed and isolated neighborhoods.
2. Create healthy mixed-use, mixed-income (“children-centered”) communities using a holistic and comprehensive approach to assure long-term market competitiveness and sustainability of the community and to support excellent outcomes for families, (especially children), with emphasis on excellent, high performing neighborhood schools and high quality of life amenities, including first-class retail and green space.
3. Create mixed-income communities with the goal of creating market rate communities with a seamlessly integrated affordable residential component.
4. Develop communities through public/private partnerships using public and private sources of funding and private sector real estate market principles.

5. Support participants with adequate resources so they can achieve their life goals, focusing on self-sufficiency and educational advancement of the children with expectations and standards for personal responsibility benchmarked for success.

**Table 3-5: Public Improvement Funds Request – Atlanta Housing Authority**

Community	Total Budget	Funding Received	Required Non-City Funding	Required City Funding
Revitalization of Harris Homes	\$25,710,000	\$21,210,000	\$3,500,000	\$1,000,000
Revitalization of Capitol Homes	\$17,600,000	\$17,600,000	\$0	\$0
Revitalization of Grady Homes	\$10,800,000	\$6,130,000	\$4,670,000	\$0
Revitalization of Perry Homes	\$41,435,236	\$4,350,000	\$37,085,236	\$0
Revitalization of McDaniel Homes	\$22,300,000	\$15,600,000	\$0	\$6,700,000
Short Term 2010 - 2015 Revitalization Initiatives	\$32,900,000	\$0	\$12,100,000	\$20,800,000
Long -Term 2015 - 2025 Revitalization Initiatives	\$181,600,000	\$0	\$78,088,000	\$103,512,000
<b>TOTAL</b>	<b>\$332,345,236</b>	<b>\$64,890,000</b>	<b>\$135,443,236</b>	<b>\$132,012,000</b>

Source: City of Atlanta 2010 to 2015 Capital Improvement Program

## Community Assessment - 3. Housing

Table 3-6: Innovative Revitalization – Atlanta Housing Authority								
Community/ Property Name	Type of Housing <sup>1</sup>	Rental Unit Mix						
		Public Housing <sup>2</sup>	Tax Credit	Project Based Rental Assistance <sup>2</sup>	Market Rate	TOTAL PLANNED	TOTAL UNDER DEVELOPMENT <sup>3</sup>	TOTAL COMPLETED
Centennial Place	MF	301	126	0	311	<b>738</b>	0	<b>738</b>
Villages of East Lake	MF	271	0	0	271	<b>542</b>	0	<b>542</b>
CollegeTown at West End	S / MF / SP	250	68	175	196	<b>689</b>	177	<b>512</b>
Village at Castleberry Hills	MF	180	90	0	180	<b>450</b>	0	<b>450</b>
Villages at Carver	S / MF	329	150	165	207	<b>851</b>	0	<b>851</b>
West Highlands	S / MF	228	90	124	258	<b>700</b>	0	<b>700</b>
Capitol Gateway	S / MF / SP	138	100	233	168	<b>639</b>	0	<b>639</b>
Auburn Pointe	S / MF / SP	143	70	248	167	<b>628</b>	354	<b>124</b>
University Homes	S	0	0	100	0	<b>100</b>	100	<b>0</b>
Mechanicsville	S / MF	294	100	210	209	<b>813</b>	156	<b>657</b>
Magnolia Park	MF	160	80	0	160	<b>400</b>	0	<b>400</b>
Ashley Courts at Cascade	MF	116	167	0	101	<b>384</b>	0	<b>384</b>
Ashley Terrace at West End	MF	34	34	0	44	<b>112</b>	0	<b>112</b>
Columbia Village	MF	30	70	0	0	<b>100</b>	0	<b>100</b>
Columbia Commons	MF	48	31	0	79	<b>158</b>	0	<b>158</b>
<b>TOTAL</b>		<b>2,522</b>	<b>1,176</b>	<b>1,255</b>	<b>2,351</b>	<b>7,304</b>	<b>787</b>	<b>6,367</b>
(1) M – Multifamily S – Senior SP – Special Needs (2) Development of units includes low income housing tax credit equity. (3) Under Development refers to rental phases that are in the pre-development stage, or have closed and are under construction.								

AHA employs a combination of the following strategies as part of each community’s Master Plan: (1) major revitalization using HUD funds as seed capital and AHA-owned land, as equity, to attract private sector developers and investors; (2) major revitalization using Project Based Rental Assistance and the value of AHA-owned land as equity to attract private sector developer participation and private investment; (3) sale of AHA-owned land (including land swaps); (4) land banking; and/or (5) acquisitions. AHA and its partners will continue to advance phases under the various Master Plans for the ongoing revitalization developments already underway, and pursue new mixed-income arrangements utilizing Project Based Rental Assistance as a development tool.

The City of Atlanta has been an essential partner in the revitalization of the communities listed in Table 3-5. AHA has requested that the City continue its



College Town housing near the AU Center, NPU T.



## Community Assessment - 3. Housing



Single family homes in AHA's West Highland's community, NPU G.

critical support of our revitalization initiatives by committing approximately \$132 million over the next fifteen years to pay for public infrastructure. Property taxes on the non-public housing assisted units are expected to generate additional revenues annually. Additional private investment in these neighborhoods is expected to follow, generating additional fees and taxes for the City.

As part of the HOPE VI revitalizations, AHA and its development partners have plans to develop over 2,400 single family homes as market conditions warrant. Approximately 30% of these market quality new homes will be afford-

**Table 3-8A: Homeownership rates by NPU**

NPU	Percentage of Householders Who Own Homes
A	78.1%
B	45.8%
C	64.6%
D	38.3%
E	34.4%
F	48.4%
G	27.8%
H	45.8%
I	58.8%
J	45.0%
K	47.4%
L	18.3%
M	17.3%
N	44.0%
O	53.3%
P	66.7%
Q	81.9%
R	28.8%
S	61.0%
T	27.7%
V	24.0%
W	57.4%
X	43.8%
Y	28.8%
Z	42.5%
Atlanta Total	<b>43.7%</b>

**Table 3-7: Affordable Housing Units through AHA's Project Base Rental Assistance**

Community Focus	Total Units Under Agreement	Total Units Under Construction	Total Units Issued a Commitment
Elderly	1,874	231	724
Families	1,090	--	219
Special Needs*	475	109	93
Total Units	3,439	340	1,036

\* Special Needs includes disabled, homeless, mental health populations

able to families with incomes at or below 80% of Area Median Income (AMI) or at or below 115% of AMI, depending on the funding source for the particular development. If funding is available, AHA may provide down payment assistance up to \$20,000 per eligible homebuyer. Table 3-6 reflects completed and planned development activity by AHA and its development partners:

### Affordable Housing Units through AHA's Project Based Rental Assistance

Using the authorizations under its MTW Agreement, AHA has designed a comprehensive Project Based Rental Assistance (PBRA) subsidy arrangement which AHA has been able to use as a financial incentive for private developers to create new quality affordable housing in healthy residential mixed-income communities. The number affordable units available through AHA's PBRA is shown in Table 3-7. After selection through a competitive procurement process, owner entities of such developments and their professional property management companies have full responsibility, subject to AHA inspections and reviews, for the administrative and programmatic functions carried out in connection with admissions and occupancy procedures and processes relating to the PBRA-assisted units. The PBRA subsidy is administered at the site level by the owner's professional property management company. AHA provides training, oversight and monitoring activities to ensure the sustainability of the communities and the business relationship between AHA and the private sector owners.

### AHA's Homeownership Programs

Atlanta Housing Authority operates programs to facilitate homeownership as part of its revitalized communities and through its Housing Choice Voucher Homeownership Program. AHA's comprehensive Homeownership Program

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facilitates low to moderate income families becoming successful homeowners and develops affordable homeownership opportunities in healthy, mixed-income communities. To accomplish its homeownership goals, AHA provides financial support for eligible homebuyers either through mortgage assistance to Housing Choice clients utilizing a Housing Choice Homeownership Voucher; or, in the case of various HOPE VI or other mixed-income, mixed-finance revitalizations, through down payment assistance in the form of a subordinated mortgage loan to eligible homebuyers who earn up to 80% or 115% (depending on funding source) of the metropolitan Atlanta Area Median Income (AMI).

To accomplish its goals at the HOPE VI revitalization sites, AHA partners with its procured private sector development partner to develop homeownership units as part of the Master Plan or by leveraging off-site home ownership.

Under Atlanta Housing Authority's Housing Choice Voucher (HCV) Homeownership Program, AHA has provided mortgage payment assistance to 110 Housing Choice clients with eighty-seven (87) of these households remaining active HCV homeowners since inception of the program in 2003. AHA has re-structured its policies and procedures and is preparing to implement the revised HCV Homeownership Program. The program has been reengineered to include new eligibility benchmark criteria established for participants, new underwriting criteria, and the establishment of an internal Mortgage Payment Assistance Review Committee which will evaluate and assess new participants' financial ability to become a homeowner. AHA has also taken care to carefully modify some of the HCV homeownership policies to raise its standards and to provide pre- and post-purchase homeownership and foreclosure prevention counseling to improve long-term success.

### Occupancy, Tenure and Condition

From 2000 to 2008, the number of housing units in the City of Atlanta increased by 33,732 (18.0%), from 186,998 in 2000 to 220,730 in 2008. The number of occupied units had increased by 6,968 units (4.1%) from 168,242 to 175,210 between 2000 and 2008. Owner-occupied units increased at the higher rate of 9.4% (or 6,316 units), while renter-occupied units increased by 7.0% (or 6,174 units) (See Table 3-8B). In 2000, the majority of the occupied housing units in the city (56.3%) were renter-occupied, and the remainder (43.7%) owner-occupied, which did not represent a significant change from 1990. According to the 2008 American Community Survey, the number of owner occupied units increased to 49.3% of housing units and the number of renter occupied units decreased to 50.7%. If current trends continue, the majority of households in the City of Atlanta will be owner-occupied within the next decade. According to the 2000 census, the rate of homeownership varies through the city from 81% in NPU Q to 17% in NPU M.

Currently, two-thirds (69.5%) of owner-occupied units are single-detached structures, with single unit-attached structures (townhomes) composing the second largest group, at 9.5%, of owner-occupied housing stock. From 2000 to 2008, the percentage of single-detached owner-occupied units decreased the most, by 11.0%, while percentage of duplexes decreased slightly. The loss of duplex units reflects a lack of new duplex construction, demolition and the reconsolidation of units into single-family homes.



New retail multi-family development in the Old Fourth Ward, NPU M. The majority of occupied housing units are renter-occupied



AHA's Mechanichsville Community in NPU V.



Most owner occupied housing units are single family detached.



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**Table 3-8B: Unit Type by Tenure for Occupied Housing Units, City of Atlanta, 1990 - 2008**

Type of Housing Unit	1990				2000				2008			
	Owner		Renter		Owner		Renter		Owner		Renter	
	#	%	#	%	#	%	#	%	#	%	#	%
Single unit, detached	57,236	85.2	13,647	15.4	59,164	80.5	15,822	16.7	60,062	69.5	15,083	17
Single unit, attached	3,384	5	2,393	2.7	4,555	6.2	2,350	2.5	8,188	9.5	1,565	1.8
Duplex	1,024	1.5	5,661	6.4	984	1.3	5,659	6	1,657	1.9	4,285	4.8
3 or 4 units	811	1.2	10,738	12.1	1,148	1.6	11,148	11.8	772	0.9	5,973	6.7
5 to 9 units	956	1.4	18,953	21.4	1,169	1.6	16,131	17	2,140	2.5	12,399	14
10 to 19 units	929	1.4	17,484	19.7	1,433	2	13,876	14.6	2,772	3.2	15,375	17.3
20 to 49 units	680	1.1	6,537	7.4	1,301	1.8	7,478	7.9	2,868	3.3	9,078	10.2
50 or more units	1,091	1.6	11,721	13.2	3,320	4.5	21,984	23.2	7,620	8.8	24,500	27.6
Manufactured home*	278	0.5	164	0.2	382	0.5	255	0.3	335	0.4	383	0.4
Other*	770	1.1	1,295	1.5	19	0	64	0.1	0	0	155	0.2
<b>Total Occupied Units</b>	<b>67,159</b>	<b>100</b>	<b>88,593</b>	<b>100</b>	<b>73,475</b>	<b>100</b>	<b>94,767</b>	<b>100</b>	<b>86,414</b>	<b>100</b>	<b>88,796</b>	<b>100</b>

\*In 1990, categories included "Mobile home or trailer" and "Other." In 2000 and 2008, categories included "Mobile home" and "Boat, RV, van, etc." Source: U.S. Census, 1990, 2000, 2008. This data is based on a sample and is subject to sampling variability. So while to total number of housing units is shown to be 220,730 in Table 1, in Table 2, the total number of units is 175,210.



Townhomes are the second largest owner occupied housing type

The owner-occupied unit type showing the greatest increase in percentage was the 50 or more unit structure type, which more than doubled in number over the eight-year period, comprising 4.5% (3,320 units) of owner-occupied housing stock in 2000 and 8.8% (7,620 units) in 2008. This was primarily due to the construction of multi-unit dwellings in Buckhead, Inman Park, Old Fourth Ward, Downtown, "Upper Westside" (Marietta Street, Blandtown, Chattahoochee Industrial), and Midtown / Atlantic Station. The percentage of renters in 50 or more unit housing structure has also increased. The re-development of former Atlanta Housing Authority residential sites such as Capitol Homes (Capitol Gateway), McDaniel Glenn (Mechanicsville), Carver Homes (Villages at Carver), Perry Homes (West Highlands), Harris Homes (College Town at West End), and Grady Homes (Auburn Pointe) into mixed-income communities over the past ten years has created a new supply of housing for the City and has provided former residents a variety of housing opportunities.

With the exception of owner-occupied units in 3- to 4-unit buildings, the percentage of owner-occupancy in housing developments containing 3 to 49 units, which make up 9.9% of all owner-occupied housing in the City, had shown an increase in the number and proportion they comprised in the housing totals between 2000 and 2008: 5 to 9 units (971 units / 83.0%), 10 to 19 units (1,339 units/ 93.4%), and 20 to 49 units (1,567 units / 120.4%). As of 2008,



## Community Assessment - 3. Housing

over one-fourth of the rental housing stock was located in developments containing more than 50 units (24,500 units / 27.8%), an increase of 2,516 units (11.4%) between 2000 and 2008. Renter-occupied housing in smaller developments of less than 10 units had

a decrease in the number of units since 2000: duplexes (-1,374 units / 32.1%), 3 or 4 units (5,175 units / 86.7%), and 5 to 9 units (3,732 units / 30.1%). This decline in housing units for these categories can be traced to the demolition of dilapidated dwellings, the renovation of structures for use as single-family detached housing, or the conversion of units into sales condominiums.

Table 3-9 compares housing tenure and type between the City of Atlanta and the Metropolitan Atlanta Statistical Area (Atlanta MSA). The Atlanta MSA is comprised of twenty-eight counties that encompass the City of Atlanta. According to the 2008 US Census American Community Survey, the Atlanta MSA had a greater percentage of its housing stock in single family (detached) housing (69.6% / 42.9%) and mobile homes (3.2% / 0.5%) than the City of Atlanta. Conversely, the City of Atlanta had a greater percentage of its housing stock contained in duplexes (3.4% / 1.6%), 3- to 4-units (3.8% / 2.2%), 5- to 9-units (8.3% / 5.0%), and 10 or more units (35.5% / 13.4%) than the Atlanta MSA.

In the Atlanta MSA, 88.9% of all owner-occupied housing is located in single family detached properties while in the City of Atlanta that percentage is only 69.5%. This may be explained by the availability of

Types of Housing	All Occupied Housing Units		Owner-Occupied Housing		Renter-Occupied Housing Units	
	Atlanta MSA	City of Atlanta	Atlanta MSA	City of Atlanta	Atlanta MSA	City of Atlanta
All Units	1,891,993	175,210	1,298,850	86,414	593,143	88,796
SF detached	69.60%	42.90%	88.90%	69.50%	27.50%	17.00%
SF attached	5.00%	5.60%	5.40%	9.50%	4.00%	1.80%
Duplexes	1.60%	3.40%	0.20%	1.90%	4.70%	4.80%
3 or 4 units	2.20%	3.80%	0.40%	0.90%	6.10%	6.70%
5 to 9 units	5.00%	8.30%	0.60%	2.50%	14.60%	14.00%
10 or more units	13.40%	35.50%	1.70%	15.30%	39.10%	55.10%
Mobile home /other type	3.20%	0.50%	2.70%	0.40%	4.20%	0.60%

Source: US Census American Community Survey 2008



Rental housing units under construction.

Year Dwelling Built	Owner Occupied			Renter Occupied		
	Number	Percent	Median Value	Number	Percent	Median Rent
Built 2005 or later	5,541	6.4	\$275,500	5,699	6.4	\$1,059
Built 2000 to 2004	7,693	8.9	\$281,100	8,830	9.9	\$1,005
Built 1990 to 1999	7,969	9.2	\$246,300	9,252	10.4	\$995
Built 1980 to 1989	7,551	8.7	\$224,900	8,633	9.7	\$1,050
Built 1970 to 1979	6,631	7.7	\$219,000	13,652	15.4	\$739
Built 1960 to 1969	11,779	13.6	\$175,600	16,656	18.8	\$748
Built 1950 to 1959	15,088	17.5	\$203,900	11,387	12.8	\$837
Built 1940 to 1949	6,317	7.3	\$259,200	6,086	6.9	\$744
Built 1939 or earlier	17,845	20.7	\$405,800	8,601	9.7	\$902
All Housing Units	86,414	100	\$254,600	88,796	100	\$867

Source: US Census American Community Survey 2008



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2/3 of owner occupied housing units were built before 1980.

more diverse housing types of that can be purchased for home ownership such as lofts, condominiums, and townhomes that are generally located in developments containing more than 10 units. As Table 3-9 shows, 15.3% of owner-occupied housing in the City of Atlanta is found in developments containing 10 or more units while the percentage for the Metropolitan Atlanta Area as a whole is only 1.7%. In the Atlanta MSA, 27.5% of all renter-occupied housing is located in single family detached properties while in the City of Atlanta that percentage is only 17.0%. The higher percentage of single family rental housing that is found in the Atlanta MSA than in the City itself may be explained by the limited availability of multi-family housing in many of the suburban counties and the abundance of single family dwellings that are available for rent /lease. In addition, the City of Atlanta has generally been the location for developments containing more than 10 units. Finally, 55.1% of renter-occupied housing in the City of Atlanta is found in developments containing 10 or

more units while the percentage for the Metropolitan Atlanta Area as a whole is only 39.1%.

According to the 2008 American Community Survey (see Table 3-10), 13,234 owner-occupied housing units were built between 2000 and 2008 with 5,541 of those units built between 2005 and 2008.

**Table 3-11: Year Householder Moved into Unit by Tenure – 2008**

Year Householder Moved into Unit	All Occupied Housing		Owner Occupied Housing		Renter Occupied Housing	
	Percent	Number	Percent	Number	Percent	Number
Moved in 2000 or later	71.50%	125,275	54.50%	47,096	88.10%	78,229
Moved in 1990 to 1999	13.90%	24,354	20.10%	17,369	8.00%	7,104
Moved in 1980 to 1989	5.90%	10,337	9.40%	8,123	2.50%	2,220
Moved in 1970 to 1979	4.50%	7,884	8.60%	7,432	0.50%	444
Moved in 1969 or earlier	4.10%	7,184	7.40%	6,395	0.90%	799

Source: US Census American Community Survey 2008



New single family houses in NPU E.

During the same time period, 14,529 renter-occupied housing units were built with 5,699 of those units built between 2005 and 2008. Over 15.3% of the owner-occupied housing units and 16.3% of the renter-occupied housing units were built between 2000 and 2008 in the City of Atlanta. From 1960 until 2000, the numbers of renter-occupied units that were built were greater than the number of owner-occupied units that were built. Nearly half (47.0%) of the renter-occupied units in the City were built in the 1950's (11,378), 1960's, (16,656) and 1970's (13,652). There were 24,162 owner-occupied housing units built in the City before 1949, representing 28.0% of the total owner-occupied housing stock. With an additional 38.8% of the owner-occupied units in the City built in the 1950's (15,088), 1960's, (11,779) and 1970's (6,631), over two-thirds (66.8%) of the owner-occupied housing was constructed prior to 1980.

Table 3-11 shows the decade in which a household began living in their current residence in the City of Atlanta. According to the 2008 US Census American Community Survey, 54.5% (47,096) of all owner-occupied households and 88.1% (78,229) of all rental households in the City of Atlanta had moved

into their current residence in the City of Atlanta in 2000 or later. This can be explained in many different ways. The high percentage of renters changing their residence since 2000 is influenced in part by the demolition and redevelopment of rental housing, the conversion of dedicated multi-family properties to condominiums, the increase in new multi-family construction and the renovation of duplexes, triplexes, and quads back into their original state as single family housing. Moreover, low interest rates and creative financing might have increased the number of people owning a home. The large percentage of people that moved

to owner and renter occupied housing reflects the influx on people into the city since 2000. By comparing the data listed in Table 3-10 (Median Rents and Home Value) to the information in Table 3-11 (Year Householder Moved), several observations can be made. First, 15.3% of the owner-occupied housing and 16.3% of the rental housing has been built since the year 2000. The median home values (\$278,755) and median rents (\$1,026), which are some of the highest in the City's history, are more likely to be paid by the City's newest residents (54.5% of homeowners and 88.1% of renters) that have moved or changed residences in Atlanta since 2000.

### Vacancy Rates for Owner- and Renter-Occupied Housing

The 2008 American Community Survey estimates an 11.6% vacancy rate for owner-occupied units (10,006) and an 18.0% vacancy rate for renter-occupied units (16,002). According to the 2008 US Census Report on Residential Vacancies and Homeownership in the Southern US, the homeowner vacancy rate was 3.1% and the rental housing vacancy rate was 13.1%. The 2008 US Census Report on Residential Vacancies and Homeownership for the Atlanta Metropolitan Statistical Area (MSA) stated that the homeowner vacancy rate was 4.3% and the rental housing vacancy rate was 16.1%. A decline in occupied units occurred between 2000 and 2008; however, there was a net increase of 5,689 (3.4%) occupied units from 1990 to 2000 (see Table 3-12). Further, the 2008 occupancy rate of 79.4% is lower than the peak occupancy rate of 90.0% in 2000, and lower than the occupancy rate of 85.2% in 1990. Many 50 or more unit structures both for sale and for rent, such as Renaissance Walk, White Provisions, the Brookwood, Sovereign, and the Atlantic, were completed during the recession and many of these units are vacant. The vacancy rates for both rental and owner occupied units are probably much higher.

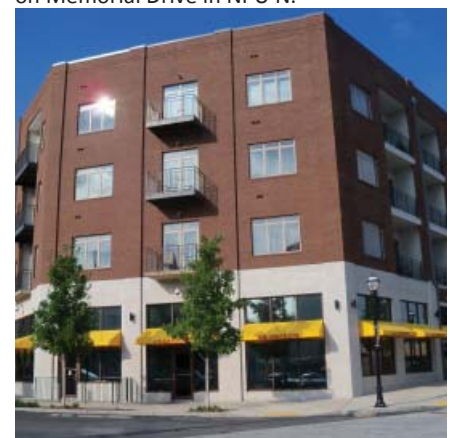
**Table 3-12: Vacancy Status, City of Atlanta, 1990 to 2008**

Status	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
For rent	15,617	57.8	7,609	40.6	12,667	27.8
For sale only	2,981	11.1	3,715	19.8	3,335	7.3
Rented or sold, not occupied*	--	--	1,872	10	8,512	18.7
Seasonal, recreational or occasional use*	383	1.4	1,714	9.1	1,494	3.3
Other	8,021	29.7	3,846	20.5	17,738	39
<b>Total Vacant Units</b>	<b>27,002</b>	<b>100</b>	<b>18,756</b>	<b>100</b>	<b>45,520</b>	<b>100</b>
<b>Total Occupied Housing Units</b>	<b>155,572</b>	<b>85.2</b>	<b>168,242</b>	<b>90</b>	<b>175,210</b>	<b>79.4</b>
<b>Total Vacant Housing Units</b>	<b>27,002</b>	<b>14.8</b>	<b>18,756</b>	<b>10</b>	<b>45,520</b>	<b>20.6</b>
<b>Total Housing Units</b>	<b>182,754</b>	<b>100</b>	<b>186,998</b>	<b>100</b>	<b>220,730</b>	<b>100</b>

In 1990, "Rented or sold, not occupied" category was not used. Source: U.S. Census, 1990, 2000 and American Community Survey 2008



Recently completed and vacant loft building on Memorial Drive in NPU N.



New mixed use building with a high vacancy rate.

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**Table 3-13: Unit Type for Vacant Units, City of Atlanta, 1990 to 2008**

Unit Type	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
Single unit, detached	5,953	22	4,817	25.7	16,524	36.33
Single unit, attached	1,180	4.4	457	2.4	802	1.8
Duplex	1,403	5.2	1,228	6.5	2,089	4.6
3 or 4 units	2,220	8.2	2,062	11	2,568	5.6
5 to 9 units	6,228	23.1	2,196	11.7	4,910	10.8
10 to 19 units	4,860	18	2,350	12.5	6,077	13.4
20 to 49 units	1,875	6.9	1,017	5.4	3,641	8
50 or more units	2,888	10.7	4,419	23.6	8,781	19.3
Mobile home or trailer*	99	0.4	173	0.9	128	0.3
Other*	296	1.1	37	0.2	0	0
<b>Total</b>	<b>27,002</b>	<b>100</b>	<b>18,756</b>	<b>100</b>	<b>45,520</b>	<b>100</b>

\*In 1990, "Mobile home / trailer" and "Other" were separate. In 2008, "Other" was folded into "Mobile home / trailer" Source: U.S. Census, 1990, 2000, and American Community Survey 2008

During the past 20 years, the City of Atlanta has witnessed an increase in the construction of new housing units, the majority of which occurred between 2000 and 2008. However, recent downturns in the financial and real estate markets have led to the existence of a large glut of vacant housing units. The tightening of credits markets and the increasing insolvency of financial institutions that provided mortgages to persons and developers have made it more difficult to obtain mortgages for available real estate.

In addition to the large supply of vacant housing units in the City that remain unsold or not rented,

there is a large backlog of vacant housing development sites which feature partially paved streets, sidewalks, streetlamps, landscaping and underground utility stations (cable, fiber optics, water, stormwater / sewer, and electricity) established in preparation for new housing construction.



Multi-family residential in deteriorated condition, NPU L.



A single family home in poor condition, NPU M.

Table 3-13 details the trends of vacancy in the City of Atlanta between 1990 and 2008 and breaks them down by housing type. In 1990, 27,002 housing units, 14.8% of the housing stock, were vacant in the City of Atlanta. Of these units, 15,617 units (57.8%) were listed for rent, 2,981 units (11.1%) were for sale, and 8,021 units (29.7%) were listed as other (condemned / under renovation / abandoned). Out of that stock, 7,133 were vacant single family units, 1,403 were duplexes, 8,448 were in 3- to 9-unit developments, 6,735 were in 10- to 49-unit developments, and 2,888 were in developments containing 50 or more units.

By 2000, the overall number of vacant units fell 44.0% (8,246 units) to 18,756 units (10.0% of housing stock) even as the total number of housing units in the City grew by 4,244 units. In 2000, 7,609 units (40.6%) were listed for rent, 3,715 units (19.8%) were for sale, and 3,846 units (20.5%) were listed as other (condemned / under renovation / abandoned). In addition, 1,872 units (10.0%) were listed as rented or sold, but not currently occupied. Out of the 18,756 vacant housing units in 2000, 5,274 were vacant single family units, 1,228 were duplexes, 4,258 were in 3- to 9-unit developments, 3,367 were in 10- to 49-unit developments, and 4,419 were in developments containing 50 or more units.

However, by 2008, the overall number of vacant units rose 142.7% (26,764 units) to 45,520 units (20.6% of housing stock). In 2008, 12,667 units (27.8%) were listed for rent, 3,335 units (7.3%) were for sale, and 17,738 units (39.0%) were listed as other (condemned / under renovation / abandoned). Also, 8,512 units (18.7%) were listed as rented or sold, but not currently occupied. Out of that stock, 17,324 were vacant single family units, 2,089 were duplexes, 7,478 were in 3- to 9-unit developments, 9,718 were in 10- to 49-unit developments, and 8,781 were in 50 or more-unit developments.

### Housing Condition

The Census publishes data on both the number of households affected by three types of housing needs (cost burdened, overcrowding and lacking facilities) and some of the socioeconomic characteristics of those households. Data on the fourth type of housing need, physically substandard housing, requires either local surveys (which might require time consuming field research) or locally generated estimates.

The Fulton County Tax Assessors, as part of their field survey of properties, evaluates the exterior condition residential structures. Values are assigned to each property ranging from Excellent to Good to Average to Poor and to Uninhabitable. These findings are listed in Table 3-14. In 2010, the majority of single family dwellings in the City of Atlanta (90%) were considered to be in Excellent (20,303 / 16%) [newly-built or rehabilitated], Very Good (34,300 / 27%), Good (22,255 / 18%) or Average (36,908 / 29%) condition. Single family housing that would be considered substandard are categorized as Uninhabitable (263 / 0.2%), Very Poor (124 / 0.1%), Poor (1,262 / 1.0%) and Fair (7,409 / 6%).

The Office of Code Compliance is responsible for the inspection and enforcement of residential and commercial properties that violate the Atlanta Housing Code, Graffiti Ordinance, and/or Commercial Maintenance and Industrial Code. Office of Code Compliance has identified 845 properties in the City of Atlanta that are more than 50% dilapidated or 30% if open and vacant. Their locations are shown in Table 3-15 and in Map 3-1.

The low numbers of substandard housing listed in the City can be attributed to increased efforts by the City to demolish substandard structures; the homeowners desire to make improvements to property to stay within code compliance, and the real estate market driving interest in rehabilitating existing structures for sale or rent. Some sections of the City have higher concentration of housing in fair to uninhabitable condition. NPU G has the (37.5%) has the highest percentage of housing considered to


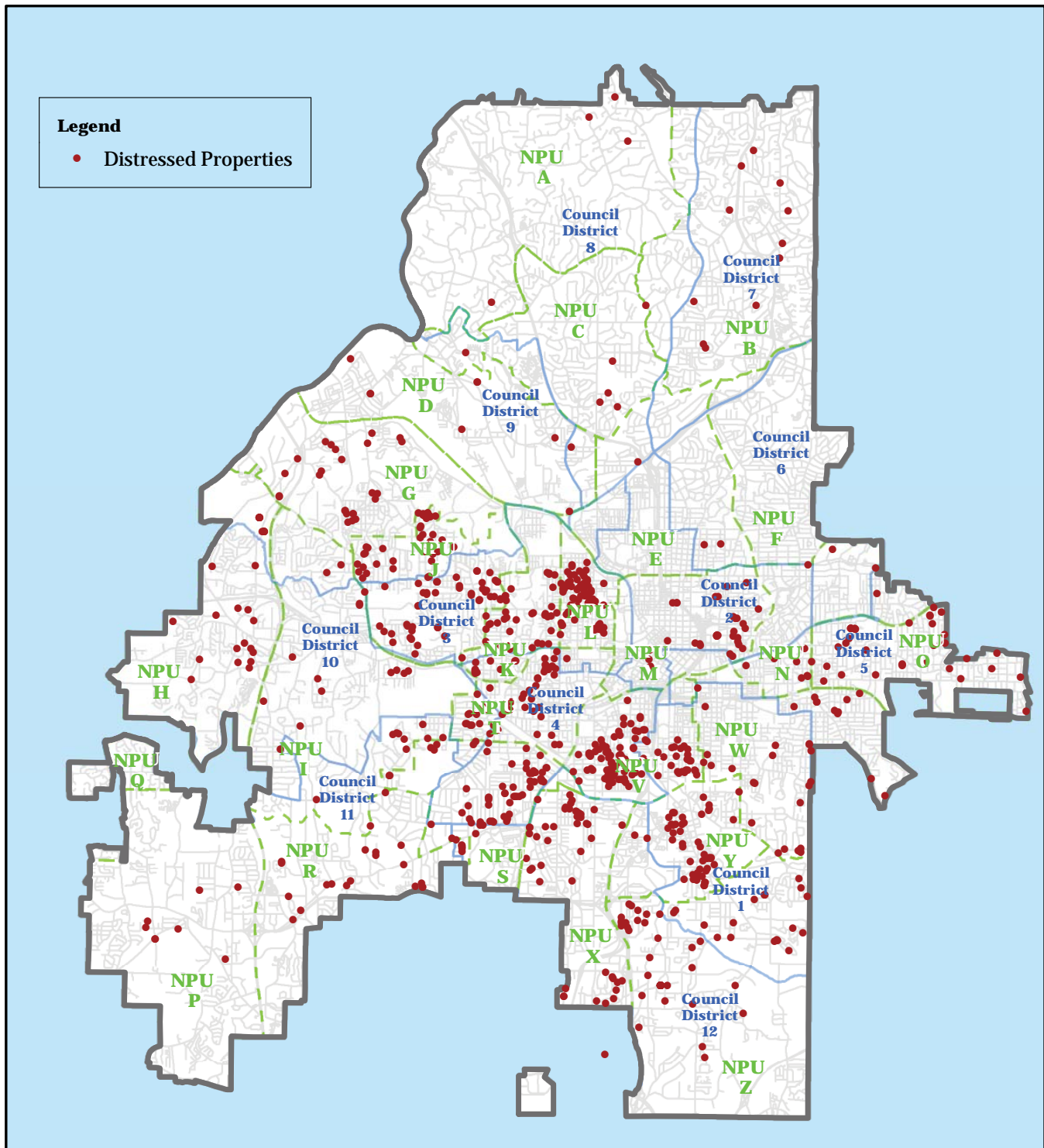
Condition	Single-Family Units	3-9 Units	10-49 Units	50+ Units
Excellent	20,303	31	2	0
Very Good	34,300	137	2	2
Good	22,255	104	2	11
Average	36,908	92	0	0
Fair	7,409	9	0	0
Poor	1,262	3	0	0
Very Poor	124	1	0	0
Uninhabitable	263	1	0	0
No Condition Listed	7,635	1,013	509	359
<b>Total</b>	<b>126,546</b>	<b>1,391</b>	<b>515</b>	<b>372</b>

Source: Fulton County Tax Assessors Office

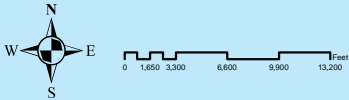
NPU	Number of Distressed Properties	Percentage
A	4	0.5%
B	12	1.4%
C	5	0.6%
D	9	1.1%
E	3	0.4%
F	0	0.0%
G	25	3.0%
H	28	3.3%
I	25	3.0%
J	87	10.3%
K	51	6.0%
L	74	8.8%
M	34	4.0%
N	11	1.3%
O	35	4.1%
P	8	0.9%
Q	0	0.0%
R	25	3.0%
S	60	7.1%
T	48	5.7%
V	102	12.1%
W	35	4.1%
X	45	5.3%
Y	50	5.9%
Z	69	8.2%
<b>Total</b>	<b>845</b>	



# Community Assessment - 3. Housing



**City of Atlanta  
Distressed Properties**



0 1,650 3,300 6,600 9,900 13,200 Feet

**2011 CDP**

MAP 3-1: Location of Distressed (In-Rem) properties in the City of Atlanta.

be fair to uninhabitable, followed by NPU J (22.85%) and NPU V (18.72%).

The reduction in the number of physically substandard units is beneficial to larger public interests because tax revenues on the increased values are greater and there are fewer threats to public health, safety and welfare by physically substandard structures. NPU V has the highest number of distressed properties.

### Housing Costs

Housing costs can vary greatly throughout the City of Atlanta. Location, type of housing, schools, amenities, safety, condition and transportation are all factors in the cost of housing. The median value for all owner occupied housing in the City of Atlanta is \$254,600. According to the US Census (Table 3-10), dwellings built prior to 1940 (highest historic value) were the most valuable at \$405,800. Dwellings with the lowest median value, which were built during the 1960s, were typically modest ranch structures with brick or vinyl siding. The median rent for renter-occupied housing was \$867 a month. Dwellings with the highest median monthly rents (\$1,059) were built after 2005.

Fulton County Tax Assessors median appraised value of homes was analyzed by NPU (Table 3-16). The NPUs that had the lowest median appraised values for 2009 in the City of Atlanta [NPU-K (\$112,240), NPU-S (\$113,840), and NPU-J (\$119,712)] have several features in common. First, the housing stock, some of which is comprised mostly of brick ranch dwellings built between 1950 and 1970, has generally been the type of structures that had the lowest appraised value in the City. Second, two of the three NPUs have older/pre WWII neighborhoods / districts (Mozley Park, Oakland City) that have yet to see an influx of infill development or rehabilitation.

With the exception of the recently established NPU-Q (Southwest Atlanta), the majority of the NPUs containing residential properties with median appraised values higher than \$320,000 are concentrated in the northernmost and easternmost sections of the City broadly defined as being north of Interstate 20, east of the Downtown Connector and north of Marietta Boulevard. These NPUs contain the City's business districts (Downtown, Midtown, Buckhead) and many desirable neighborhoods (Inman Park, Virginia Highlands / Morningside, Ansley Park, West Paces Ferry, Peachtree Heights, Mt. Paran/Northside). The majority of the City's dwellings that were built prior to 1950 that have been restored are located in these NPUs. In addition, most of the new high-rise multi-family developments have been built in NPUs M, E, and B. These three NPUs also have median land prices that exceed \$100,000 a parcel, which encourages the development of higher density to maximize the number of housing units that can be built on the site. The median appraised property values for residential properties in NPU-M (\$353,340) and NPU-N (\$326,951) are lower than those in adjacent NPUs E (\$434,000) and F (\$433,725) because they in-

<b>NPUs</b>	<b>Appraised Value</b>	<b>Land Value</b>
A	\$856,426	\$259,578
B	\$501,338	\$154,343
C	\$507,145	\$150,849
D	\$215,627	\$66,892
E	\$434,000	\$135,478
F	\$433,725	\$126,995
G	\$169,184	\$67,887
H	\$138,613	\$32,391
I	\$142,309	\$37,876
J	\$119,712	\$43,456
K	\$112,240	\$31,292
L	\$193,517	\$45,417
M	\$353,340	\$100,668
N	\$326,951	\$107,881
O	\$194,886	\$66,332
P	\$156,460	\$42,962
Q	\$319,913	\$56,020
R	\$186,724	\$44,738
S	\$113,840	\$32,608
T	\$166,288	\$36,433
V	\$175,342	\$53,569
W	\$230,685	\$62,994
X	\$130,785	\$36,486
Y	\$159,230	\$43,429
Z	\$126,661	\$43,290

Source: Fulton County Tax Assessors



## Community Assessment - 3. Housing



Houses built prior to 1940 have the highest value.



A ranch house is an affordable housing type, NPU H.

clude neighborhoods such as Old Fourth Ward (NPU M) and Reynoldstown (NPU N) that still contain properties that have yet undergone renovation / redevelopment.

Rehabilitation and infill development has been an ongoing process within the City of Atlanta for the past two decades. With the onset of the real estate and credit market crash of 2008 and the recession of 2009, the number of building permits and projects slated for construction has fallen off from their former peak in 2005 and 2006. NPU D (\$215,627) - Blandtown / Midtown West, NPU O (\$194,886) – Kirkwood/Edgewood, and NPU W (\$230,685) - Glenwood Park, have neighborhoods in which investors are still renovating dwellings and / or constructing large multi-unit developments. NPU Y (\$159,230), NPU V (\$175,324), NPU T (\$166,288), and NPU G (\$169,184), have seen more emphasis placed on residential development directed by non-profit agencies (Mechanicsville, Peoplestown, Summerhill, South Atlanta, Ashview Heights) and the Atlanta Housing Authority (Capitol Gateway, Villages at Carver, Collegetown / Harris Homes, West Highlands, Mechanicsville / McDaniel Glenn) while private investment has been focused on neighborhoods that contain historical significance (Adair Park, West End, South Atlanta).

### Cost-Burdened Households and Housing Needs

The U.S. Department of Housing and Urban Development uses certain indices to measure housing needs. Cost burdened households (defined as those paying over 30% of income for housing), severely cost burdened (those paying over 50% of income for housing), overcrowded households (defined as housing over 1.01 persons per habitable room), households lacking complete plumbing and/or kitchen facilities are used to determine households with housing needs.

These measures show that in 2008, 81,269 City of Atlanta households (46% of all households) had one or more housing needs (see Table 3-17). That is they are either cost burdened, overcrowded or live in units that lack basic plumbing and kitchen facilities.

Housing Needs	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent
Cost Burdened	18,858	56.00%	22,304	47.00%
Severely Cost Burdened	12,248	36.20%	19,713	41.50%
Overcrowded	1,227	3.60%	2,965	6.20%
Lacking Facilities	1,109	3.30%	2,281	4.80%
Multiple Needs	324	1.00%	220	0.50%
Total Needs	33,866		47,483	

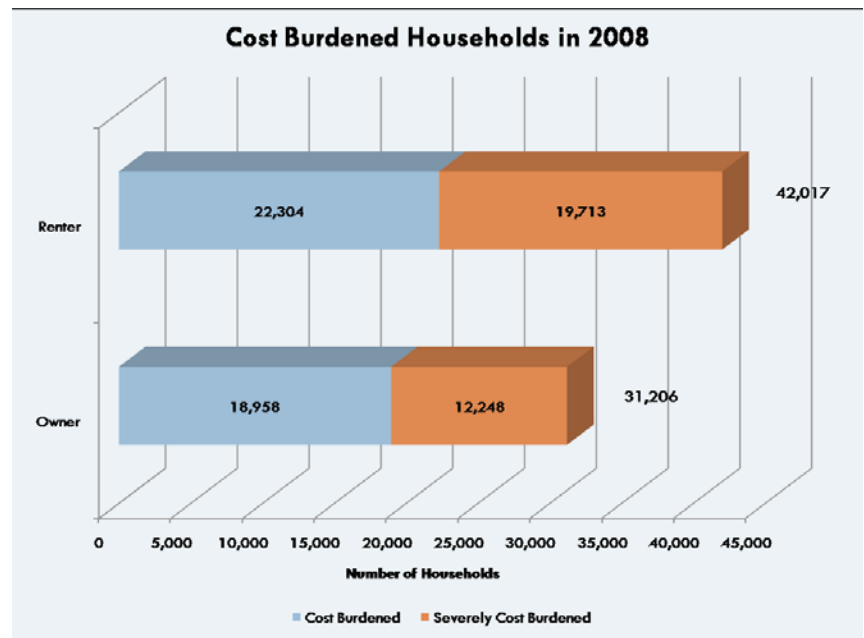
Source: 2008 US Census American Community Survey

Some characteristics of cost burdened households are: three out of four (76.3% / 13,171) renters with household incomes between \$20,000 and \$35,000 a year are cost burdened, 35 to 64 year olds are more likely to be cost burdened than other age groups and most cost burdened owners own a single family home and cost burdened renters are likely to live in buildings with 5 to 19 units and over 50 units

This analysis will examine multiple socio-economic characteristics of households with housing needs after more detailed assessment of the specific components of needs, but one characteristic is so pervasive and fundamental to understanding the nature of the housing problem mainly that people who have housing needs are mainly poor.



Returning to the analysis of housing needs, the most extensive housing need is cost burdening. Fully 73,143 of the households with housing needs are cost burdened – ninety percent over of the total. Over half (57.4% / 42,017) of cost-burdened households are renters. Relative to their own tenure group, renters are far likelier to be cost burdened: 47.3% of renters versus 36% of owners are cost burdened. Severely cost burdened households pay 50% or more of their incomes for housing. There are 19,713 severely cost burdened renter households and 12,248 owner households in the city. Under half (47.0% of the cost burdened renters and 39.3% of the cost burdened owners) of cost burdened households are severely cost burdened.



Units lacking facilities is a measure of housing adequacy that derives prior to the 1950's when indoor plumbing was not nearly as common as it is today. Yet surprisingly, the incidence of units lacking either a complete kitchen (hot and cold running water; sink; stove and refrigerator) or a complete bathroom (hot and cold running water; water closet; bath or shower) is increasing in Atlanta. In 2008, there were 3,390 such units, 2,281 of which were rented and 1,109 of which were owned. Illegal subdivision of existing units for use as rooming houses or personal care homes and poverty are the most likely explanations for the rising numbers of these units.

In 2008, there were 4,192 households (2.4%), which is one out of forty households in the City, which have more than one person per habitable room. The 2008 American Community Survey defines habitable rooms such that living rooms are habitable, but bathrooms, kitchens and dining areas are not. Overcrowding is predominately a problem for renters: 2,965 renters are overcrowded whereas 1,227 owner households are. Less than 3.3% of all renters and 1.4% of all owners are overcrowd-

Race or Ethnicity	Overcrowded Households		Total Households
	Number	Percentage	
Black	2,419	3	81,064
Asian	110	3.5	3,186
Other / Mixed	257	11.6	2,220
White	930	1.1	81,770
Hispanic	476	6.5	7,272
Total Households	4,192	2.4	175,512

Source: 2008 US Census - American Community Survey

Total Income	Owner Occupied Households	Cost Burdened Homeowners	Percent Cost Burdened	Renter Occupied Households	Cost Burdened Renters	Percent Cost Burdened
Less than \$20,000:	8,105	6,850	84.5	27,403	22,398	81.7
\$20,000 to \$34,999:	8,723	5,504	63.1	17,259	13,171	76.3
\$35,000 to \$49,999:	9,033	6,007	66.5	12,014	4,708	39.2
\$50,000 to \$74,999:	12,990	5,699	43.9	12,360	1,406	11.4
\$75,000 or more:	46,751	7,146	15.3	14,079	334	2.4
Total Households	85,602	31,206	36.5	83,115	42,017	50.5

Source: 2008 US Census - American Community Survey



## Community Assessment - 3. Housing

Household Income (2008)	Occupied Housing		Owner Occupied		Renter Occupied	
	Percent	Number	Percent	Number	Percent	Number
Housing Units	175,210		86,414		88,796	
Less than \$5,000	5.90%	10,337	2.40%	2,074	9.30%	8,258
\$5,000 to \$9,999	5.40%	9,461	1.90%	1,642	8.70%	7,725
\$10,000 to \$14,999	7.30%	12,790	3.30%	2,852	11.20%	9,945
\$15,000 to \$19,999	4.70%	8,235	2.70%	2,333	6.50%	5,772
\$20,000 to \$24,999	5.10%	8,936	2.40%	2,074	7.60%	6,748
\$25,000 to \$34,999	9.90%	17,346	7.70%	6,654	12.00%	10,656
\$35,000 to \$49,999	12.30%	21,551	10.50%	9,073	14.10%	12,520
\$50,000 to \$74,999	14.60%	25,581	15.00%	12,962	14.20%	12,609
\$75,000 to \$99,999	9.60%	16,820	13.20%	11,407	6.10%	5,417
\$100,000 to \$149,999	11.90%	20,850	17.50%	15,122	6.30%	5,594
\$150,000 or more	13.40%	23,478	23.30%	20,134	3.80%	3,374
Median household income	\$48,865		\$83,566		\$30,623	

Source: 2008 US Census American Community Survey

ed. When the category of overcrowded housing is broken down by ethnicity, 57.7% (2,419 households) were Black, 2.6% (110) were Asian, 6.1% (257) were other, 22.8% (930) were White, and 11.3% (476) were Hispanic. In relation to their representation within the population in the City, 3.0% of all Black households, 3.5% of all Asian households, 1.1% of all White households, 6.5% of all Hispanic households, and 11.6% of all Other / Mixed households in the City of Atlanta in 2008 were overcrowded (see Table 3-18).

Turning from magnitude of housing needs to some of the socio-economic characteristics of the households with needs, the first attribute analyzed is income. The median household income for the Atlanta MSA in 2008 was \$60,862; yet for the City of Atlanta alone, the median household income was one-fifth lower at \$48,865. Within the population with housing needs, the lower the household income the more likely that household will have cost burdens as it relates to rent, mortgage, and other expenses. These figures are displayed in Table 3-19. Cost burdened renters constitute half (50.5%) of all renters in the City. Over four out of five (81.7% / 22,398) renters that have household incomes less than \$20,000 a year are cost burdened. Three out of four (76.3% / 13,171) renters with household incomes between \$20,000 and \$35,000 a year are cost burdened. According to the 2008 American Community Survey, the median household income for renters in the City is \$30,623, which is 50% of the median household income for Metropolitan Atlanta area. Similar trends can be examined in owner-occupied households in the City. More than a third of all owner occupied households (36.5% / 31,206) are cost burdened. Over 6,850 owner-occupied households (84.5%) earning less than \$20,000 a year are cost burdened as well as 5,504 owner-occupied (63.1%) households earning between \$20,000 and \$35,000 a year. (See Table 3-19).

Table 3-20 shows the numbers and percentage of households in the City of Atlanta by their household income in 2008 and their tenure as owner or renter. Over 9.3% (8,258) of renter-occupied households earn less than \$5,000 a year in the City of Atlanta while only 2.4% (2,074) of owner-occupied households earn that same amount. The median household income for a homeowner in Atlanta is \$83,566 while renters earn a median income of \$30,623. At the top tier of the income bracket, 23.3% (20,134) homeowners earn more than \$150,000 a year while only 3.8% (3,374) renters earn more than \$150,000 per year. In fact, there are nearly as many homeowners (35,256 / 40.8%) that

**Table 3-21: Household Incomes in the City of Atlanta as Categorized by Ethnicity - 2008**

Ethnicity	White		African American		Asian / Other		Hispanic	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Households:</b>	86,022	48.40%	81,339	45.70%	3,186	1.80%	7,272	4.10%
Less than \$10,000	3,922	4.60%	14,873	18.30%	33	1.00%	1,063	14.60%
\$10,000 to \$14,999	3,152	3.70%	9,157	11.30%	109	3.40%	720	9.90%
\$15,000 to \$24,999	4,672	5.40%	11,382	14.00%	473	14.80%	818	11.20%
\$25,000 to \$34,999	4,562	5.30%	11,470	14.10%	425	13.30%	958	13.20%
\$35,000 to \$49,999	8,528	9.90%	11,842	14.60%	637	20.00%	1,147	15.80%
\$50,000 to \$74,999	13,803	16.00%	11,027	13.60%	415	13.00%	586	8.10%
\$75,000 to \$99,999	10,609	12.30%	5,301	6.50%	285	8.90%	1,093	15.00%
\$100,000 to \$149,999	15,621	18.20%	4,301	5.30%	422	13.20%	384	5.30%
\$150,000 to \$199,999	6,720	7.80%	1,375	1.70%	140	4.40%	45	0.60%
\$200,000 or more	14,433	16.80%	611	0.80%	247	7.80%	458	6.30%
Median HH income	\$89,190		\$29,033		\$46,558		\$35,958	

Source: 2008 US Census American Community Survey

earn over \$100,000 per year as there are renters (38,448 / 43.3%) who earn less than \$25,000 per year in household income.

According to the 2008 US Census American Community Survey, there are 86,022 (48.4%) White households, 81,339 (45.7%) African American households, 7,272 (4.1%) Hispanic households, and 3,186 (1.8%) Asian American / Other Ethnic households. The number of households in the City of Atlanta earning less than \$35,000 a year, which would allow an individual to spend \$875 a month in housing expenses (30% of monthly income) and matching the median average for the City of Atlanta in 2008, varies between ethnic groups. In 2008, 19.0% (16,308) of White households, 57.6% (46,882) of African American households, 32.6% (1,040) of Asian America households, and 48.9% (3,559) of Hispanic households earned less than \$35,000 a year. Therefore, one-third of Asian, one-half of Hispanic, one-half of Black, and one-fifth of White households earn less than is needed to pay the median rent of \$867 per month without exceeding 30% of their monthly incomes.

**Table 3-22: Tenure in the City of Atlanta by Monthly Housing Costs - 2008**

Monthly Housing Costs (2008)	Total Occupied Units (175,210)		Owner Occupied Units (86,414)		Renter Occupied Units (88,796)	
	Percent	Number	Percent	Number	Percent	Number
Less than \$100	0.30%	526	0.30%	259	0.30%	266
\$100 to \$199	2.70%	4,731	1.10%	951	4.20%	3,729
\$200 to \$299	3.80%	6,658	2.50%	2,160	5.10%	4,529
\$300 to \$399	3.20%	5,607	3.10%	2,679	3.30%	2,930
\$400 to \$499	4.00%	7,008	4.30%	3,716	3.80%	3,374
\$500 to \$599	4.80%	8,410	3.80%	3,284	5.70%	5,061
\$600 to \$699	5.80%	10,162	3.20%	2,765	8.40%	7,459
\$700 to \$799	6.30%	11,038	3.10%	2,679	9.50%	8,436
\$800 to \$899	7.50%	13,141	2.90%	2,506	12.00%	10,656
\$900 to \$999	6.80%	11,914	3.00%	2,592	10.50%	9,324
\$1,000 to \$1,499	22.20%	38,897	19.10%	16,505	25.30%	22,465
\$1,500 to \$1,999	12.50%	21,901	18.80%	16,246	6.40%	5,683
\$2,000 or more	18.40%	32,239	35.00%	30,245	2.20%	1,954
Median (dollars)		\$1,075		\$1,592		\$867

Source: 2008 US Census American Community Survey

Therefore, one-third of Asian, one-half of Hispanic, one-half of Black, and one-fifth of White households earn less than is needed to pay the median rent of \$867 per month without exceeding 30% of their monthly incomes.



## Community Assessment - 3. Housing

**Table 3-23: Families Living Below the Poverty Level in the City of Atlanta - 2008**

Total Families in City (89,782)	Number of Families	Percent of Families
Families below poverty level:	28,328	31.60%
In married-couple family:	2,812	3.10%
Children under 6 years	1,096	1.20%
Children 6 to 17 years	1,716	1.90%
Male householder, no wife present:	1,782	2.00%
Children under 6 years	962	1.10%
Children 6 to 17 years	820	0.90%
Female householder, no husband present:	23,734	26.40%
Children under 5 years	8,972	10.00%
Children 6 to 17 years	14,756	16.40%

Source: 2008 US Census American Community Survey

**Table 3-24: Age of Householders for Cost Burdened Owner-Occupied Housing- 2008**

Age of Householder	Cost Burdened (30% of AMI)		Severely Cost Burdened (50% of AMI)	
	Number	Percent	Number	Percent
24 and Under	512	0.6	201	0.2
25 to 34	3,975	4.6	1,560	1.8
35 to 64	19,987	23.1	7,845	9.1
65 and Over	6,732	7.8	2,642	3.1
Total	31,206	36.1	12,248	14.2

Source: 2008 US Census American Community Survey

The number of households in the City of Atlanta earning more than \$75,000 a year, which would allow an individual to spend at least \$1,875 a month in housing expenses (30% of monthly income) and exceed the median average for the City of Atlanta in 2008, varies between ethnic groups. In 2008, 55.1% (47,383) of White households, 14.2% (11,588) of African American households, 34.3% (1,094) of Asian American households, and 27.2% (1,980) of Hispanic households earned more than \$75,000 a year. Thus, one-third of Asian, one-fourth of Hispanic, one-seventh of Black, and one-half of White households earn more than is needed to pay the median cost of \$1,592 per month for owner-occupied housing without exceeding 30% of their monthly incomes. Given that the cost of housing varies throughout the city, household incomes are a factor in determining the ability and location to purchase or rent housing (see Table 3-21).

According to the 2008 US Census American Community Survey, the median monthly housing cost for all occupied housing in the City of Atlanta is \$1,075. Homeowners have a median monthly housing cost of \$1,592 and renters pay \$867 for their monthly expenses. As detailed in Table 3-22, 46,440 renter-occupied households (52.3%) pay less than

\$900 a month for their housing expenses. A household would need to earn at least \$35,000 a year in salary so that their monthly housing costs would not exceed 30% of their monthly income. The table also describes homeowners, 40,096 of whom (46.0%) pay less than \$1,500 a month for their housing expenses. A household would need to earn at least \$64,000 a year in salary so that their monthly housing costs of \$1,592 would not exceed 30% of their monthly income.

According to the 2008 US Census American Community Survey and detailed in Table 3-23, there are 89,782 families living in the City of Atlanta that have children under the age of 18. Three out of ten (31.6% / 28,328) of those families are living below poverty and should be considered cost-burdened in their attempts to pay for housing costs. The majority of these cost-burdened households are families with a single mother (23,734). Married families with children (2,812) living below the poverty level comprise only 3.1% of all fami-

lies living in the City.

Table 3-24 details cost burdened owner occupied households by the age of the householder. Most of the households with housing needs have householders who are between 35 and 64 years of age, which is usually considered the prime earning years for an employed individual. Nearly twenty-thousand (23.1%) of owner-occupied households with individuals between 35 to 64 years old are cost burdened, out of which 7,845 (9.1%) are severely cost burdened. Owner occupied households maintained by seniors (age 65 and over) have the second highest rate of cost-burdening with 6,732 (7.8%) units, of which 2,642 (3.1%) are severely cost-burdened.

Cost Burdening within senior households can be caused by several factors:

rising expenses (property taxes, utility bills, and medical issues), fixed incomes (pensions, SSI, and employment), and reverse mortgages. Cost burdened owner-occupied households are rare among individuals aged 24 and younger with 512 (0.6%) units, 201 (0.2%) are severely cost burdened.

Table 3-25 shows the numbers of cost burdened renter-occupied householders by the age of the householder. Renters who are aged 24 and younger are nearly ten times as likely to be cost burdened (4,974 units / 5.6% renter vs. 512 units / 0.6% owner) and severely cost-burdened (2,334 units / 2.6% renter vs. 201 units / 0.2% owner) than owners of the same age. The disparity is most likely due to the fact that first household that is established by a younger individual will be a rental property. Renter-occupied senior households (aged 65 and up) are slightly less likely than those which are owner-occupied (4,818 units / 5.5% renter vs. 6,752 units / 7.8% owner) to be cost-burdened; however, these households share similar rates (2,261 units / 2.6% renter vs. 2,642 units / 3.1% owner) and probable causes for being severely cost-burdened (fixed income, rising costs of living, and medical expenses).

The largest group of cost-burdened renter occupied households contains individuals between 35 and 64 years of age. Over 23.7% (21,084 units) of renter-occupied households headed by persons between 35 and 64 years of age are cost-burdened, of which 11.1% (9,891 units) are severely cost-burdened. The rates of cost-burdening for both owner-occupied and renter-occupied households drop off dramatically after the householder reaches 65 years of age. This is likely due to several factors: the presence of specially designated senior housing options, paying off mortgage on property, or moving in with adult children. (There are additional property tax exemptions for senior citizens and there might be relief from paying school taxes).

Age of Householder	Cost Burdened (30% of AMI)		Severely Cost Burdened (50% of AMI)	
	Number	Percent	Number	Percent
24 and Under	4,974	5.6	2,334	2.6
25 to 34	11,141	12.6	5,227	5.9
35 to 64	21,084	23.7	9,891	11.1
65 and Over	4,818	5.5	2,261	2.6
Total	42,017	47.3	19,713	22.2

Source: 2008 US Census American Community Survey

Living in household with Supplemental Security Income (SSI), cash public assistance income, or Food Stamps in the past 12 months:	30,683
In family households:	30,599
In married-couple family	2,514
In male householder, no wife present, family	984
In female householder, no husband present, family	27,101
In nonfamily households	84
Total:	90,369

Source: 2008 American Community Survey



## Community Assessment - 3. Housing

**Table 3-27: Cost Burdened Renter Occupied Properties by Housing Type - 2008**

Housing Type	Number	Percentage of Unit Type	Percentage of All Rental Units	Total Number of Rental Units
Single Unit	8,390	50.4	9.5	16,648
2 to 4 units	4,892	47.7	5.5	19,258
5 – 19 units	13,143	47.3	14.8	27,774
20 to 49 units	3,940	43.4	4.4	9,078
50 and more units	11,472	46.8	12.9	24,500
Mobile Home	180	47	0.2	383
Total	42,017	47.3	47.3	88,796

Source: US Census American Community Survey - 2008

**Table 3-28: Cost Burdened Owner Occupied Properties by Housing Type - 2008**

Housing Type	Number	Percentage of Unit Type	Percentage of All Owner Units	Total Number of Owner Units
Single Unit	27,277	40	31.6	68,250
2 to 4 units	468	19.3	0.5	2,429
5 – 19 units	1,092	22.2	1.3	4,912
0 to 49 units	531	18.5	0.6	2,868
50 and more units	1,371	18	1.6	7,620
Mobile Home	107	31.9	0.1	335
Total	31,206	36.1	36.1	86,414

Source: US Census American Community Survey - 2008

Table 3-26 shows the segment of the housing needs population that has members who draw social security income or public assistance incomes. One conclusion

that can be drawn from this data is that the majority of persons receiving some form of public assistance are in female-headed families with no husband present. Closer examination of the data reveals that older owners account for most, but not all, of the housing needs households with a member receiving social security. In some cases, the family member who is drawing public assistance might not be the householder, but might be a parent or grandparent who is living in the home of an adult child.

Similar phenomena appear to be at work on a smaller scale for cost burdened owners. The City of Atlanta proportion of households with social security income is 20.6% and the number is 34,757. One-seventh (15.2%) of the households with social security income are cost burdened owners. In the rental sector, receipt of social security income is equivalent to the overall city proportion for cost burdened renters (20.1% versus 20.6%). Approximately one in ten (10.3%) overcrowded renter households have a member with social security income.

For renter-occupied households, 47.3% (42,017 units) of all rental properties are cost-burdened. For the majority of housing types used as rental housing, nearly four out of nine units are cost burdened: 8,390 single family homes (9.5% of all rental), 4,892 2- to 4-unit (5.5% of all rental) dwellings, 180 mobile homes (0.2% of all rental), 13,143 5- to 19-unit (14.8% of all rental) dwellings, 3,940 20- to 49-unit (4.4% of all rental) dwellings, and 11,472 50- and more unit (12.9% of all rental) dwellings are cost burdened. Although half of the single family dwellings that are used as rental property are cost burdened (8,390 units), they comprise 20.0% of all cost-burdened rental properties and 9.5% of all rental properties in the City of Atlanta. The bulk of the cost-burdened rental properties in the City are located in developments containing 5- to 19 (13,143) units and 50 or more units (11,472). Combined, these two groups contain 58.6% of all cost-burdened rental properties and 27.7% of all

rental units in the City (see Table 3-27).

Single family dwellings comprise the bulk of owner-occupied cost burdened housing (see Table 3-28). In 2008, there were 27,277 cost-burdened households living in single family housing, comprising 87.4% of all owner-occupied cost-burdened housing and 31.6% of all owner-occupied housing. The remaining 3,929 cost-burdened owner-occupied housing units were located in mobile homes (107), 2- to 4-unit (468) dwellings, 5- to 19-unit (1,092) dwellings, 20- to 49-unit (531) dwellings, and 50 or more unit (1,371) dwellings. Housing types on the rental side are much more disparate. No type of housing contains more than one quarter of the cost burdened renters, although at 11,472 units and 24.8% of the total cost burdened rental units, developments of 50 units or more come close.

On the ownership side, the concentration of both overcrowding and cost burdening in single family detached units is not a substantial barrier to dealing directly with the housing needs *in situ* either through loans and/or grant programs to rectify the deteriorating physical quality problems induced by cost burdening or overcrowding or by restructuring mortgage finance to reduce the absolute burden of monthly payments. But, the fact that over two-thirds of the cost burdened renters (67.8% or 28,555 units) are in developments of 5 to 49 units present complex obstacles to effective policy. The most significant of these are the dearth of private financing available to developments containing fewer than 50 units and economies of scale for managing rental properties that conclude that 50 units is the smallest size development that can be managed efficiently.

Viewed from the preceding institutional perspectives, the fact that 11,472 units of cost burdened rental housing in developments of 50 or more units mean that these units are the most accessible block of rental housing needs in the city. Because these developments meet or exceed industry minimums for effective management and access to financing, devising effective policies is a more straightforward set of tasks. The type of housing occupied by people with housing needs defines much of the first set of alternatives in deriving remedial programs. In many cases, solving the housing problem without requiring people to relocate preserves valuable connections to supporting community networks and facilities. Analyzing the type of housing occupied by the people with housing needs is therefore an instrumental part of understanding housing needs and a prerequisite for designing effective housing programs.

### Special Housing Needs

This section of the Housing Element refers to a subsection of the population in the City of Atlanta who, under normal circumstances, are not able to provide for their own housing due to the following: homelessness (lack of income preventing the individual from renting or owning property), physical disability (unable to find housing that is accessible), mental disability (lacking mental acuity to maintain a household), and AIDS-related illness (unable to find housing due to health requirements or discrimination).

The Atlanta Housing Authority (AHA) has partnered with numerous developers and property owners to provide housing opportunities for the elderly, disabled and other special needs populations. AHA provides rental assistance



The Imperial Hotel provides affordable housing for those with special housing needs.



## Community Assessment - 3. Housing



Highland Manor, located in NPU F, offers housing for people with special needs.

for over 600 special needs units in mixed-income, mixed finance communities primarily located in the City of Atlanta and that were developed through public-private partnerships. The owners and their professional management agents are responsible for the leasing and occupancy of these units. Supportive services are required under these arrangements in the form of a service provider agreement between the owner and service provider. AHA also has a voucher program that is used for persons with mental disabilities. Supporting the goals of the Regional Commission of Homelessness and former Mayor Franklin's efforts to address homelessness in the City of Atlanta, AHA committed 500 housing vouchers as a resource to provide project based rental assistance to homeless and other special needs populations.

### Needs for Persons with Mental Disabilities

The Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) provide services and treatment for persons with mental illness as well as those with mental retardation and substance abuse. The DBHDD 2010 Block Grant Application reported that the population of persons with mental illness, mental retardation or with a substance abuse problem is continuing to increase. Included in the Grant Application was the State of Georgia's agreement with the Department of Justice (DOJ) for improvement of services in state hospitals, its efforts to work closely with the DOJ and advocates tracking implementation of the plan for improvement, and to reach an Olmstead agreement with the Office of Civil Rights and to implement a very dynamic and intensive processes for helping institutionalized persons move to the community.

On January 23, 2009, a Metro Atlanta Tri-Jurisdictional Homeless Census was conducted to document the unmet residential treatment and other supportive housing needs of homeless persons. The majority of this group of persons earns less than \$10,000 per year and also need a housing subsidy as well as supportive services in order to live in the community. A review of the characteristics of those needing housing indicated a need to expand levels of care to the residential continuum and to increase the capacity of existing and available services.

### Current Programs and Strategies

In the City of Atlanta, 5,214 housing units that are subsidized through Section 8 vouchers or public housing are occupied by persons with some type of disability. The 811 Supportive Housing Program for persons with disabilities provides funding to developers who build housing for disabled, low-income households. The program also provides rental assistance that can cover the difference between the US Housing and Urban Development (HUD) approved operating costs and the tenant's contributions toward rent. This small federal program supports 332 units statewide and, of these, 83 units of Supportive Housing for persons with Disabilities are in Fulton County, most are in Atlanta.

An important service provided by Georgia DBHDD and its non-profit contract agencies is the community-based residential treatment and support services in conjunction with housing through the Medicaid waiver program. DBHDD provides a wide array of residential services that range from highly structured



treatment programs, group homes with twenty-four hour support services to drop-in support services provided to consumers living in their own homes. The DBHDD actively pursues a multi-path approach for federal, state, and local funds for developing new residential and supportive housing opportunities. Section 8 Mainstream vouchers under the Mainstream Housing for Persons with Disabilities program are designated for people with disabilities that allow housing authorities and nonprofit disability organizations to apply for vouchers with five year terms.

### Gaps and Priorities

Georgia Code 120-3-20 (Georgia Accessibility Code) requires that 5.0% of newly constructed multifamily rental housing has to be accessible to persons with disabilities. But there is no systematic way for people with disabilities to access these units. A serious lack of wheel chair accessibility in affordable housing presents constant barriers for persons with disabilities. A disabled individual earning less than \$12,000 per year cannot afford to rent anywhere in Atlanta without a cost burden of over 50% of income and/or without a shared unit living arrangement. There is a need for additional rental subsidies and additional units of affordable housing, including barrier-free units. With the changing nature of health insurance coverage and the complex public system for screening disability services, the number of people without appropriate and necessary services also continues to grow. Atlanta will face several particularly challenging issues in the future, including two that directly relate to housing needs:

- Long-term community-based residential services for persons with serious mental health problems who lose their eligibility for other programs, and
- Long-term residential services, for adults with mental disabilities whose parents or primary community-based care givers are unavailable or unable to provide care.

The priority for serving people with mental disabilities is to support those who live in nursing homes and state institutions and those who live with caregivers who are either elderly or in poor health. The 38 Atlanta nursing homes that accept Medicare and Medicaid clients house 6,080 patients, half of whom receive a level of care below state standards. To implement this priority, there needs to be an adequate supply of housing available to meet the needs of an estimated 3,000 individuals. Housing designed to meet the needs of inadequate state and nursing home care should be affordable, barrier-free, located near public transportation, shopping, and available for long-term use.

**Table 3-29: Types of Disability by Age of Individual in City of Atlanta – 2008**

Age of Person	Total Population	Persons with one type of disability	Persons with two or more types of disability	Percentage of Population with Disabilities
<b>Under 17 years</b>	90,877	1,643	1,056	3
<b>18 – 34 years</b>	125,697	4,443	2,475	5.5
<b>35 – 64 years</b>	189,521	16,212	14,575	16.2
<b>65 – 74 years</b>	23,329	4,503	3,948	36.2
<b>Over 75 years</b>	15,412	2,291	6,757	58.7

Source: 2008 US Census American Community Survey



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### Needs for Persons with Cognitive Disabilities

The 2008 US Census American Community Survey estimated that 22,263 individuals (5.0% of City's population) live with cognitive disabilities as a consequence of brain injury, and 32,004 individuals (7.2% of City's population) live with ambulatory disabilities as a consequence of accident, trauma, or birth (see Table 3-29). In several instances, many of these disabilities can overlap. Due to the unique nature of a brain injury, individuals with this condition have very different needs for services and housing. The largest groups of individuals who sustain brain injuries are young males, ages 16-24 years. Many of these individuals, at the time of injury, were in school or just beginning to work. Over 65% of the persons served by Brain Injury Services have incomes less than \$12,000 and rely on SSI or other governmental supports. Transitional living programs attempt to reduce the structure and supervision needed in carrying out activities of daily living and to increase an individual's ability to function independently.

### Current Programs and Strategies

Shepherd Center, located in Atlanta, is a 132-bed private, not-for-profit hospital specializing in medical treatment, research and rehabilitation for people with spinal cord injury and brain injury. Restore Neurobehavioral Center, a nonprofit organization based in Atlanta with residential facilities in Roswell and Lilburn, provides long-term case management services and support to over 250 people with brain injuries every year. Restore does not support lower income persons (except those receiving accident insurance supports). The independent waiver care program does provide specific resources to Medicaid eligible persons with brain injuries. These services are provided at home and through personal care homes.

### Gaps and Priorities

The twenty-four thousand persons have physical or sensory disabilities, and of these 2,951 with brain injuries, live on incomes of less than \$1,000 per month. Due to cognitive, physical and social deficits that can occur as a result of a brain injury, residential alternatives are needed to meet the needs of these individuals. A priority is to find alternatives to institutionalization, such as transitional living programs and group homes, which are accessible and provide the appropriate level of care. Persons wanting to remain in their homes could be provided apartment coaches or personal assistant care for safety and performance of adult daily living tasks. Model programs around the country for persons with brain injuries need to be studied and recommendations developed.

### Needs for Persons with Physical or Sensory Disabilities

The 2008 US Census American Community Survey estimated that 11,134 individuals (2.5%) in Atlanta have a hearing disability and 14,018 individuals (3.2%) have a visual disability.

### Current Programs and Strategies

Metro Fair Housing Inc. compiles and maintains a listing of accessible apartment complexes in the metro Atlanta area. These include: accessible building

apartment entrances; curb cuts for wheelchairs; elevators with Braille; ramps with handrails; grab bars; wide doorways; low cabinets, sinks, and countertops; raised toilets, and other features. Newer apartment complexes built since 1991 meet Fair Housing standards but are often out of the price range for residents who have low-income jobs or depend on Social Security or SSI assistance payments. The Community Housing Resource Center, which has an inventory of accessible apartment buildings in cooperation with the Department of Community Affairs aging in place initiative, is currently working to bring together groups interested in developing housing with services for people with significant physical disabilities. The Center for the Visually Impaired, which is located in Midtown, provides assistance, information, and materials to assist visually-impaired persons.

### Gaps and Priorities

Independence for persons with disabilities often hinges on four key components: housing, transportation, employment and supportive services in the community. Without adequate affordable housing, independence and self-sufficiency cannot be attained. Housing on accessible public transportation routes is a significant issue for persons with disabilities. Persons with physical disabilities are more likely to depend on public transportation in order to maintain employment and to meet daily needs.

Renters with disabilities also need financial assistance to make accessibility accommodations to their homes. Typically, renters must pay to have the accommodations made, and then must pay to return the residence to its original state when they leave. These costs are often prohibitive for a disabled person with limited income and financial resources.

Development of group housing options for persons with disabilities is constrained by the lack of affordable land. Likewise, housing options for other special needs groups, such as those with chemical sensitivities who may also need temporary emergency shelter, need to be addressed. For those who are physically disabled and own their homes, more education and awareness is needed on options for adapting a home and the financial resources that are available for renovations necessary to make homes accessible.

### Elderly Needs

The elderly are a significant segment of Atlanta's population. According to the 2008 US Census American Community Survey, nearly one out of ten (38,741 / 9.1%) of the City's residents are over the age of 65. Over two-thirds (68.4%) of Atlanta's seniors aged 65 and over live alone (26,517).

In 2008, the median income in Atlanta for households over 65 was \$27,374, while the median income for all households in Atlanta was \$48,865. Atlanta's senior population under the poverty level comprised 4.7.0% of the total population living under the poverty level. In 2008, 20.6% (6,636) of Atlanta seniors lived below the poverty level. The 2008 Census estimated the number of seniors living with a disability and living below the poverty level to be 4,236. There are 11,184 households headed by an individual aged 65 and older. There were 15,719 households in the City of Atlanta that received income from Social Security and 5,476 households that received Supplemental Security Income and/or cash public assistance in the year 2008 according to



Wesley Homes senior highrise in East Atlanta, NPU W.



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the American Community Survey. A higher number of senior renter households, 7,668, receive Social Security and have housing needs. Over a third of senior headed households are costs burdened, 36% of senior owners and 37% of senior renters are cost burdened. Affordable housing for this growing population group is an on-going need.

The City of Atlanta Commission on Aging addresses special needs for the elderly, as it relates to City services delivery; including, but not limited to: traffic and transportation (pedestrian walks, traffic signals, etc.), solid waste services and public safety issues. In 2009, the Commission on Aging focused on measures to improve compliance of developers and builders with the City of Atlanta Code of Ordinances requirement that in all high-rise residential structures for the elderly and handicapped, for evacuation purposes, the room numbers of all non-ambulatory residents be posted, and identifying placards be affixed to their doors.

### Current Programs and Strategies

The development of housing that would allow residents of the City of Atlanta to “age in place” (remain within their neighborhood through the course of their lifetime) is a vision that has been included in the Consolidated Plans and Comprehensive Development Plans adopted by the City during the past decade. The City has established goals for working with developers to expand the stock of affordable housing by 5,700 units for senior households with incomes at or below 30% AMI and 7,600 units for senior households with incomes between 31% and 50% of AMI. The primary source of dedicated affordable senior housing is HUD Section 202. There are 2,711 units of Section 202 elderly housing in Fulton County, most of which are in Atlanta.

There are 1,953 units in 11 high-rise developments owned by AHA that are designated for elderly or disabled persons and two small family properties. AHA is investing \$18.5 million of American Reinvestment and Recovery Act (ARRA) funds into these properties. The priorities of this work are to improve: (1) the health, safety and viability of the property, (2) energy efficiency and conservation, and (3) the quality of life of the residents including developing an environment that is conducive for seniors to “age in place.” This work should be completed in 2011.

Georgia’s private nursing home providers provide 50,000 unit/beds for elderly persons, 40,000 of which are dedicated to Medicaid recipients. State records show that seniors and disabled persons in nursing homes are frequently subject to understaffed nursing care levels, leaving over 10,000 of their residents without enough nurses and nurses’ aides to care for them. State inspectors found that staffing had dropped below state minimum standards in 115 homes – nearly one of every three in Georgia –at least once since 1999. The staffing violations were found at least twice at 55 of those homes. The state rarely fines or punishes nursing homes for understaffing, and it does not require homes to document that they have added workers after a spot check finds understaffing. As a result, some nursing homes show up repeatedly as staffing below the standard.

For persons wanting to remain in their own home and for elderly householders who cannot afford the cost of housing or assisted living, there are pro-

grams available. Free home repairs are not immediately available within the City of Atlanta. Most non-profit organizations that offer free home repairs have a waiting list. The homeowner must continuously live in the rehabilitated house during the affordability period (typically five years) to receive the home repairs at no cost. If the homeowner sells the house prior to the end of the affordability period to someone that doesn't meet the Program's eligibility requirements, the total amount used to rehabilitate the house will be reimbursed to the City of Atlanta at the house closing meeting. The City's Bureau of Housing has CDBG and HOME funded programs for a limited number of repairs. Some of the agencies that provide services to senior are listed below.

- Southeast Energy Assistance: weatherization- insulation & weather-stripping; plumbing repairs to stop dripping faucets or running toilets; assist with utility bills.
- Resource Service Ministries (RSM): check and repair furnace; weatherization- insulation & weather-stripping.
- Senior Connections: plumbing, electrical, furnace, roof and minor flooring repairs.
- Senior Citizen Services: bathroom grab bars, one-time yard work, exterior/interior painting in summer.
- Wesley Community Center - Project Extend: roof repair, minor plumbing, minor electrical, furnace repair, exterior/interior painting in summer.
- Community Housing Resource Center - Home Repair Program Only: one system repair possible roof, electrical, plumbing and furnace repair.
- Atlanta Community ToolBank's HouseProud: only for houses within NPU-V roof repair, plumbing, weather-stripping, floor reinforcement, and more.
- City of Atlanta's HOME Owner-Occupied Rehabilitation Program: requires a deferred payment loan. Housing rehabilitation assistance may only be provided to cover repairs needed to bring the property in compliance with City of Atlanta building code.

### Gaps and Priorities

The Atlanta Study Group on Assisted Living identified housing affordability as the greatest single issue for seniors living alone. An inadequate supply of services for those not qualified for Medicaid waiver personal assistance was also identified as a major need. Strategies to help older adults remain as independent as possible should be encouraged, including ones concerned with having sufficient income to be able to afford housing in the Atlanta area and remain here. Nursing home care should be considered a less desirable alternative to group home, assisted living/personal care home care that are more integrated into the community and more frequently have better levels of care.

### Needs for Persons with Substance Abuse-related Disabilities

The supply of housing dedicated to persons who are in recovery from alcohol



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Hope House provides services to homeless and low income individuals recovering from substance abuse.

or other drug abuse is limited. Substance abuse and physical and mental disabilities affect an estimated 2,912 people who are chronically homeless in Atlanta. A continuum of treatment and housing options, including emergency, transitional and permanent housing, with access to community services, employment and public transportation are essential to successful community reintegration. In addition, to address the diverse needs of recovering substance abusers, these components should include both large and small facilities, highly intensive and less intensive services, have locations throughout the City and include reasonable costs and housing subsidies. Atlanta lacks a “Rapid Response” support response that can intervene when individuals are at risk of relapse while waiting for residential treatment services. This 24/7-response service can include screening from a hot line and transportation to an assisted facility.

### Current Programs and Strategies

Recovering substance abusers are eligible for very few specialized housing programs. As they recover, most are able to obtain employment that allows them to find private market or shared housing. The Georgia Department of Mental Health, Developmental Disabilities and Addictive Diseases provide preventative support and information primarily focused at children. Publicly supported services for alcohol and drug addictions in Atlanta are primarily the responsibility of Fulton and DeKalb Counties. Project Focus, operated by Fulton County Human Services Department Office of Emergency and Transitional Housing, provides ambulatory detoxification and intensive outpatient substance abuse treatment services to a select group of 12 men who reside at Jefferson Place 12 months. This facility partially augments the new 48-bed recovery facility, Hope House on Washington Street. A multi-path approach for federal, state, and local funds to develop and expand residential and supportive housing opportunities similar to Project Focus is needed. Housing strategies for individuals recovering from substance abuse include developing and expanding public-private partnerships with nonprofit organizations. Other strategies include assisting clients in developing shared housing options that meet their needs.

### Gaps and Priorities

Access to available, affordable housing is essential to reintegration of recovering substance abusers into the community in a drug-free lifestyle. Although a continuum of housing and residential treatment exists, there are significant gaps to be addressed:

- Housing for 50 recovering substance abusers who speak only Spanish;
- Housing for 150 dually-diagnosed individuals;
- Permanent and transitional housing for 85 families with children and recovering parent(s) whose chronic health problems limit their ability to work and earn enough income to support dependent children;
- Additional Independent living capacity similar to Young Adult Guidance Center is needed for 50 recovering adolescents who cannot return home after treatment; and

- Persons with HIV/AIDS.

### Needs for Persons with HIV/AIDS

The City of Atlanta is the entitlement grantee for the HOPWA program that covers the 28-county metropolitan Atlanta area. The Georgia Department of Human Resources estimates that the 28-county metropolitan Atlanta area had 13,457 diagnosed and reported HIV cases as of December 31, 2007. The majority of diagnosed cases (94%) were in 5 central metro area counties: Fulton, DeKalb, Gwinnett, Clayton, and Cobb; 81% of the cases were reported in Fulton and DeKalb Counties. Approximately 68% of all cases reported in metro Atlanta were African American, 28% were white, and 4% were identified as Hispanic and/or other ethnic groups. Men comprised 82% of all cases and 73% of all cases were over the age of 30.

According to the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness Census (2009), 7% of the estimated 7,019 homeless persons living on the streets, shelters, or transitional housing were infected with HIV. Of the diagnosed and reported cases of people living with AIDS as of the end of 2008, 61% had been diagnosed prior to 2003. Assuming that persons living with a diagnosis of AIDS for longer than

**Table 3-30: Demographics of HIV / AIDS Populations in the Atlanta Region - 2007**

Race / Ethnicity	AIDS Incidence (a) 1/1/06 – 12/31/07		AIDS Prevalence (b) 12/31/07		HIV (non-AIDS) Prevalence [c] 12/31/07	
	Number	Percent	Number	Percent	Number	Percent
White (not Hispanic)	178	15	3,402	25.3	2,811	20.7
Black (not Hispanic)	908	76.4	9,334	69.4	9,983	73.5
Hispanic	80	6.7	607	4.5	613	4.5
Asian / Pacific Islander	1	0.1	46	0.3	69	0.5
American Indian / Alaska Native	2	0.2	13	0.1	23	0.2
Other / Multi-Race	19	1.6	52	0.4	94	0.7
Unknown	0	0	3	0	1	0
<b>Total</b>	<b>1,188</b>	<b>100</b>	<b>13,457</b>	<b>100</b>	<b>13,594</b>	<b>100</b>
Gender	Number	Percent	Number	Percent	Number	Percent
Male	883	74.3	10,728	79.7	9,808	72.2
Female	305	25.7	2,729	20.3	3,786	27.8
<b>Total</b>	<b>1,188</b>	<b>100</b>	<b>13,457</b>	<b>100</b>	<b>13,594</b>	<b>100</b>
Age at Diagnosis	Number	Percent	Number	Percent	Number	Percent
Under 15 years	1	0.1	93	0.7	271	2
15 – 24 years	76	6.4	850	6.3	2,581	19
25 – 34 years	277	23.3	4,641	34.5	4,732	34.8
35 – 44 years	451	38	5,207	38.7	3,942	29
45 – 54 years	287	24.2	2,070	15.4	1,586	11.7
55 – 64 years	84	7.1	491	3.6	396	2.9
65 years and up	12	1	105	0.8	86	0.6
<b>Total</b>	<b>1,188</b>	<b>100</b>	<b>13,457</b>	<b>100</b>	<b>13,594</b>	<b>100</b>
Transmission Category	Number	Percent	Number	Percent	Number	Percent
Men who have Sex with Men (MSM)	409	34.4	5,893	43.8	4,783	35.1
Injection Drug Use (IDU)	37	3.1	1,492	11.1	738	5.4
MSM and IDU	25	2.1	637	4.7	336	2.5
High-Risk Heterosexual Contact	59	5	1,435	10.7	1,104	8.1
Other [d]	3	0.3	165	1.2	272	2
Risk Not Reported or Identified [e]	655	55.1	3,835	28.5	6,361	46.8
<b>Total</b>	<b>1,188</b>	<b>100</b>	<b>13,457</b>	<b>100</b>	<b>13,594</b>	<b>100</b>
[a] The number of AIDS cases diagnosed in the specific time period						
[b] The number of people living with AIDS as of the specified date; assumed to be residing in State						
[c] HIV (non-AIDS) reporting was mandated in Georgia on December 31, 2003						
[d] Other includes hemophilia, transfusion, transplant, pediatric, prenatal risk and other lacking info.						
[e] Risk was either not reported or did not fall into a CDC-defined risk transmission category						



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5 years require a higher level of services, it is projected that approximately 5,531 individuals with AIDS in the metropolitan Atlanta area are in need of assistance either through supportive housing facilities, rent subsidies or short-term assistance to enable them to maintain appropriate housing and access services. Anecdotal information from AIDS service providers indicates that shelter options for homeless people living with HIV are not appropriate for many clients. For example, transgender individuals are not safe or welcome at shelters for men or women. Further study is underway to assess the extent of need and adequacy of existing resources for homeless men and women living with HIV/AIDS.

The Fulton County Health Department reports a cumulative total of 844 HIV cases from 2000 through 2004. An incidence rate of 6.4 per 100,000 for new cases of HIV infection was reported in Atlanta as of 2004, up from the rate of 4.8 per 100,000 in 2000. There is a waiting list in Atlanta of over 100 households for rental subsidy through the Housing Opportunities for Persons with AIDS (HOPWA) Program administered by the Mayor's Office of Human Services. The Atlanta Housing Authority does not administer a HOPWA program.

### Current Programs and Strategies

The federal HOPWA Program is an entitlement program that provides rental subsidies to families and individuals living with AIDS whose condition leave them unable to earn sufficient income to maintain their housing arrangement. The limited funding available was providing assistance to 345 households at the end of FY 2004. Some emergency assistance is also available under this program. The Fulton County Health Department provides non-residential case management and clinic services for persons with HIV/AIDS. Housing related supportive services including substance abuse recovery, mental health and legal services, home-delivered meals and furnishings to assist transitioning from homelessness will be provided for approximately 700 persons in the metro area through the HOPWA program.

As the governmental entity responsible for development of the metro-wide Housing Opportunities for Persons with AIDS (HOPWA) program, the City of Atlanta coordinates with Fulton, DeKalb, Gwinnett, Clayton and Cobb Counties and the City of Marietta. Local government representatives participate in the assessment of housing and support service needs and long-range planning for the HOPWA program. The City also coordinates planning for the HOPWA program with the Metro Atlanta HIV Health Services Planning Council (Planning Council), which includes a broad range of organizations and individuals active in the HIV/AIDS arena in metro Atlanta. The Planning Council is responsible for planning and setting priorities for the allocation of Ryan White program funds. The City of Atlanta works with local governments and the HOPWA Committee of the Planning Council to review annual applications for HOPWA funding and staff recommendations for consistency with HOPWA policies and priorities. The HOPWA Committee presents preliminary recommendations to a meeting of the full Planning Council for public comment and adoption of recommendations that are later submitted for public review and comment in the City's Consolidated Plan public hearings.

In partnership with Fulton County and the Planning Council, the City is conducting an HIV/AIDS housing and related services needs assessment update. It will include input from members of the HIV/AIDS-affected community, AIDS



housing and service providers, representatives of metro area local governments, and other key informants to be identified. Needs assessment findings and recommendations should be incorporated into future HOPWA plans and priorities.

### Gaps and Priorities

HIV/AIDS supportive services are in constant need of reassessment as medical treatment advances and new populations become at risk. HIV/AIDS remains a large and consuming issue for the 9,068 diagnosed. HIV/AIDS is also intertwined with substance abuse as twenty percent of the total reported cases indicated intravenous drug use being the risk factor to their exposure.

As more effective treatments are developed for HIV/AIDS, persons who have the disease are living longer, but over time may be less able to earn sufficient income to remain self-supporting. An increasing need for short-term and emergency assistance is also anticipated as those who are still able work experience periods of disability and loss of income.

### Homeless Needs

The City of Atlanta participates with Fulton and DeKalb counties in the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness, known as the Tri-J, to coordinate homeless planning, policy development, research, and funding for homeless assistance services and housing. The Tri-J also works to strengthen compliance with HUD requirements for homeless funding under the McKinney Vento Act, which include participation in a homeless management information system or HMIS and completion every two years of a homeless census count.

The HMIS agency for the State of Georgia, including the Tri-J, is Pathways Community Network, Inc. Pathways also conducts the Tri-J's homeless census count and subsequent survey project. Four counts and surveys have been conducted, in 2003, 2005, 2007, and 2009, and the fifth will occur in 2011. Reports can be found at [www.pcni.org](http://www.pcni.org). This initiative provides both counts of the homeless and detailed information on the causes and nature of homelessness and the self-perceived needs of homeless persons.

The 2009 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census report stated: "On the morning of January 23, 2009, a total of 7,019 unsheltered and sheltered (emergency shelters and transitional housing) homeless people were found in the Tri-J area." Tables 3-31 to 3-33 show the breakdown by housing status and demographic groupings. For the City of Atlanta alone, excluding the non-City portions of Fulton and DeKalb counties, the 2009 census count is shown in Table 3-33.

The 2009 Tri-J census report



The Gateway Center provides services to the homeless.

**Table 3-31: 2009 Tri-Jurisdictional Homeless Census Count by Residence and Household Type**

2009 Tri J Homeless Census	Individuals	Family Members	Totals	Percentage
Unsheltered	2,068	96	2,164	30.80%
Emergency Shelters	1,998	359	2,357	33.60%
Transitional Housing	1,715	783	2,498	35.60%
Totals (%)	5,781 (82%)	1,238 (18%)	7,019	100.00%

Source: 2009 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census



## Community Assessment - 3. Housing

**Table 3-32: 2009 Tri-Jurisdictional Homeless Census Count by Gender and Household Type**

Individuals						
2009 Tri J Homeless Count	Adult Male	Adult Female	Couples no kids (# of Adults)	Youth Male	Youth Female	Total Indiv.
Unsheltered	1,747	291	0	25	5	2,068
Emergency Shelters	1,548	408	42	0	0	1,998
Transitional Housing	1,379	334	0	1	1	1,715
TRI-J TOTALS	4,674	1,033	42	26	6	5,781
% of Tri-J Total	66.70%	14.70%	0.60%	0.40%	0%	82.40%
Family Members						
2009 Tri J Homeless Count	Male Adult Head Family	Female Adult Head of Family	2 Parent Families (# of Adults)	Non Head Adult	Kids in Family	Total Family Members
Unsheltered	3	30	0	0	63	96
Emergency Shelters	1	119	12	1	226	359
Transitional Housing	8	199	52	5	519	783
TRI-J TOTALS	12	348	64	6	808	1,238
% of Tri-J Total	0.20%	5%	0.90%	0%	11.50%	17.60%

Source: 2009 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census

included an analysis of changes in the homeless population over time, and found that from 2003 when the first count was conducted to 2009, the total Tri-J Homeless Census count increased by 462 people (6.6%). The material that follows is quoted from the report.

“Unsheltered vs. Sheltered (emergency shelter and transitional housing): From 2003 to 2009, there was a steady decrease of 140 (6.1%) in the number of people sleeping in unsheltered locations on the night of the census for both individuals and family members. On the other hand, there was an increase of 602 (12.4%) in the number of people staying in emergency shelters and transitional housing on census night for both individuals and families.

Individuals vs. Family Members: From 2003 to 2009, there was

an increase of 492 individuals (6%), while there was a decrease of 30 family members (2.4%) from the same time period. From 2007 to 2009, there was an increase of 159 individual (2.7%) and an increase of 14 family members (1.1%) from the same time period.

Housing Type/Household Type: From 2003 to 2009, there was a decrease of 48 unsheltered individuals (2.3%), while there was an increase of 540 sheltered individuals (15%). During the same time period, there was a decrease of 92 unsheltered family members (49%) and an increase of 62 family members (5.4%) staying in emergency shelter and transitional housing.

Bed Supply and Occupancy Rate for 2005 to 2009: Between the 2005 and 2009 Tri-J homeless census, 422 new emergency shelter and transitional housing beds were added to the Tri-J supply. During that time period, the number of beds for individuals increased by 360, while the number of beds for family members increased by 62. The housing occupancy rates for emergency shelter and transitional housing for homeless individuals increased from 87% in 2005 to 91% in 2009, while emergency shelter and transitional housing occupancy rates for homeless families increased from 67% in 2005 to 77% in 2009.”

The report estimated that a total of 21,441 persons would experience homelessness in the Tri-J area at some point during 2009.

The Tri-Jurisdictional Collaborative, in its annual “Exhibit 1” filing with HUD as a part of the yearly nationwide homeless Notice of Application (NOFA) ap-

plication process, provided estimates of the number of homeless persons exhibiting special needs, as shown in Table 3-24.

### At Risk Populations

In addition to those persons and families who are already homeless, many households in the City of Atlanta are at risk of homelessness. The most easily measured risk factor is housing cost burden. Cost burdened households are those paying over 30% of income for housing while severely cost burdened households pay 50% or more of their incomes for housing. The housing needs analysis concluded that there were 31,126 cost burdened owners in the City, 12,248 of who was severely cost burdened. There were 42,017 cost burdened renters in the City, 19,713 of who was severely cost burdened. All of the households that are severely cost burdened are at acute risk for homelessness in the immediate future, and a number of cost burdened households could easily be pushed into homelessness by one catastrophic expense.

The 2009 Census collected by the Metro-Atlanta Tri-Jurisdictional Collaborative on Homelessness found that 618 (8.5%) of the 7,019 to 10,000 homeless persons estimated to be living on the street, in shelters or in transitional housing are infected with AIDS. Anecdotal information from AIDS service providers indicates that shelter options for homeless people living with HIV are not appropriate for many clients. The Fulton County Department of Human Resources (DHR) estimates that there were 75,985 adults (12.3% of 2000 Census adult population) and 3,249 adolescents

<b>Table 3-33: 2009 Census Numbers of Homeless Persons in the City of Atlanta</b>						
<b>Individuals</b>						
<b>2009 Tri J Homeless Count</b>	<b>Adult Male</b>	<b>Adult Female</b>	<b>Couples no kids (# of Adults)</b>	<b>Youth Male</b>	<b>Youth Female</b>	<b>Total Indiv.</b>
Unsheltered	1,509	255	0	24	5	1,793
Emergency Shelters	1,548	408	42	0	0	1,998
Transitional Housing	1,246	270	0	1	1	1,518
<b>ATLANTA TOTALS</b>	<b>4,303</b>	<b>933</b>	<b>42</b>	<b>25</b>	<b>6</b>	<b>5,309</b>
% of Atlanta	70.30%	15.20%	0.70%	0.40%	0.10%	86.60%
<b>Family Members</b>						
<b>2009 Tri J Homeless Count</b>	<b>Male Adult Head Family</b>	<b>Female Adult Head of Family</b>	<b>2 Parent Families (# of Adults)</b>	<b>Non Head Adult</b>	<b>Kids in Family</b>	<b>Total Family Members</b>
Unsheltered	2	18	0	0	38	20
Emergency Shelters	1	94	8	0	168	99
Transitional Housing	5	127	28	4	329	146
<b>ATLANTA TOTALS</b>	<b>8</b>	<b>239</b>	<b>36</b>	<b>4</b>	<b>535</b>	<b>265</b>
% of Atlanta	0.10%	3.90%	0.60%	0%	8.70%	13.40%
Source: 2009 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census						

<b>Table 3-34: Continuum of Care Homeless Subpopulation</b>			
<b>Homeless Population (Jan 2009)</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
Chronically Homeless	947	702	1,649
Severely Mentally Ill	1,200	536	1,736
Chronic Substance Abuse	2,511	763	3,274
Veterans	962	341	1,303
Persons with HIV / AIDS	412	206	618
Victims of Domestic Abuse	423	163	586
Unaccompanied Youth (under 18)	2	30	32
Source: 2009 Tri-Jurisdictional Collaborative Exhibit 1			



## Community Assessment - 3. Housing

Table 3-35: Inventory of Tri-J Unmet Need – Date of the Housing Inventory Count: 1/29/2010							
All Year-Round Beds/Units						Seasonal Beds	Overflow Beds
Beds for Households w/ at least 1 Adult & 1 Child	Units for Households w/ at least 1 Adult & 1 Child	Beds for Households w/out Children	Beds for Households w/ Only Children	Units for Households w/ Only Children	Total Year-Round Beds	Total Seasonal Beds	Overflow Beds
<b>Emergency Shelter</b>							
60	15	200	4	2	264	120	40
<b>Transitional Housing</b>							
0	0	80	0	0	80		
<b>Safe Haven</b>							
		28					
<b>Permanent Supportive Housing</b>							
0	0	1600	0	0	1600		

(4.9% of 2000 Census adolescent population) needing substance abuse treatment. Another group at risk for homelessness is youth aging out of foster care. A Jim Casey Youth Opportunities Initiative Study (2000) cited one in four children who “age out” of foster care become homeless. The Tri-Jurisdictional Collaborative, in its annual “Exhibit 1” provides estimates of the unmet need for housing for the homeless, as show in Table 3-35.

### Jobs Housing Balance

#### Commuting Patterns of Resident and Nonresident Workforce

Tables 3-36 and 3-37 compares the number of residents that live in the City of Atlanta and are employed in businesses located in the City and examines those locations by City and/or Census Designated Place while Table 3-38 examines those same variables at the County level. Of the 171,292 employed residents that lived in the City of Atlanta in 2008, 71,270 (41.6%) of them worked inside the city limits while the remainder worked outside of the City.

Examining the data at the city and census-designated place level, city of Atlanta residents worked in Sandy Springs (8,262 / 4.8%), Druid Hills (3,367 / 2.0%), Dunwoody (3,148 / 1.8%), Alpharetta (3,046 / 1.8%), and Marietta (2,511 / 1.5%). The majority of the previously listed locations are adjacent to the City.

Table 3-36: Location of Jobs by City Where City of Atlanta Residents are Employed – 2008		
City / Census Designated Place	Count	Share
Atlanta, GA	71,270	41.60%
Sandy Springs, GA	8,262	4.80%
Druid Hills CDP, GA	3,367	2.00%
Dunwoody CDP, GA	3,148	1.80%
Alpharetta, GA	3,046	1.80%
Marietta, GA	2,511	1.50%
College Park, GA	2,483	1.40%
East Point, GA	2,033	1.20%
Roswell, GA	1,875	1.10%
Smyrna, GA	1,729	1.00%
All Other Locations	71,568	41.80%
Total # of employed City of Atlanta Residents	171,292	
Source: 2008 US Census Bureau Center for Economic Studies		

## Community Assessment - 3. Housing

At the county level, businesses in Fulton County, which includes the City of Atlanta, employ 93,160 (54.4%) of the City's residents. DeKalb County, which also contains a portion of the City of Atlanta, have businesses that employ 24,383 (14.2%) of the City's residents. When the totals from the adjacent counties of Cobb (16,866 / 9.8%) and Clayton (8,670 / 5.1%), over four out of five (83.5%) residents of the City of Atlanta work in counties accessible to I-285.

Next is the examination of persons who live outside of the City of Atlanta who commute and are employed within the city limits. According to the 2008 US Census Bureau Center for Economic Studies, there are 388,747 jobs inside the city limits of Atlanta. Out of that number, 71,207 (18.3%) reside in the City of Atlanta. Stated another way, four out of five or 317,540 jobs located within the City of Atlanta are held by persons who do not live in the city. Examining the data at the city and census-designated place level, the location with the highest number of workers the commute into the City of Atlanta are Sandy Springs (10,203 / 2.6%), Roswell (5,572 / 1.4%), Smyrna (5,373 / 1.4%), North Atlanta (5,112 / 1.3%), and East Point (5,076 / 1.3%) (Table 3-37).

City / Census Designated Place	Count	Share
Atlanta, GA	71,270	18.30%
Sandy Springs, GA	10,203	2.60%
Roswell, GA	5,572	1.40%
Smyrna, GA	5,373	1.40%
North Atlanta CDP, GA	5,112	1.30%
East Point, GA	5,076	1.30%
Johns Creek, GA	3,841	1.00%
Marietta, GA	3,642	0.90%
Mableton CDP, GA	3,554	0.90%
Redan CDP, GA	3,522	0.90%
All Other Locations	271,582	69.90%
Total Jobs in the City of Atlanta	388,747	

Source: 2008 US Census Bureau Center for Economic Studies

Employed Residents of the City of Atlanta			Commuters Employed in the City of Atlanta			Net In-Migration Of Workers to Atlanta
County	Count	Share	County	Count	Share	Count
Fulton	21,890	21.90%	Fulton	39,989	8.30%	18,099
DeKalb	24,383	24.30%	DeKalb	76,932	24.2	52,549
Cobb	16,866	16.90%	Cobb	49,279	14.90%	32,413
Gwinnett	9,116	9.11%	Gwinnett	33,525	11.20%	24,409
Clayton	8,670	8.67%	Clayton	21,800	6.00%	13,130
Douglas	1,511	1.50%	Douglas	7,805	2.90%	6,294
Henry	977	1%	Henry	11,023	4.60%	10,046
Fayette	966	1%	Fayette	6,172	2.40%	5,206
All Other Locations	15,643	15.60%	All Other Locations	70,955	25.40%	55,312
Total	100,022		Total	317,480		217,458

Source: 2008 US Census Bureau Center for Economic Studies. Does not include Atlanta residents working within the City of Atlanta city limits.

With the notable exception of East Point, the majority of the previously listed cities were located either in Cobb or North Fulton County. At the county level, 111,259 persons (28.6%) from Fulton County commute to the City of Atlanta for employment. DeKalb County (76,932 / 19.8%) and Cobb County (49,279 / 12.7%), which border the City of Atlanta, have the next highest number of



## Community Assessment - 3. Housing

**Table 3-39: Number of Units Needed to Meet Existing Affordable Housing Needs - 2000**

Monthly Payment	Deficit (Units)
Less than \$300	3,068
\$300 to \$399	21,325
\$400 to \$499	35,983
\$500 to \$599	20,815
Total	81,191

Source: Sawicki, Poile, et. al., *Fair Share Housing*, p. V-5

commuters into the City for employment (see Table 3-38). These three counties account for three out of five persons who commute into the City for work. In addition, there are 151,280 commuters who reside in counties (Douglas, Henry, Gwinnett, Fayette, Rockdale and Clayton) which lie outside I-285 and have an average commute of 30 minutes or longer.

While 317,480 people commute to work in Atlanta from outside its boundaries, the City sends 100,022 residents to work outside its borders, 21,890 of which are employed in businesses located in Fulton County. The net in-migration of persons into the City who are employed is 217,458. If there were more affordable

housing in the City of Atlanta and in Fulton County, more people that work in the City of Atlanta and in Fulton County would be able to also live there. However, there might be other issues affecting housing choice by individuals who commute into the City of Atlanta for employment. Commuters may hold a belief that the suburban (Cobb, Gwinnett, Clayton, and Henry) and exurban (Rockdale, Newton, Douglas, and Forsyth) counties have better quality schools, lower property taxes, enhanced public safety and higher quality of housing for a lower price than could be found within the City of Atlanta or more urban (Fulton and DeKalb) counties.

Much of the housing built over the last decade is in the proximity of the City's major employment centers in Downtown, Midtown and Buckhead. In other words, the number housing units in proximity to jobs has increased.

### Cost of Housing and Jobs-Housing Balance

David Sawicki, Aidan Poile and a team of Georgia Institute of Technology School of City and Regional Planning students analyzed the relationships between jobs, wages and housing costs in the Atlanta 10 County Region in autumn of 2003. Specifically, the study concluded that the region lacks approximately 185,000 affordable units for households earning less than \$35,000. For incomes above this level, the region has a surplus of over 95,000 units (i.e., households are paying less than 30% of their income for housing, and "competing" with poorer households for more affordable units). The region lacks enough affordable housing, particularly in proximity to employment centers like downtown, Midtown and Buckhead.

The focus of their research was on job centers and not political jurisdictions, so there is less data presented for cities and counties. But, one analysis summarizes the units needed to meet existing housing deficits by jurisdiction. This analysis concludes that the City of Atlanta has a deficit of 81,191 units priced under \$600 a month when incomes are compared to housing prices. This interpretation of needs means that the 81,191 units constitute 24.5% of the region's deficit for units under \$600 (see table 3-39).

Much of the area below Interstate 20 is in the two categories with the lowest jobs to housing ratios (housing rich in the terminology of the research). The job rich areas are along the Peachtree Corridor in Downtown, Midtown and Buckhead on the periphery, along the expressways outside the perimeter

such as the Airport, Perimeter Center and Cumberland Galleria and across the northern arc of the region along GA 400 and I-85 in Gwinnett County.

According to the 2008 US Census Bureau for Economic Studies, 43,982 employees who reside in the City and 78,459 persons who commute to the City for employment earn less than \$1,250 per month (Table 3-40). This amount, roughly \$15,000 per year, would be earned by someone working a minimum wage job or receiving unemployment benefits.

At this income level, the housing costs that an individual could afford before they are considered cost-burdened (30% or more of income) would be \$375 a month. In 2008, there were 59,073 employees who reside in the City and 128,123 persons who commute to the City employment that earn between \$1,250 and \$3,333 per month. At this income level, the housing costs that an individual could afford before they are considered cost-burdened (30% or more of income) would be \$1,000 a month. The yearly salary, which is almost \$40,000, is 67% of the Metropolitan Atlanta median family income of \$61,000. At present, three out of five (60.2%) employed persons who live in the City of Atlanta and over half (53.2%) of the commuters into the City for work earn less than \$40,000 a year.

Over the past ten years, 25,000 housing permits have been issued in Downtown (NPU M), Midtown (NPU E) and Buckhead (NPU B). Most of these housing units are multi-family residential units both for rent and for purchase. These units have met some of the need for housing near major employment centers in the City of Atlanta.

### Foreclosures

Over the past several years, with the collapse of the housing industry and financial market, subprime mortgage lending practices and the Great Recession, home foreclosures have become the biggest housing issues in the Country and in the City of Atlanta. While there are many factors leading to home foreclosure, some of the primary causes for home foreclosures include: increased health care expenses, seasonal employment, unemployment or slow employment caused by downsizing, divorce or separation, unplanned home or car repairs, high-risk subprime lending, and filing for bankruptcy which seizes tangible assets in order to satisfy debt.

Many foreclosed properties are the result of sub-prime mortgages, a widely

Table 3-40: City of Atlanta Employment Statistics				
	Employed Residents of City of Atlanta (2008)		Commuters Employed in City of Atlanta (2008)	
	Count	Share	Count	Share
Total All Jobs	171,292	100.00%	388,747	100.00%
<b>Age of Employed Persons (2008)</b>				
Age 30 or younger	50,275	29.40%	87,436	22.50%
Age 31 to 54	97,904	57.20%	241,419	62.10%
Age 55 or older	23,113	13.50%	59,892	15.40%
<b>Monthly Income Earned by Employee (2008)</b>				
\$1,250 per month or less	43,982	25.70%	78,459	20.20%
\$1,251 to \$3,333 per month	59,073	34.50%	128,123	33.00%
More than \$3,333 per month	68,237	39.80%	182,165	46.90%

Source: 2008 US Census Bureau Center for Economic Studies



Bank owned condos sale in Virginia Highlands, NPU F.



Bank owned homes for sale in NPU Z



## Community Assessment - 3. Housing

**Table 3-41: City of Atlanta Mortgage Foreclosure Notices - 2006 to December 2009**

Year	Number of Notices
2006	9,334
2007	10,564
2008	13,292
2009	15,394
Total	48,584

Data Source - Equity Depot, a foreclosure listing service.

used financing tool used during the housing boom. Subprime mortgages are nine times more likely than prime mortgages to be delinquent or in foreclosure. Subprime lending is a high-risk market that primarily attracts borrowers who have encountered credit and/or financial challenges in the past and are unable to qualify for a conventional loan. To account for potential losses that could occur, should the borrower default, subprime lenders charge higher interest rates than conventional loans as well as variable interest rates.

More recent foreclosed properties can be placed in two categories. One, large concentrations of properties in Midtown, Buckhead, Atlantic Station, Old Fourth Ward, and Grant Park may be related to an

overabundance of condominiums, lofts, townhomes, and single-family dwellings that have yet to be sold or occupied. The depressed real estate market has reduced demand on these properties and has left the builder/developer with no means to repay the financing for these projects, eventually leading to their foreclosure. In addition, in some instances banks/financial institutions that provided financing for the development have gone bankrupt leading to the foreclosure of the development. For example, the Brookwood Peachtree Street in Buckhead and the Atlantic a 400 unit condo tower in Atlantic Station were both financed by failed bankrupt Corus, a Chicago based financial institution and were never occupied. A financial institution acquired its assets from FDIC and will be marketing those properties for sale. The second category are scattered foreclosures related to homeowners being financially unable to pay their current mortgages due to a variety of reasons.

All Atlanta neighborhoods have been adversely impacted by the current foreclosure crisis. The foreclosure epidemic has resulted in a glut of vacant bank-owned homes in many once-stable neighborhoods. Concentrations of empty foreclosed homes have led to a downward cycle of blight, vandalism, abandonment, increased crime, declining property values, shrinking tax bases and community asset deterioration. Many fear that this mortgage crisis threatens to undo much of the tremendous progress made by community-based organizations in the last few decades to revitalize Atlanta's low- and moderate-income neighborhoods.

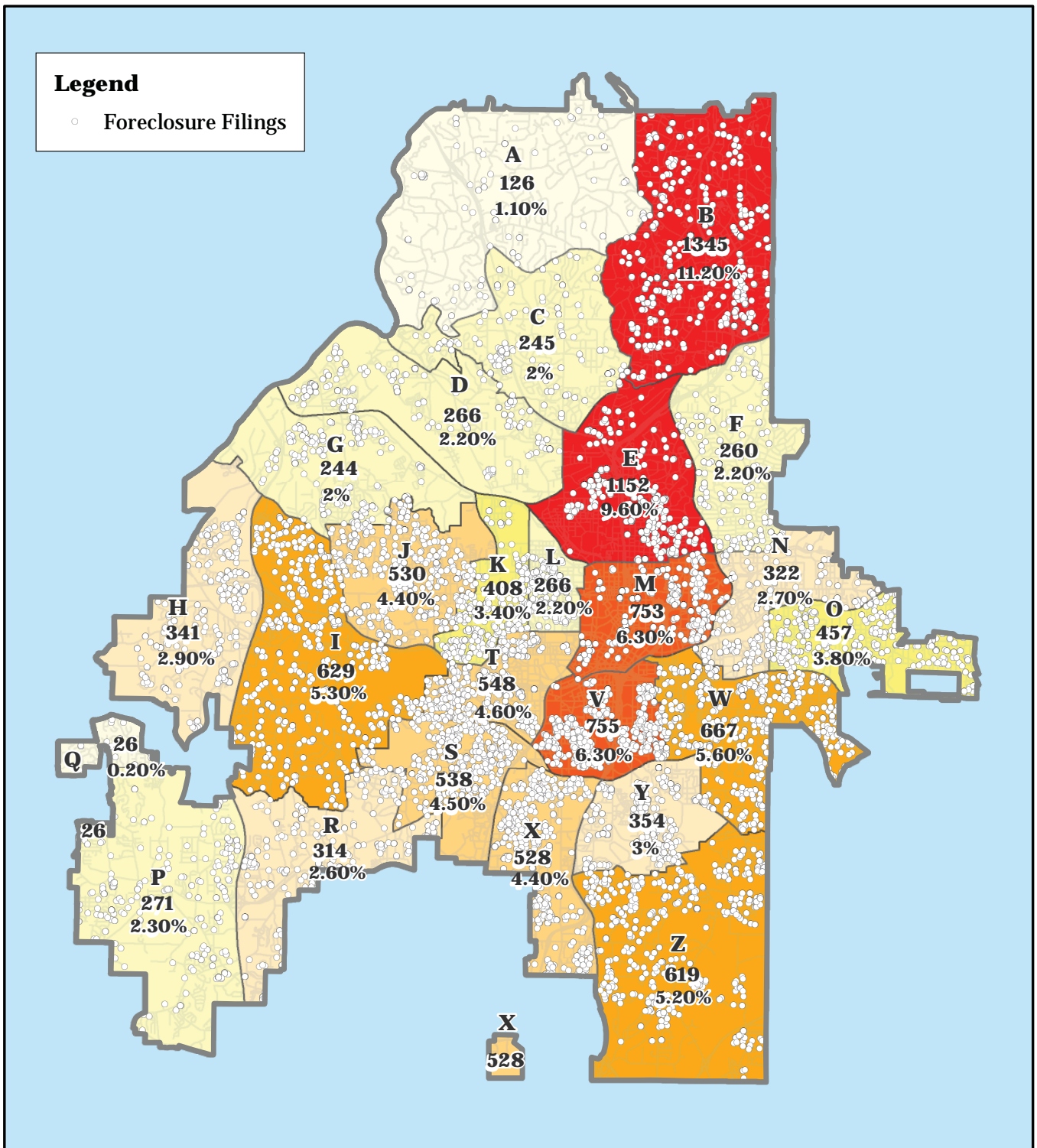

**Table 3-42: Foreclosure Filings by NPU June 2009 to May 2010**

NPU	Foreclosure Filings	Percent of Foreclosures	# of Housing Units	% of units foreclosed
A	126	1.10%	4,992	2.52%
B	1,345	11.20%	31,336	4.29%
C	245	2.00%	8,658	2.83%
D	266	2.20%	6,706	3.97%
E	1,152	9.60%	25,175	4.58%
F	260	2.20%	13,319	1.95%
G	244	2.00%	5,472	4.46%
H	341	2.90%	7,581	4.50%
I	629	5.30%	10,259	6.13%
J	530	4.40%	7,228	7.33%
K	408	3.40%	4,752	8.59%
L	266	2.20%	4,795	5.55%
M	753	6.30%	17,355	4.34%
N	322	2.70%	11,147	2.89%
O	457	3.80%	6,792	6.73%
P	271	2.30%	7,171	3.78%
Q	26	0.20%	767	3.39%
R	314	2.60%	8,809	3.56%
S	538	4.50%	4,852	11.09%
T	548	4.60%	8,171	6.71%
V	755	6.30%	8,686	8.69%
W	667	5.60%	10,451	6.38%
X	528	4.40%	6,709	7.87%
Y	354	3.00%	5,022	7.05%
Z	619	5.20%	9,501	6.52%
TOTAL	11,964		235,706	5.08%

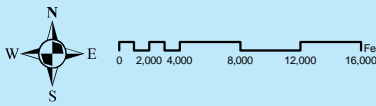
Source: Equity Depot

According to Equity Depot, 48,584 foreclosure notices have made in the City



**City of Atlanta**  
**Foreclosure Filings by NPU**  
**( June 2009 - May 2010)**



**2011 CDP**

MAP 3-2: Foreclosure Filings by NPU



## Community Assessment - 3. Housing



The Atlantic in Atlantic Station was foreclosed after a financial institution backing the development failed, NPU E



This house on Avon Ave was purchased with NSP funds, NPU S.



This house on Allegheny Street was purchased with NSP funds, NPU T.

of Atlanta between 2006 and 2009 (Table 3-41). That represents 22% of housing units in the City of Atlanta. The foreclosure notices total are reflections of the number of properties within the foreclosure process and are reported by lenders for public sale at the monthly foreclosure auctions. The numbers do not fully represent properties that go through the entire foreclosure process. Equity Depot reports that approximately 50- 60% of the properties are sold back to banks or investors.

Foreclosure activity, once reserved for the concentration of low income and minority residents in urban areas, has now penetrated into the housing market and is affecting homeowners of all income levels and sectors throughout Atlanta. Thus, foreclosure in the Atlanta is a citywide issue. Between June 2009 and May 2010, intent to foreclose notices were given to 11, 964 properties (Table 3-42 and Map 3-2). This equals to 5% of all housing units in the City. The highest number of foreclosures notices were in NPU B (1,345), NPU E (1,152) and NPU V (755). These three NPUs represent over a fourth (27%) of all foreclosure notices in the City during that time period. NPUs B and E have had the highest number of permitted housing units in the City over the past ten years. The NPUs with the highest percentage of foreclosure listings are NPU S, where 11% of the homes received foreclosure notices, followed by NPU V (8.69%) and NPU K (8.59%).

### Neighborhood Stabilization Program

The Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) offers financial resources to assist in the redevelopment of abandoned and foreclosed homes. Under the initial allocation formula, Atlanta was awarded \$12,316,082. In addition, the City of Atlanta submitted an application for Neighborhood Stabilization Direct Allocation Funding to DCA on January 15, 2009 and was awarded \$3.9M on March 27, 2009. A preliminary analysis of foreclosure data for City of Atlanta suggests that nearly half of all City Census Tracts are at high risk of continuing foreclosure and abandonment. NSP funds have been targeted to the 73 out of 129 census tracts that have been assigned a foreclosure and abandonment risk score by HUD of 8 and higher. This represents portions of the following zip codes 30307, 30310, 30311, 30312, 30314, 30315, 30316, 30317, 30318, 30331 and 30354. Portions of these zip codes represent the areas of greatest need by cross referencing the HUD foreclosure and abandonment risk score with the foreclosure filings, foreclosure listings, the high-cost subprime loan rate, and predicted foreclosure rate (Map 3-3).

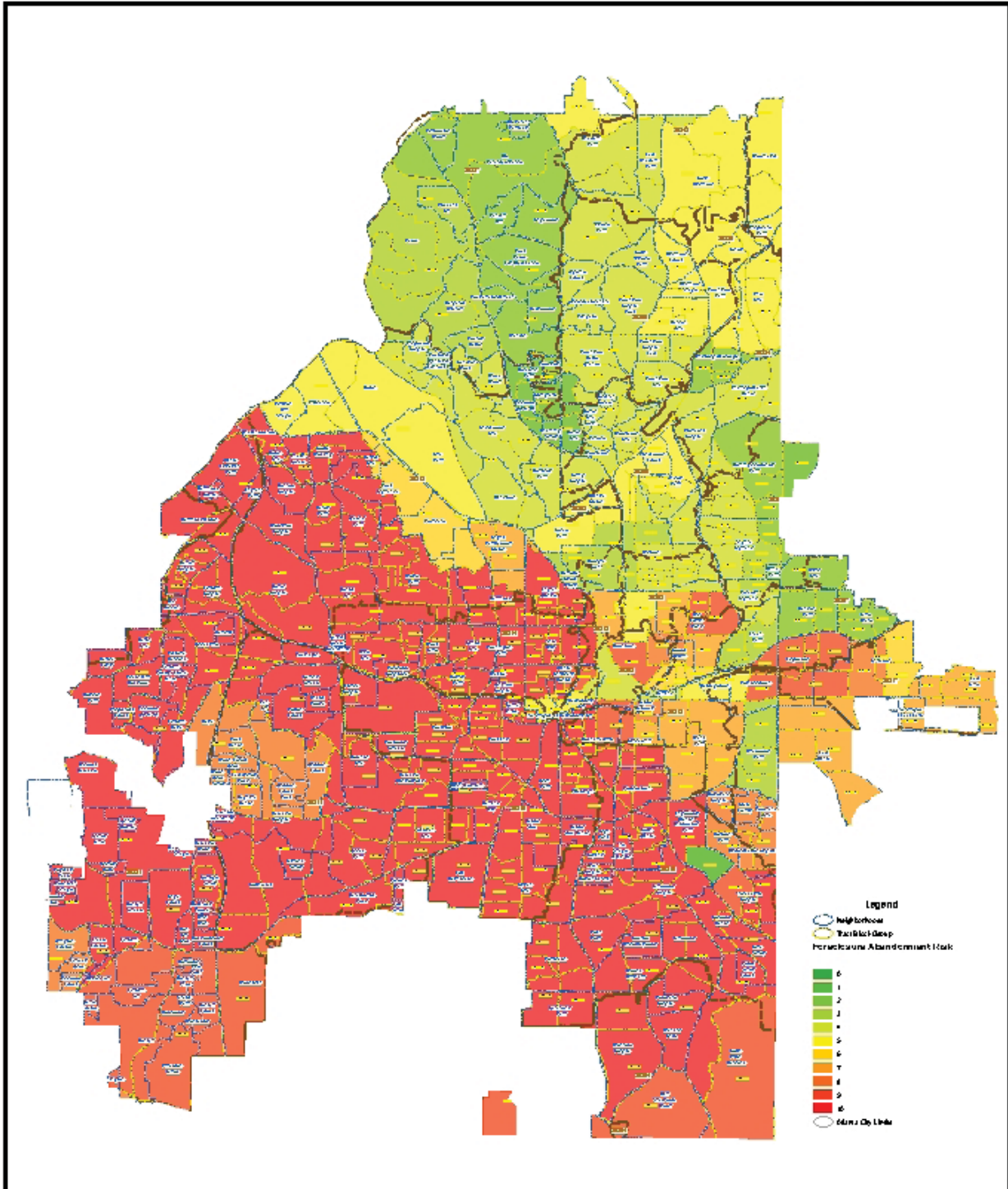
On May 18, 2000, the City of Atlanta awarded DCA NSP Direct Allocation funds to five (5) Affordable Housing Developers. On June 1, 2009, the City of Atlanta awarded HUD NSP funds to fourteen (14) Affordable Housing Developers. NSP funds were allocated for financing, acquisition, rehabilitation and disposition, demolition and administration. In September 2010, as part of the third round of NSP funding, NSP 3, the City of Atlanta was awarded \$4.906.758. NSP funds will provide targeted emergency assistance to acquire, redevelop or demolish foreclosed properties.

Stakeholders in the government, nonprofit and private sectors have increasingly pooled their efforts to reduce foreclosures and/or mitigate their effects.



City of  
**Atlanta**

Neighborhood Stabilization  
Program Data  
Foreclosure Abandonment Risk



Map 3-3: NSP Foreclosure and Abandonment Risk



## Community Assessment - 3. Housing



Beacon of Hope rehabilitated this apartment complex on Boulevard with HOME Program funds, NPU M.

By improving assessment mechanisms and working collaboratively to bring all available public and private resources to address the problem, Atlanta can minimize the damage experienced by the direct and indirect victims of foreclosures, and in the process shore up weaker housing markets and strengthen vulnerable communities.

### Current Housing Programs in the City of Atlanta

Affordable housing programs are funded primarily through Community Development Block Grant (CDBG) funds, the Home Investment partnership Program (HOME), Low Income Housing Tax Credits, Tax Exempt Bonds, Housing Opportunity Bonds, Hope VI Program, HUD's financing programs (202, 203k, 221d, etc.), Housing Opportunities for Persons with AIDS (HOPWA) program, and the various private and public foundations that fund private, nonprofit agencies working on affordable housing.

### City of Atlanta Affordable Housing Programs

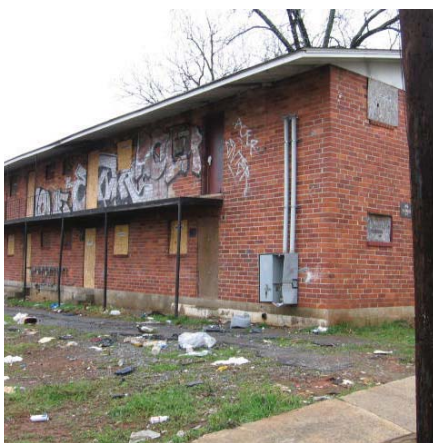
The Office of Human Services (OHS) works to improve and enhance the delivery of services to all citizens of Atlanta through coordination, program development, advocacy and resource mobilization. The OHS does not provide any direct services, but manages a network of social services to meet the needs of the citizens of Atlanta. Many of these activities are funded through Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG) and Housing Opportunities for Persons with AIDS Grants (HOPWA) and administered through contractual arrangement with human service providers. The activities include programs serving special needs and at-risk low and moderate-income populations.

Household Size	50% AMI	80% AMI	100% AMI	120% AMI
1	\$25,100	\$40,150	\$50,200	\$60,250
2	\$28,700	\$45,900	\$57,400	\$68,850
3	\$32,250	\$51,600	\$64,500	\$77,450
4	\$35,850	\$57,350	\$71,700	\$86,050
5	\$38,700	\$61,950	\$77,400	\$92,900
6	\$41,600	\$66,550		\$99,800

needs and at-risk low and moderate-income populations.

**HOME Program:** The Federal HOME program's primary objective is to expand home buyer opportunities, Homeowner Rehabilitation Assistance, provide rental rehabilitation assistance and provide assistance in homelessness prevention. Under the HOME program, assistance is provided for owner-occupied housing rehabilitation in the form of grants and/or deferred loan payments. The program targets household at or below 80% of the Atlanta Metropolitan Statistical Area Median Income. Programs in HOME are listed below:

- Single Family Development Assistance: Funds are provided for the acquisition, rehabilitation and construction of single family units.
- Multifamily Financing: Assistance: Funds are provided for the acquisition, rehabilitation and construction of rental housing.
- Community Housing Development Organizations: 15% of HOME funds are set aside for CHDOs.



SUMMECH is rehabilitating this 8 unit apartment building on Rawson Street with HOME Program funding, NPU V.

- Land Acquisition: Funds are available for land acquisition.
- Owner Occupied Rehabilitation: Funds provide substantial rehabilitation assistance.

**Mortgage Assistance Program:** Parcels in Empowerment Zone neighborhoods are eligible for up to \$50,000. Purchase price can't be above FHA 203 (b) and recipients must be at or below 80% of AMI.

**CDBG Owner Occupied Rehabilitation:** Limited emergency rehabilitation assistance is provided to elderly and disabled homeowners at or below 80% of AMI.

**Housing Enterprise Zone Program:** This program, administered through the Office of Planning, provides ten-year tax abatement on real property taxes as an incentive for private enterprise to invest in areas of the City of Atlanta that are economically and socially depressed. Real property is exempted 100 percent of its taxable value for the first five years after the creation of the zone, and then the abatement gradually declines until year 11 when the abatement ends.

**Landmark Building Tax Freeze Program:** This program allows a local tax freeze for an eight-year period on income producing landmark buildings, or contributing buildings in a landmark district, which are listed on the Georgia Register of Historic Places and have already undergone a major rehabilitation at the time of their designation. The freeze applies to the value of the property when it was designated a landmark by the City of Atlanta.

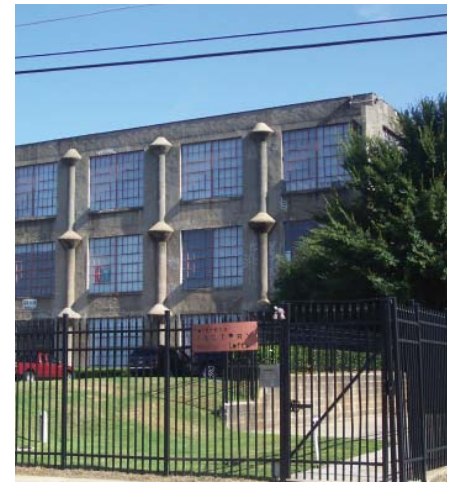
**Neighborhood Stabilization Program:** see Foreclosure section for details.

### Atlanta Development Authority (ADA)/Urban Residential Finance Authority (URFA) Affordable Housing Programs

**Tax Exempt Bonds:** One of the core missions of the Atlanta Development Authority is to promote the revitalization and growth of residential housing in the City. To accomplish this, ADA's financing arm, the Urban Residential Finance Authority (URFA), is empowered to issue tax exempt bonds to make below market interest rate loans to developers for affordable rental housing and to issue bonds to fund single family mortgages.

Each year URFA receives a bond allocation from the State of Georgia for rental projects. For 2010 URFA's allocation is \$71,434,000. Tax exempt bonds can be used for new construction projects, the conversion of an existing property not being used for housing, and the acquisition and rehabilitation of existing housing. The criteria by which the projects are reviewed are: quality of the development, creditworthiness of the developer, financial feasibility of the project, affordability of the units, readiness to proceed, experience of the development team and community support.

Since inception, URFA has issued \$1.2 billion in bonds to finance over 15,000 units of rental and for-sale housing throughout the City. ADA strongly advocates mixed income housing supported by the inherent successes of many of its projects. Approximately 55% of these units are affordable to families at or below 60% of the area median income. The remaining units are rented or



The Mattress Factory Lofts received Housing Enterprise Zone designation. 20% of the units are affordable.



The A&P Lofts is a designated Atlanta Landmark and participates in the Landmark Building Tax Freeze Program, NPU N.



URFA provided tax exempt bond financing for the construction of Brookside Park. 75% of the units are affordable at 60% of AMI.



## Community Assessment - 3. Housing



URFA provided tax exempt bond financing for the construction of Peaks at MLK. 55% of the units are affordable at 60% AMI and 20% are affordable at 50% AMI, NPU I.



URFA provided tax exempt bond financing for the construction of Columbia at Sylvan Hills. 75% of the units are affordable at 60% of AMI. Units are set aside for homeless women, NPU X.



White Provisions in the West Midtown is eligible for BeltLine Downpayment Assistance.

sold at market rates. Currently the ADA has 48 properties in its multifamily rental tax exempt bond portfolio and has \$25,000,000 outstanding under the New Issue Bond Program to finance single family mortgages.

**Housing Opportunity Bond Fund:** The \$75 million Housing Opportunity Bond Fund was created by the City of Atlanta, Atlanta Housing Authority and Atlanta Development Authority to serve affordable rental housing needs in the City of Atlanta. This initiative establishes a revolving loan program to providing gap financing to single-family and multi-family affordable housing developers and Community Housing Development organizations, provides second-mortgage financing to homebuyers in the form of deferred loans, and establishes a pool of funds for the city of Atlanta or ADA to acquire land for future affordable housing development. The fund is administered by the Urban Residential Finance Authority (URFA) which is the housing development arm of the ADA. URFA focuses on creating workforce housing and promoting neighborhood revitalization in the City of Atlanta. The first series of bonds totaling \$35 million closed in April, 2007. As of mid 2010, nearly 950 units of workforce housing have been produced with \$19,761,740 in Opportunity Fund dollars.

In general, funded projects with the various programs need to serve a population at or below 60% of AMI for rental housing projects, with a minimum of twenty percent (20%) of the units set aside for this population and serve a population at or below 100% of AMI for families of two or fewer and 115% of AMI or below for families of three or more for homeownership projects. The bond proceeds fund initiatives listed below.

- **Multi-family Loans:** The multi-family loans are used as “gap financing” to non-profit and for profit multi-family developers offering affordable rental workforce housing units. The loan amount will not exceed the lesser of \$25,000 per unit or twenty percent (20%) of the capital expenditures. The development needs to serve a population at or below 60% of AMI with a minimum of twenty percent (20%) of the units set aside for this population. In addition, the units need to be affordable for 15 years or more. To date \$1,780,000 of these funds have been expended creating and preserving 282 units of housing. Of these units 244 are affordable to persons at or below 60 % of the area median income.
- **Land Assemblage Loan Participation Fund:** This fund provides financing to non-profit developers to assemble land for future development of affordable housing within the City of Atlanta. Financing may be applied to acquire land and pay the costs of demolishing improvements, and clearing.
- **Community Housing Development Organization (CHDO) Loans:** This fund provides financing to Community Housing Development Organizations (CHDOs) to finance in part the acquisition, construction, or renovation of multi-family and single-family housing for low and moderate income families. The total amount of the loan may not exceed 50% of the total costs of the housing project.
- **Direct Land Assemblage and Acquisition: Housing Opportunity Funds**

may be used to acquire land and pay the cost of demolition and site improvement. Land purchased with these funds may be held for future affordable housing developments within targeted areas, excluding Tax Allocation Districts.

- **Single Family Builder Loans:** The single family builder loan incentive loans will provide construction financing to non-profits and for profit developers to finance the acquisition, construction, or renovation of single family residential units to be sold to affordable homebuyers.
- **Opportunity Downpayment Assistance Program (ODAP):** The Opportunity Downpayment Assistance Program (ODAP) provides homebuyers with downpayment assistance of 10% of the sales price at 0% interest rate as a soft second mortgage. Up to \$25,289 could be available per household. The property must be owner occupied, the maximum purchase price is \$252,890 and there is a limit on the household income to be eligible for the program.

**BeltLine Affordable Housing Trust Fund:** Fifteen percent of all bond proceeds from the BeltLine TAD are dedicated to creation and preservation of affordable housing around the BeltLine. It is anticipated that this program will create or save 5,600 housing units. Grants are available to multi-family, single family and CHDO developers from the BeltLine Affordable Housing Trust Fund to finance for sale and for rent developments along the BeltLine. Grant funds may be used to finance acquisition, construction or renovation of for sale and for rent housing for families at or below 60% of Area Median Income (Multi-family Rental) and 100-115% (Single Family Homeownership). These grants to developers are enforced by a Land Use Restriction Agreement (LURA). For sale units have a purchase price less than \$252,890. In most cases, 15% of units in each development must be affordable. The total amount of the grant dollars may not exceed 30% (35% for CHDOs) of the total development costs. To date, \$8.8 million has been allocated for affordable housing.

- **Multi-family Rental Developer Incentives:** Grant funds may be used to finance acquisition, construction or renovation of multi-family housing for families at or below 60% of Area Median Income. The total amount of the grant dollars may not exceed 30% of the total development costs with a cap of \$2.5 million per multi-family development.
- **Single Family Developer Incentives:** Funds provide construction financing to non-profit and for-profit developers to finance the acquisition, construction, or renovation of single family owner-occupied residential units to be sold to affordable homebuyers. The grant will not exceed \$35,000 per affordable unit; or up to fifteen percent (15%) of the capital expenditures or \$750,000 per development.
- **CHDO Multi-family Grants:** Financing provided to Community Housing Development Organizations (CHDOs) as they seek to finance in part the acquisition, construction, or renovation of multi-family rental housing for low and moderate income families. Grants cannot exceed the lesser of: \$25,000 - \$40,000 per



Lillie R. Campbell House provides affordable rental housing to mature adults (55+). URFA provided tax exempt bond financing. NPU R



20% of the units at Alta Coventry Apartments are affordable at 50% of AMI. URFA provided tax exempt bond financing, NPU P.



This home at on Thayer Avenue was purchased with NSP funds, NPU Y.

## Community Assessment - 3. Housing



This home on Sandfall Court was purchased with NSP funds, NPU P.



This house on Benjamin Court was purchased with NSP funds, NPU H.



Tribute Lofts in the Eastside TAD has 20% affordable units.

affordable unit; twenty-five percent (25%) of the capital expenditures or \$869,569 per development.

- CHDO Single Family Grants: Financing is available to Community Housing Development Organizations (CHDOs) to finance in part the acquisition, construction, or renovation of multi-family rental housing for low and moderate income families (condominiums, town homes, and or single family detached homes). The total amount of the loan may not exceed 20% of the total costs of the housing project financed by such grant. Grant limits are \$35,000 per affordable unit \$750,000 per development.
- Property Acquisition: funds are available for property acquisition for rental affordable housing and for single family affordable development.
- BeltLine Affordable Housing Opportunity Fund (BAHTF Downpayment Assistance): The BeltLine Affordable Housing Opportunity Program provides homebuyers with downpayment assistance up to 20% of the sales price at 0% interest rate as a soft second mortgage. The property must be located in the BeltLine Tax Allocation District, be owner occupied, and cost less than \$252,890. Up to \$50,578 could be available per household.

**HOME Multi-family Financing:** The Urban Residential Finance Authority (URFA) is administering \$800,000 dollars in HOME Funds on behalf of the City of Atlanta Office of Housing. The program funds costs associated with new construction, acquisition and rehabilitation of multi-family housing for low and moderate income families. All units receiving must be occupied by households earning no more than 80% of the area median income. To date URFA has financed 25 units utilizing HOME funds.

**Atlanta Affordable Homeownership Program (AAHOP) HOME Single Family:** The Atlanta Affordable Homeownership Program (AAHOP) provides \$10,000 mortgage assistance in form of a 0% interest rate soft second mortgage and covers up to 50% of the settlement costs. The property must be owner occupied and cost less than \$252,890.

**Vine City Trust Fund:** The Community/Housing Development Trust Fund was established in 1989 by the City of Atlanta, the Georgia World Congress Center Authority and Fulton County to support the revitalization of communities adjacent to the Dome Stadium and the Georgia World Congress Center. Grants in the total amount of \$8 million were made to developers, community development corporations and homebuyers to provide for new and rehabilitated rental housing as well as homeownership opportunities. The repayment dollars from these Grants revolves into a program income account and are used to make additional Grants for eligible housing development in the Vine City and English Avenue communities.

- Vine City / English Avenue Trust Fund Down Payment Assistance: The Vine City/English Avenue Trust Fund (HOAP) provides 0% interest rate loan up to 10% of purchase price, not to exceed \$15,000. The property must be located within the Trust Fund Program boundaries,



be owner occupied and cost less than \$252,890.

**Tax Allocation Districts:** A Tax Allocation District (TAD) is established for the purpose of catalyzing investment by financing certain redevelopment activities in underdeveloped or blighted areas using public dollars. Redevelopment costs are financed through the pledge of future incremental increases in property taxes generated by the resulting new development. Typically, upon creation, TADs have vacant commercial and residential properties, blighted conditions and numerous vacant buildings or are in need of significant environmental remediation. The Atlanta Development Authority (ADA) serves as a redevelopment agent for all ten tax allocation districts (TADs) formed within the City of Atlanta. The City's first five TADs have funded approximately 1,800 affordable housing units to date in the Eastside, Westside and Atlantic Station TADs. Currently, 700 rental units and 100 single family homes have been completed in the Perry-Bolton TAD. Upon completion, West Highlands at Heman E. Perry Boulevard will include over 1,486 new single family homes, a PATH multi-use trail and new parks and greenspace.

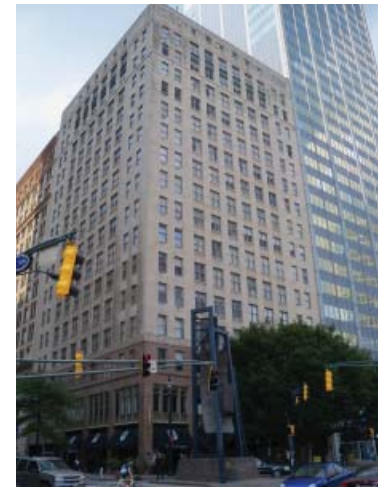
Since the first TAD bond issue in 2005, more than 200 affordable condominiums and 160 affordable apartments have been constructed with Eastside TAD assistance. Affordable housing requirements currently exist for projects receiving funding in the BeltLine, Campbellton, Eastside, Hollowell/ML King, Perry Bolton, Stadium, and Metropolitan Parkway TADs. Generally, developers of TAD-funded residential projects in these districts are required to set aside 20 percent of units for people earning 80 percent of the area median income (AMI). An affordable housing program has been implemented only in the Eastside TAD.

- Eastside TAD Affordable Housing Purchase Program: Several condo developments in the Eastside Tax Allocation district offer subsidized for-sale condos well below market rate prices. Households with annual incomes of less than \$56,950 qualify. Units as low as \$155,000 are available at Oakland Park, Renaissance Walk, Reynolds, Tribute Lofts, and Twelve Centennial Park. Projects that receive Eastside Tax Allocation District funding will have minimum of 20% of the for-sale housing units available for qualified buyers.

**Homeless Opportunity Fund:** The Homeless Opportunity Fund provides grants for supportive rental housing, assessment centers for women and children, public toilets and other homeless related facilities consistent with the ten year plan to end homelessness. Grant dollars up to \$40,000 can be used for acquisition, construction and / or rehabilitation. \$22,000,000 was made available for this program. To date there have been 20 projects financed producing more than 1,800 units of which 740 are permanent supportive housing units for the homeless.

### State of Georgia Programs

**State Historic Property Tax Abatement Program:** This program provides property owner of residential and income-producing historic buildings with a ten-year exemption from the taxes on the assessed increased value resulting from the rehabilitation of such building.



The William-Oliver Building in downtown received LIHTC, 20% of the units are affordable



Welcome House, which has 210 low income housing units, received Low Income Tax Credits, NPU M.



Toby Sexton, a former GE plant, is now a live/work loft development. URFA provided financing for this development, NPU V.



## Community Assessment - 3. Housing



Gateway Apartments received Westside TAD and URFA funding, NPU L.



Oakland Park received Eastside TAD funding, NPU W.



Single family homes in the Perry-Bolton TAD, NPU G.

**Low Income Housing Tax Credits:** The Georgia Department of Community Affairs (DCA), through the Office of Affordable Housing (OAH), allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low income tenants via the Low-Income Housing Tax Credit program. Acquisition, rehabilitation and new construction are eligible. The competitive application process for these funds occurs in the spring of each year. The tax credit is available annually for a 10-year period. Since 1990, LIHTC has been used to develop 13,792 units of housing in the City of Atlanta. Of that number, 11,654 units have been reserved for residents with low incomes (80% of Atlanta area median income).

### Other Programs- Community Land Trust Affordable Housing

Community land trusts (CLT) offer low-to-moderate income households the opportunity to buy homes at prices substantially below market rates, utilizing a combination of public and private subsidies. CLT organizations provide pre-purchase education and support that prepare families for homeownership, and after purchase, CLTs provide ongoing stewardship services to support homeowners for as long as they own their homes. In exchange, homeowners agree to limit the financial appreciation they receive when they sell their home to keep it permanently affordable for future generations of homebuyers.

The Atlanta BeltLine, Atlanta Development Authority, Fulton County/City of Atlanta Land Bank Authority and The City of Atlanta Department of Planning & Community Development are actively working to promote and support the creation of multiple non-profit neighborhood based Community Land Trust (CLT) organizations. In 2008, the Atlanta BeltLine Partnership, Inc., the Atlanta Housing Association of Neighborhood-based Developers (AHAND) and the Annie E. Casey Foundation – Atlanta Civic Site partnered to address the need for new affordable housing solutions and convened a group of more than 30 public, private, nonprofit and community organizations in support of this effort. The group worked together to determine how to develop CLT's in neighborhoods at risk of displacement due to redevelopment resulting from Atlanta Beltline initiatives. The Atlanta Land Trust Collaborative (ALTC) was formed as a result of that effort, and serves to:

- promote the development of multiple non-profit CLTs in Atlanta Belt-Line neighborhoods and other areas throughout the City,
- assist in the abatement of deterioration in underserved parts of the City, and
- allocate housing resources and funds in a manner designed to ensure permanently sustainable affordable housing throughout the City.

Currently operating in over 200 communities nationwide, non-profit CLTs offer a proven, innovative way to address the need for affordable housing and mitigate economic displacement. Their benefits are many and some are listed below.

- They preserve affordability in perpetuity and provide a better return on the investment of affordable housing dollars because subsidies

are permanently retained in the housing unit.

- Due to the scattered acquisition of parcels for CLTs, they have the added benefit of integrating low to moderate income individuals throughout a neighborhood – rather than concentrating poverty, which has been shown to be detrimental to the stabilization of a neighborhood.
- The stewardship mission of CLTs helps to protect vulnerable populations from foreclosures. According to a recent study by the National CLT Network, during 2009 conventional homeowners were 8 times more likely to be in the process of foreclosure than CLT homeowners.
- Through CLTs, communities have an active role in future development, which ensures land will be used in a way that benefits the community as a whole. Not only are CLTs used to preserve affordable housing, but they can also be used to promote urban agriculture, commercial uses in markets which are not effectively served by the private sector without intervention, and public space.
- Used in advance of the market pressures generated by public and private investment, CLTs can ensure that long-term residents of low- and moderate-income neighborhoods are able to remain and benefit from the high quality of life projects. CLTs will also create opportunities for new residents to live closer to jobs, planned transportation improvements, and activity centers.

The Atlanta Community Land Trust advances the national CLT model. The approach is unique in the following ways:

- **Integration with Atlanta BeltLine Development:** It is rare that cities have the opportunity to plan affordability into large-scale urban redevelopments and even more extraordinary to actually accomplish it. Through the Atlanta BeltLine, Atlanta will invest nearly \$3 billion over 25 years to build new transit, trails, parks, and affordable housing – making the City an international model of sustainability. By establishing CLTs on the front end of this project, it will ensure that residents of all income levels can enjoy the high quality of life generated by the BeltLine.
- **Central Server Model:** The ALTC represents a unique organizational approach which combines neighborhood-based, resident-controlled CLTs with a “Central Server” that can support the development and operation of these “local” CLTs throughout the City. This model is expected to generate administrative efficiencies, stronger advocacy, and operational consistencies through the Central Server (ALTC), while maintaining local control of development and personal relationships with CLT leaseholders/homeowners through the neighborhood-based CLTs.
- **Public, Private, Non-profit, and Community Partnership:** The greatest strength of the ALTC may be the team of well established organizations leading its development. The City’s housing and redevelopment agencies, the Land Bank Authority, private and non-profit developers, philanthropic foundations, faith based



## Community Assessment - 3. Housing

community leaders, law firms, universities, and community organizers are among more than 30 organizations actively collaborating to make CLTs part of Atlanta's affordable housing toolkit. Assembling such a diverse set of stakeholders is unprecedented for Atlanta and within the CLT movement. This foundation is expected to help ensure the long-term success of the ALTC.

The ALTC will focus on the three strategic goals listed below during its first three years.

- Create a favorable climate for CLT development by promoting public policy, community engagement and fund-raising
- Perform the stewardship functions of a CLT in any neighborhoods where the local capacity does not currently exist to carry out these functions; and
- Encourage the formation of at least two neighborhood-based; resident-controlled CLTs. Key elements are now in place to launch Atlanta's first active CLT during 2011 in the Pittsburgh neighborhood. Currently, several additional neighborhood partners requested assistance from the ALTC to form active CLT housing programs and/or new non-profit CLT organizations including Reynoldstown, Grove Park and the Southwest Community Partners (residents from four neighboring communities—Beecher Donnelly, Oakland City, Westridge-Sandtown, and Cascade Circle).

Three unique programmatic aspects of the Atlanta Land Trust Collaborative position it to serve as a national model for creating permanently affordable housing. These are listed below.

- It implements an economically sustainable affordable housing solution on the front end of a large-scale urban Transit Oriented Development projects.
- The cross-section of Atlanta's public, private, non-profit and community partners engaged in the ALTC formation is unprecedented.
- ALTC, acting as a "Central Server" supporting multiple local neighborhood organizations, creates an innovative model for CLTs that balances the principle of community empowerment and the need for economies of scale and efficiency.

The formation of the ALTC and local CLT's in Atlanta neighborhoods will extend the impact of existing sources of public investment in affordable housing creation, including municipal bond financing such as TAD Bonds, the BeltLine Affordable Housing Trust Fund, the Atlanta Development Authority's homeownership programs, as well as "NSP" "CDBG" and "HOME" funds. The production and preservation of permanently affordable housing, particularly in Atlanta BeltLine neighborhoods, will have profound economic development implications. Permanently affordable housing near the Atlanta BeltLine is necessary to ensure that jobs are accessible to existing residents, as well as other low and moderate-income residents.

Homeowners in community land trusts (CLTs) across the nation continue to have substantially lower delinquency and foreclosure rates compared to owners of market-rate homes, according to survey results released in 2010 by an independent researcher at Vanderbilt University working in partnership with

the National Community Land Trust Network. Results from the survey found that conventional homeowners were 8 times more likely to be in the process of foreclosure than CLT homeowners at the end of the 4th quarter of 2009. According to the Mortgage Bankers Association (MBA) survey of market-rate mortgages, 4.6% were in the process of foreclosure, compared to only 0.6% of CLT mortgages. This represents a widening of the gap as compared to 2008, when market-rate homeowners were 6 times more likely to be in the process of foreclosure as compared to their CLT counterparts.

### The City of Atlanta's 2010-14 Consolidated Plan

The U.S. Department of Housing and Urban Development (HUD) requires that the City submit a Consolidated Plan for the receipt of HUD block grant entitlement funding through the CDBG, ESG, HOME and HOPWA programs. HUD describes the Consolidated Plan in their guidelines for preparing the plan to be “a collaborative process whereby a community establishes a unified vision for community development actions” to shape various housing and community development programs, to reduce duplication of effort, and to coordinate neighborhood and community development strategies. Since the City of Atlanta undertakes comprehensive development planning and has an established citizen participation process through the Neighborhood Planning Units, the City's Consolidated Plan is based on and is adopted as a part of the City's Comprehensive Development Plan (CDP). The Consolidated Plan also relies on other collaborative and ongoing planning processes in which the City regularly participates.

HUD defines the content of the Consolidated Plan by federal regulation and policy memoranda and has computer software for production of the Plan. Each of the entitlement grants to be covered in the Consolidated Plan has statutes that set forth three basic goals. The Plan is evaluated by HUD on how the City, “will pursue these goals for all community development programs, as well as all housing programs.” The three goals are:

- Decent housing (assistance to affordable housing for homeless and those at risk, retaining affordable housing, increasing availability for low/moderate income families especially for disadvantaged, increasing supportive housing)
- A Suitable Living Environment (improving safety, livability of neighborhoods, eliminating blight, increasing access to public and private facilities)
- Expanded Economic Opportunities (job creation and retention for low income persons, empowerment and self-sufficiency)

The 2010-2014 Consolidated Plan was adopted in February 2011.

### Housing and Homeless Needs Assessment

In 2000, there were 54,612 City of Atlanta households that were either cost burdened, overcrowded, lacked complete plumbing and/or kitchen facilities, and/or physically substandard. In 2003, there were 42,315 substandard housing units in the City of Atlanta. Substandard is defined as not meeting HUD's housing quality standards and/or City of Atlanta housing code. Families/individuals in Atlanta who have housing needs are



## Community Assessment - 3. Housing

poor. Living in a *substandard housing* situation is primarily a consequence of low incomes: Nearly one-third of Atlanta households are either cost burdened, overcrowded or lack basic plumbing and kitchen facilities.

Relationship of income to housing problems: Within the population with housing needs, the poorest subgroup is also the most numerous. Cost burdened renters, who constitute 67.2% of those with housing needs, have the lowest incomes. Fully 39% of cost burdened renters have incomes of less than \$10,000. The second poorest group is overcrowded renters, whose median income is less than one half of the City's median. One third of this population has incomes of \$10,000 or less. The conclusion from the analysis of overcrowded housing is that, unlike 30 years ago, the problem is not one of very large families and an inadequate housing stock. Rather, some low-income households of every size cannot find affordable housing which results in overcrowded units.

Special need units: There is general recognition of the widespread need of the disabled, elderly and people with addictions for affordable housing. In public housing, the number of units required for young disabled persons is increasing. It is projected that approximately 5,600 individuals with AIDS in the metropolitan Atlanta area are in need of assistance either through supportive housing facilities, rent subsidies or short-term assistance to enable them to maintain appropriate housing and access services.

Homeless Needs: In January of 2009, the fourth point-in-time homeless census and survey was conducted for the City of Atlanta, Fulton County, and DeKalb County by Pathways Community Network. The homeless census provided counts of the homeless populations within these jurisdictions by demographic groups and sheltered/unsheltered status. The 2009 homeless census found 7,019 persons homeless in the Tri-Jurisdictional area. 31% were unsheltered and 69% were in temporary housing settings. 82% of the City's point-in-time homeless population consisted of single persons, while 18% were persons in families. In addition to those persons and families who are already homeless, many households in the City of Atlanta are at risk of homelessness. The risk factor that is most easily measurable is housing cost burden.

Special Needs Homeless: The homeless population includes a significant number of persons living with HIV/AIDS and persons with substance abuse problems. Another group at risk of homelessness is youth aging out of foster care.

Other Special Needs: There are various populations within the City that, although not homeless, require supportive housing. These include the elderly, the frail elderly, persons with disabilities, and persons with HIV/AIDS and their families.

Elderly and Frail Elderly: Within the City of Atlanta, 10.4% (4,484) of seniors over 65 years of age experience mobility limitations, 6% (2,618) experience self-care limitations, and 10% (4,526) experience both motility and self-care limitations.

Physical, Mental and Developmental Disabilities: Persons with physical, mental and developmental disabilities also experience special housing needs. While Atlanta-specific data is not available, 27,174 individuals who were either blind or disabled and residing in either Fulton or DeKalb counties received SSI in 2004.

The Atlanta Housing Authority has a waiting list of households with disabilities waiting for placement in the 686 units in their inventory that are suitable for persons with disabilities. The Plan addresses persons living with HIV/AIDS, persons with addictions, public housing residents, and lead-based paint hazards.

### Housing Market Analysis

Metropolitan Atlanta has been one of the nation's fastest growing populations, reaching 4,508,145 in 2003, which places demands on housing. In 2003, the average rent in Atlanta was \$1,084 and the average cost of a home was \$152,400 (National Association of Realtors, *Median Sales Price of Existing Single-family Homes for Metropolitan Areas*, QIV 2003). Likewise, HUD fair market rents in Atlanta have also increased. Consequently, rising housing costs placed financial burdens on households with extremely low to very low income. The growth in population, the increases in housing prices and values, and housing needs have all changed dramatically since 2007.

The current recession in the economy that began in December 2007 has impacted Atlanta and Georgia severely. Employment reductions in all sectors of the economy are occurring except for health and education. In January 2009, the metropolitan Atlanta unemployment rate was 8.4% while the State's was 7.5%. Employment rates can vary significantly per demographic group; in 2007 the State reported statewide unemployment at only 8.1% but 12.4% for African-Americans (about 60% of the City of Atlanta), and those with less than a high school degree had 21% unemployment while those with college degrees had just about 3% unemployment. Job losses and bank failures in Georgia, second highest in the country, have contributed to the collapse of the housing sector.

The so-called housing "bubble" of the economy was fueled by speculative investments such as mortgage-backed securities and credit default swaps, and inflated housing prices were matched by a variety of mortgage products sold to those who ultimately could not afford to pay. Record-breaking foreclosures have occurred, with Atlanta being one of the hardest hit areas of the country, as large inventories of unsold homes sit vacant as mortgage credit remains very tight. New housing development plummeted, and housing values declined significantly. Indications are that the economic decline is continuing; and current housing data is rapidly changing.

The Fulton County Tax Assessor's Office reported that the City had 42,315 substandard housing units in 2003, of which 28,666 were single family, 5,926 were duplexes, 420 were triplexes, 1,404 were quads, 2,024 were in 5-8 unit buildings, 1,692 were in 9-16 unit buildings, 1,056 were in 16-32 unit buildings, 648 were in 33-100 unit buildings, and 479 were in buildings with over 100 units. These numbers account for a decrease of 1,212 substandard units since 1998. The average appraised housing values increased significantly from 1998 to 2003. Single-family appraised values increased 41%, duplexes increased 53%, triplexes increased 51%, and quads increased 41%. More current data is needed based on the continuing declines in the housing markets.

Public and assisted housing: Based on its philosophy that it is critical to cease concentrating families in poverty, AHA has focused its resources on the de-concentration of families in poverty through facilitating or creating housing opportunities that integrate all of the families assisted with AHA subsidies into mainstream, market-oriented residential environments. Since 1994, AHA



## Community Assessment - 3. Housing

has worked to reposition all of its conventional public housing developments into market-rate, mixed-use, mixed income communities that are owned by public/private partnerships. In 1995, 47% of AHA assisted households lived in public housing developments, 33% used Housing Choice vouchers and 20% lived in properties primarily serving the elderly. By 2007, only 15% of households lived in public housing developments while 57% used vouchers, 9% lived in new mixed income communities, 18% lived in properties primarily serving the elderly and 2% lived in project based rental assisted properties. AHA has been working with landlords in low-poverty neighborhoods to facilitate opportunities for families with Housing Choice Vouchers. As of 2004, 63% of families in the Housing Choice Voucher Program are living in low-poverty neighborhoods.

The Plan includes the link to AHA's business plan, the 2010 CATALYST Implementation Plan that includes AHA's priority projects and programs to be carried out.

Homeless/Special Need facilities: A listing of homeless facilities is provided in the Plan.

Barriers to affordable housing: The Atlanta Outreach Consortium conducted a survey in August 1999 to identify "affordable housing obstacles and solutions." Some of the barriers included were:

- Land prices have been increasing in the inner city, making it increasingly difficult to find large tracts of land that can support affordable housing
- There are fewer suitable units of appropriate scale available for renovation for affordable housing
- The opposition of residents to additional apartment complexes/housing for the very low income
- Given construction costs, truly affordable housing requires subsidies, which are limited and require complex coordination/scheduling among various funding sources
- Timing and permitting, building codes, funding sources, demolition liens, insurable titles, zoning issues
- Limited number of for-profit developers interested in affordable housing
- Inadequate venture capital
- Reluctance of financial institutions to finance multi-family development and housing for special needs populations, particularly in low-income neighborhoods
- While efforts have been made to address these barriers, new challenges are present due to the downturn of the economy.

### Strategic Plan

Targeting Priorities: Funding is targeted to City of Atlanta census tracts in which 51% of population has income at 80% or less of SMSA median income (Community Development Impact Area or CDIA). Activities taking place in these areas may be as either area benefit or direct benefit, depending upon



the nature of the project. Projects targeting low- and moderate-income persons may take place outside the CDIA. While the majority of CDBG, ESG, and HOME-funded programs take place within the CDIA, large housing programs are available to low/moderate-income persons throughout the City. The Housing Opportunities for Persons with AIDS (HOPWA) Program funds activities throughout the metropolitan Atlanta area. It is the policy of the HOPWA program to provide resources to enable persons living with HIV/AIDS to access resources/services in the jurisdictions in which they live to the extent possible.

**Affordable Housing:** In August 2002, the City of Atlanta's Mayor published *A Vision for Housing in Atlanta: Great Housing in Great Neighborhoods*, which outlined the priority objectives for the City's housing program. This "vision" also impacts the City's priorities:

- Improve/remove administrative and legislative barriers to effective housing
- Leverage/coordinate the City's housing resources
- Emphasize housing for working persons/families
- Protect housing for senior and disabled citizens
- Establish coalitions/alliances to create "great neighborhoods"

Priorities and specific objectives for affordable housing:

- Improve existing housing stock
- Support development of new affordable housing (acquisition, new construction)
- Support housing options for very low-income households and seniors
- Support housing options for disabled, including permanent, supportive housing
- Support neighborhood preservation and development
- Assist low and moderate-income persons/families with homeownership through downpayment assistance/second mortgage subsidies
- Support programs to lower residential lead-based paint hazards
- Support homebuyer education
- Support efforts to mitigate foreclosures and to rehabilitate foreclosed properties

**Homelessness:** In the fall of 2002, Mayor Shirley Franklin asked the United Way of Metropolitan Atlanta to prepare, on behalf of the City of Atlanta, a plan for addressing homelessness. In response United Way formed the Commission on Homelessness (Commission) and recruited business, educational, and community leaders to participate in formulating the plan, which was published in March of 2003 as *The Blueprint to End Homelessness in Atlanta in Ten Years*. The City also works within the Metro Atlanta Tri-Jurisdiction Collaborative on Homelessness, covering the City of Atlanta, Fulton County, and DeKalb County.

Priorities and specific objectives for homeless services and facilities:



## Community Assessment - 3. Housing

- Support emergency and transitional residential programs
- Support programs for homeless families and children
- Support supportive services that enable homeless to attain stability
- Support *capital* projects that create or enhance treatment facilities, including supportive housing for mentally ill persons
- Support sheltering and service options for the difficult-to-serve chronic homeless population
- Give priority funding consideration to programs which incorporate aftercare services

Other Special Needs: Targeting Priorities: With the exception of the HOPWA program, which covers the 28 counties in the metropolitan Atlanta area, services and facilities for special-needs populations are available to qualifying clients throughout the City. Funding is targeted to City of Atlanta census tracts in which 51% of population has income at 80% or less of SMSA median income (Community Development Impact Area or CDIA). Activities taking place in these areas may be as either area benefit or direct benefit, depending upon the nature of the project. Projects targeting low- and moderate-income persons may take place outside the CDIA. Senior citizens and disabled persons are “presumed benefit” populations and assumed to be low-income; therefore the geographic restrictions that apply to area-benefit activities such as neighborhood facilities do not apply to projects benefiting persons with special needs.

Priorities and specific objectives for other special needs:

- Support programs to enable seniors and those at risk of homelessness or unnecessary/premature institutionalization to remain in their homes and remain a part of their communities
- Support programs to enable persons with special needs to obtain/retain affordable housing, become/remain employed, and access needed services
- Support programs to enable persons living with HIV/AIDS to find/maintain affordable housing and life-support services
- Support programs to enable people living with HIV/AIDS with addictions or in recovery to become housed and become self-sustaining
- Support removal of barriers to increase accessibility for persons with disabilities

Non-housing community development plan: Long term and Short term Objectives: The City’s Comprehensive Development Plan describes in detail the long and short-term non-housing community development needs, policies, objectives and strategies. The following objectives are relevant to CDBG funding.

Economic Development: The City has identified neighborhoods where economic development is lagging behind the rest of the City. The objective for CDBG funding is to help expand economic opportunities for persons of low and moderate income by:

- Supporting revitalization of commercial areas that serve low/moderate-income persons
- Supporting small, minority and female-owned businesses and micro-enterprises
- Supporting programs to create permanent, private-sector jobs for low/moderate-income persons

Environmental/Community Facilities: The City has significant needs in the areas of infrastructure improvements. Many of the City's neighborhood facilities have deteriorated conditions, and many neighborhoods do not have adequate public infrastructure to address the needs of their residents. Priorities in this area include:

- Create/expand community facility/infrastructure in underserved low/moderate-income areas
- Address serious problems/deficiencies in existing City infrastructure/facilities
- Reduce air/noise pollution or other environmental nuisances
- Address significant health or safety problems
- Preserve publicly-used and historically-significant structures that serve low/moderate-income persons or remove slum/blight conditions

Public Services: The Consolidated Plan (CP) gives priority to programs that enable low/moderate-income persons to obtain/maintain affordable housing, become self-sufficient, and obtain basic life needs. Consolidated Plan policies to address these issues include the following:

- Support programs that enable low- and moderate-income people to obtain/retain affordable housing
- Support programs that support basic life needs, e.g. housing and employment
- Support programs that create permanent, private-sector jobs for low/moderate-income persons
- Support programs that train/place low/moderate income persons in permanent jobs

Anti-poverty strategy: The City has adopted goals, policies and programs to address those factors that have been identified as the root causes of the City's poverty problems.

Goals: In order to address poverty in the City of Atlanta, the following goals have been developed and adopted in the City's Comprehensive Development Plan (CDP):

- Preserve and increase decent, secure, affordable housing for all citizens
- Increase accessibility to jobs, services and places of leisure
- Increase the number of jobs for low-income City residents



## Community Assessment - 3. Housing

- Protect, maintain and enhance the quality of neighborhoods
- Promote greater economic and human development and investment throughout the City, especially on the southside and in poorer neighborhoods

Policies/Objectives: To achieve the above goals, the City has adopted the following policies in the City's 2010-14 Consolidated Plan (CP):

- Support programs and projects that provide decent housing and suitable living environments and expand economic opportunities, principally for persons of low and moderate income and including persons living with HIV/AIDS
- Support programs to improve the City's environmental/community facilities, including infrastructure, that support neighborhood revitalization in low- and moderate-income neighborhoods
- Support and strengthen social services to assist vulnerable and needy citizens to become/remain self sufficient, productive and stable members of our community, with priority to programs providing services related to housing and homeless services
- Create and expand economic development opportunities for low/moderate income residents
- Encourage the growth of minority and female businesses and micro-enterprises

Strategies/Funding: The City's needs far surpass the availability of City resources. Therefore, the City must look to alternative funding sources, alternative programming, and coordination of resources. Funding priorities for specific categories are cited within the Consolidated Plan.

## 4.1 NATURAL RESOURCES

### Environmental Planning Criteria

Environmental conditions place certain opportunities and constraints on the way that land is utilized. Many areas and resources that are vulnerable to the impacts of development require protection by government regulation and by other measures. Soil characteristics, topography, and the frequency of flooding are just a few of the factors that affect where development can safely and feasibly be accommodated. Other areas such as wetlands, forest areas, and sensitive plant and animal habitats are also vulnerable to the impacts of development.

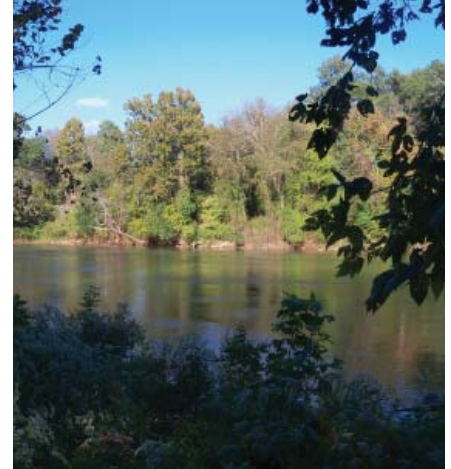
As the City of Atlanta and the surrounding areas continue to grow, the conservation of existing and finding opportunities for the protection of environmentally-sensitive and ecologically-significant resources is becoming increasingly important. The City of Atlanta's vision is to balance growth and economic development with protection of the natural environment. This is to be done in conjunction with the statewide goal for natural resources, which is to conserve and protect the environmental and natural resources of Georgia's communities, regions, and the State.

The City of Atlanta takes pride in the diversity of natural resources that lie within its city limits. Whether enjoying the vista that the Chattahoochee River offers or making use of the many parks and trails that traverse the city, or the urban forest, the City of Atlanta has an abundance of natural resources which need protection and management. An understanding of the existing conditions provides the foundation for developing appropriate community programs through the planning process.

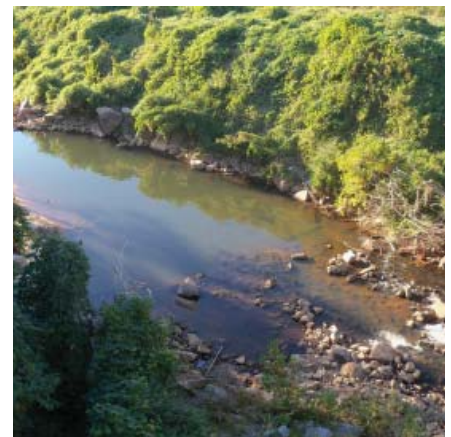
The Georgia Department of Community Affairs Minimum Planning Standards requires that the City of Atlanta identify resources defined in the Environmental Planning Criteria: water supply watersheds, groundwater recharge areas, wetlands, protected river corridors and mountains. This section provides an inventory of the natural and environmentally sensitive resources, including the minimum criteria, which are located within the City. This section also identifies the programs, regulations, and activities currently in place to protect these natural resources. Additionally, this section addresses the issues, problems and opportunities associated with these resources.

### Water Resources

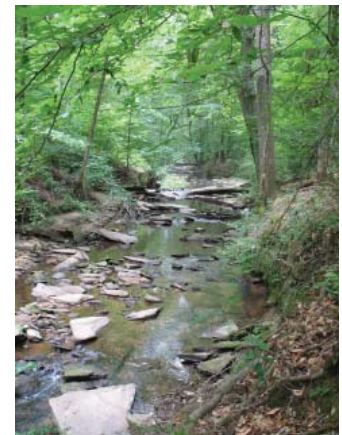
The City of Atlanta has abundant and valuable streams, rivers, lakes, and wetlands. These natural water features support a wide variety of uses for its citizens, from drinking water to recreation and irrigation. Additionally, water provides wildlife habitat for both aquatic (water living) and terrestrial (land living) animals. Both animals and humans depend on having a clean water source for survival. Therefore, the forces that impact the health of the local water supply are important to understand. This section includes an inventory of the City's water resources including its watersheds, rivers and streams, water supply watersheds, wetlands and floodplains.



Chattahoochee River is the City and the Region's main water resource.

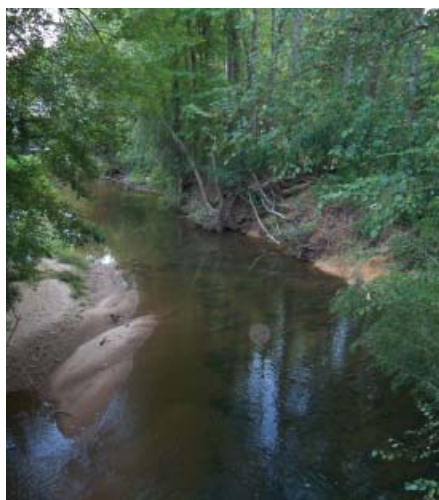


Peachtree Creek is one of the main Chattahoochee River tributaries in the City of Atlanta.



North Uttoy Creek in a DWM Conservation property.

## Community Assessment - 4.1 Natural Resources



Nancy Creek is one of the main streams in the Chattahoochee River watershed.

### Watersheds

Atlanta is the meeting point for ten major stream drainage basins and smaller portions of 5 additional drainage basins, which supply two River basins—the Chattahoochee River and the Ocmulgee River.

On the West and North sides of the City, the Chattahoochee River is supplied by seven stream drainage basins: Long Island Creek, Nancy Creek, Peachtree Creek, Proctor Creek, Sandy Creek, Utoy Creek, Camp Creek and Bakers Ferry basins. In the Southeast section of the City, the Ocmulgee River is supplied by three stream drainage basins: Sugar Creek, Intrenchment Creek, South River, Doolittle Creek, Flint River, Mud Creek, and Shoal Creek. (The Bakers Ferry Basin and Doolittle Creek, Flint River, Mud Creek, and Shoal Creek subwatersheds have only limited extent within the City of Atlanta and are not further addressed because they are predominantly located within and managed by other jurisdictions).

Each stream drainage basin watershed is bounded by ridgelines which cradle floodplain valleys where the headwaters of several tributary creeks originate as springs. These spring waters flow into the principal creek, which eventually flows through a stream way corridor and floodplain to supply a river.

From Atlanta's earliest days, the network of its major arterial roads has followed the ridgeline network bordering the river and stream basins. The relationship between Atlanta's stream basin ridgeline system and the roadway framework is shown in Table 4.1-1.

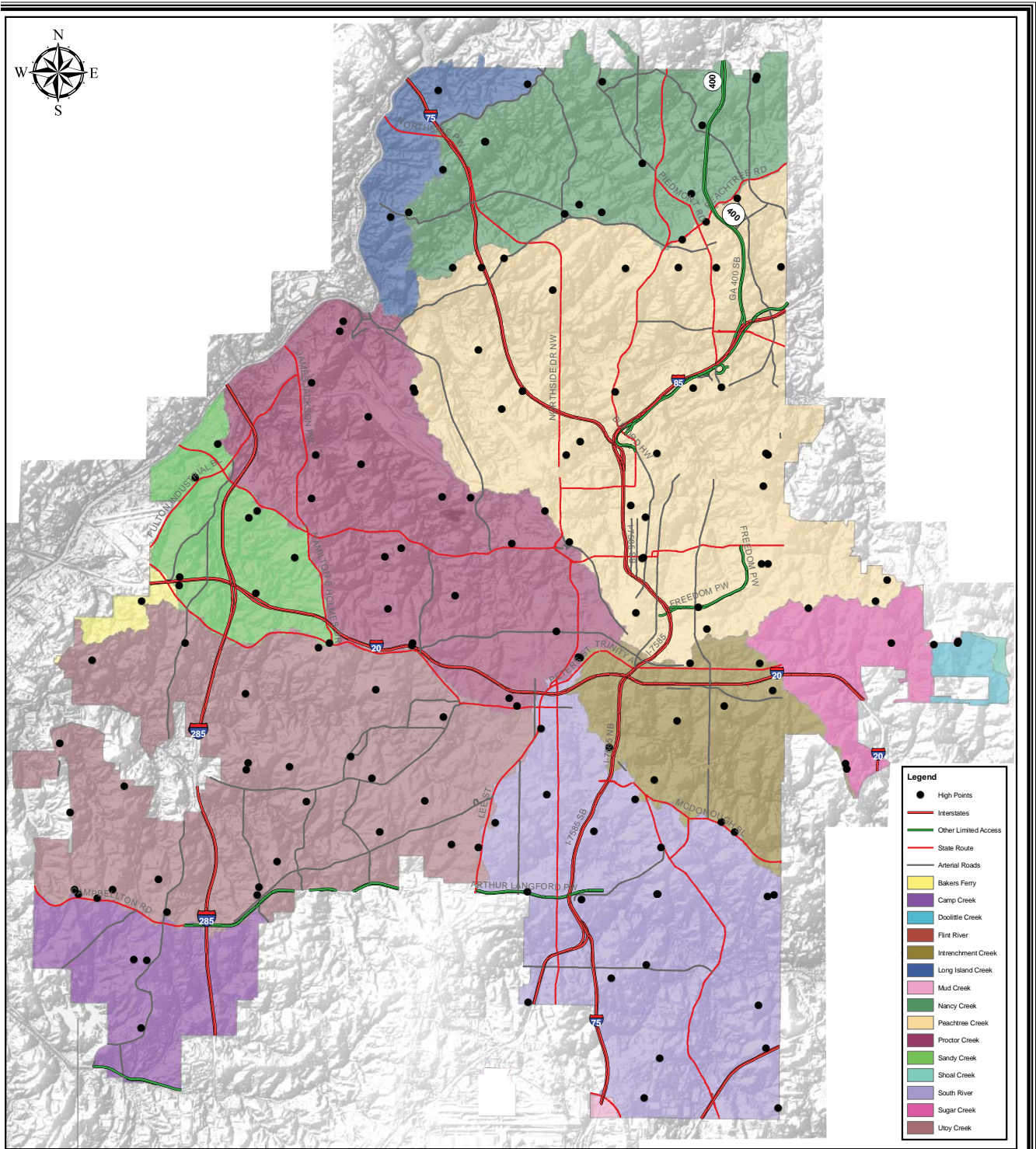
The two continental plates that comprise each river basin interface in the Central Business

District (CBD). This plate boundary runs along a ridge line which originates east of Atlanta, travels westward to enter the City along what is now DeKalb Avenue, crosses Woodruff Park to Forsyth Street, and then arches to the southwest, paralleling Spring Street and Peters Street.

The headwaters/springs for several creeks in the Chattahoochee River Basin

Table 4.1-1: City of Atlanta River Basins and Primary Tributary Watersheds

River Basin	Primary Tributary Watersheds	Primary Ridge Lines and street network
Chattahoochee	Long Island Creek	East : Ridgewood Road and Mount Paran Road.
	Nancy Creek	West: Ridgewood Road and Mount Paran Road South: Moore's Mill Road and West Pace's Ferry Road, Peachtree Road.
	Peachtree Creek	North: Wesley Parkway, Moore's Mill Road and West Pace's Ferry Road, Peachtree Road.
		West: Northside Drive, West Marietta Street, Marietta Road, South across Southern Railway/Inman Yards, James Jackson Parkway.
	Sandy Creek	North: Hightower Road, Bankhead Highway, Interstate 285.
Utoy Creek		South: Martin Luther King, Jr. Drive, Gordon Road/
		North Gordon Street, Martin Luther King, Jr. Drive, Gordon Road.
		East Chattahoochee-Ocmulgee Two-River Ridge Line
Ocmulgee		Railroad line bordering Murphy Avenue and Lee Street.
		South: Campbellton Road.
	Sugar Creek	North : Chattahoochee-Ocmulgee Two River Ridge Line.
		DeKalb Avenue, bordering the Seaboard Railway and the CSX Railway line.
	South River	
Intrenchment Creek		North: Chattahoochee-Ocmulgee Two River Ridge Line.
		DeKalb Avenue and Forsyth Street railroad, bordering Peters Street.
		East: Flat Shoals Ave., Bouldercrest Drive
		West: Whitehall Terrace, Ridge Avenue, and McDonough Boulevard.



## Atlanta's High Points and Watersheds



**CITY OF ATLANTA**  
DEPARTMENT OF WATERSHED MANAGEMENT



THIS MAP IS PROVIDED AS A PUBLIC SERVICE

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COORDINATE SYSTEM	NAD 1983 STATE PLANE GEORGIA WEST
MAP UNITS	U.S. SURVEY FEET
MAP DATE	N/A
DATE	07/28/2010
MAP SHEET #	2 of 2
MAP SHEET #	13322



Map 4.1-1: Atlanta's High Points and Watersheds



## Community Assessment - 4.1 Natural Resources



and the Ocmulgee River Basin originate within a fifteen-block radius of the Five Points intersection. Waters from these springs are currently routed to the storm sewer system that carries the water to the rivers via outfall pipes, which feed the creeks. A portion of 10 watersheds are located within the City of Atlanta (See Map 4.1-1 Atlanta's High points and Watersheds and Map 4.1-2).

### Programs and Regulations

Several programs and regulations are in place to protect the rivers and streams in Atlanta's watersheds. These are discussed below.

**Metropolitan River Protection Act:** Metropolitan River Protection Act: As the Region's primary drinking water source, the Chattahoochee River has always been a priority for resource protection by the City of Atlanta, the Atlanta Regional Commission (ARC) and the State of Georgia. In 1973, the Georgia Assembly enacted the Metropolitan River Protection Act, which establishes a 2000 foot corridor along both banks of the Chattahoochee River and its impoundments between Buford Dam and Peachtree Creek. In 1998, the Act was amended to extend the corridor to the downstream limits of Fulton and Douglas Counties. As required under the Act, ARC adopted the Chattahoochee Corridor Plan. The Plan sets development standards to protect the land and water resources of the corridor and the River, including limits on land disturbance and impervious surface, buffers and setbacks along the River and designated tributaries and floodplain requirements. All land disturbing activity in the corridor is subject to review by ARC for consistency with Plan standards. Under the Act, local governments act on ARC review findings, issue permits for approved proposals, monitor land-disturbing activity in the corridor and enforce the Act and the Plan in the corridor.



Proctor Creek near the Chattahoochee River.

**Chattahoochee River Project:** The Chattahoochee River Project is an effort to establish a river greenway park along the entire Chattahoochee River Corridor in the City of Atlanta. The purpose of the project is to reclaim the Chattahoochee River corridor and to conserve it as a sustainable resource.

**Greenway Acquisition Project:** Under a Supplemental Environmental Program that was established by a federal consent decree, the City of Atlanta invested \$25 million in the purchase of property and easements along selected portions of streams in Metro Atlanta that flow into the Chattahoochee and South Rivers. The Greenway Acquisition Project was implemented to improve water quality in Metro Atlanta streams and the Chattahoochee and South Rivers. The land has been converted to and/or preserved as "greenways", which are undeveloped and undisturbed corridors along stream banks that serve as natural filters to trap sediment and other pollutants carried by stormwater before they reach the streams. The natural vegetation of greenways also provides wildlife habitats and stream buffers.



A conservation easement for this greenway was purchased with Greenway Acquisition Project, NPUE.

**Clean Water Atlanta Program:** The Clean Water Atlanta Program includes five components: 1) professional management of the Consent Decree Program; 2) the strategy to reduce flooding and pollution from stormwater by implementing a stormwater utility; 3) the SSO Consent Decree compliance; 4) water quality monitoring; and 5) CSO Consent Decree compliance. Each of these efforts is described below.



## Community Assessment - 4.1. Natural Resources

1. Professional Management of Consent Decree Program: The Department of Watershed Management (DWM) was created in 2002 to oversee the City's new comprehensive approach to solving water and wastewater issues. The DWM includes the City's two water-related bureaus --Waste-water Services and Drinking Water--along with Engineering Services, Watershed Protection, and the proposed Stormwater Management Utility. This organizational structure allows DWM to plan, design, construct, operate and maintain the City's entire system of water and waste water treatment, pumping, collection and distribution, and proposed stormwater management facilities, as well as maintain compliance with state and federal environmental regulations.
2. Strategy to manage stormwater and pollution caused by stormwater: The City's goal is to implement a stormwater utility. A stormwater utility will provide a dedicated source of revenue for developing and maintaining stormwater infrastructure and reducing stormwater pollution.
3. SSO Consent Decree Compliance: The First Amended Consent Decree (FACD) addresses improvements in the City's sanitary sewer system and requires the elimination of sanitary sewer overflows (SSOs). Under the FACD, the City is evaluating, repairing, replacing and/or rehabilitating all 2,200 miles of sewer throughout the City and implementing long-term prevention and maintenance strategies under "Operation Clean Sewer." Operation Clean Sewer is an aggressive approach to inspecting, cleaning and relining the sewer system, and includes a full-scale grease management program that was launched in January 2003. Operation Clean Sewer will allow the City to achieve all FACD obligations by the CD schedule.
4. Water Quality Monitoring: The City has partnered with the USGS to implement a comprehensive water quality monitoring plan. There are currently 11 fully instrumented sites. In addition, the Long-Term Monitoring Program will help the City to track water quality improvements associated with Clean Water Atlanta.
5. CSO Consent Decree Compliance: The City has received regulatory authorization to implement the refined Combined Sewer Overflow (CSO) Remediation Plan. The CSO Plan, which was completed in 2008, will enable the City to achieve the highest water quality at the lowest cost within the shortest time frame. The City will achieve CD compliance using a combination of technologies: separation of two full basins (Greensferry and McDaniel) and one sub-basin (Stockade); eliminating two CSO facilities; and constructing a tunnel storage and treatment system to capture and treat 99% of the sewage and 85% of the stormwater from the remaining combined area.

Metropolitan Atlanta Urban Watershed Initiative: Another program for the protection of City streams is the Metropolitan Atlanta Urban Watershed Initiative (MAUWI), which is a joint initiative by the City of Atlanta, Fulton County, and DeKalb County. Its overall goal is to determine the current conditions and uses of Atlanta's urban streams, to assess the sizes and impacts of the different pollution sources, and to evaluate options for improving water quality. The outcome of MAUWI was the MAUWI Watershed Management Guidance Document, which established a vision and goals intended to guide



Peachtree Creek at the Bobby Jones Golf Course.



Nancy Creek at the Blue Heron Nature Preserve, NPU B.



## Community Assessment - 4.1 Natural Resources

the City and community groups in the care and development of the City's watersheds.

The MAUWI Vision is "Healthy and aesthetically appealing streams for ourselves, our children, and our downstream neighbors, with a diverse and healthy aquatic life and habitat, supported by an educated and involved citizenry, government, and business community, and a future for flood-free neighborhoods."

The goals that were established by MAUWI are as follows:

- Reduce litter in streams,
- Meet water quality standards in streams,
- Improve water quality in streams,
- Improve stream habitat,
- Implement cost-effective strategies,
- Reduce flooding of human structures,
- Increase health and diversity of aquatic life, and
- Increase citizen, government, and business awareness of watershed pollution.

Stormwater Management: The City is required to address non-point source pollution through its National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit. The permit, first issued in 1991, requires the City to develop a Stormwater Management Program (SWMP) that outlines the activities the City will conduct to address stormwater run-off. As required by the permit, the City submits an Annual Report to the Georgia Environmental Protection Division (EPD) that documents the City's SWMP activities.

Stormwater management is also addressed through the City's participation with the Metropolitan North Georgia Water Planning District. The City is required by EPD to implement the District's Watershed Management Plan. The Watershed Management Plan provides strategies for watershed management and the control of stormwater runoff and includes specific tasks and milestones for implementing these strategies. The overall goal of the Watershed Management Plan is to meet and maintain water quality standards and designated uses of streams and other waterbodies within the District.

Stormwater Ordinances:

1. Post-Development Stormwater Management (Chapter 74, Article X): The ordinance defines requirements for development to address stormwater runoff quality and quantity impacts following construction resulting from the permanent alteration of the land surface as well as the non-point source pollution from land use activities. The ordinance limits the peak rate of discharge to not more than 70% of the pre-developed peak rate of discharge from the property.
2. Riparian Buffer Requirements (Chapter 74, Article VII): The loss of vegeta-

tion, increases in impervious surface and increases in stormwater runoff associated with urbanization can have severe impacts on streams, including scouring, bank collapse, increased erosion and sediment, loss of habitat and reduction in water quality. Stream buffers, along with other protection measures, can help protect streams and preserve water quality by filtering of pollutants, reducing erosion and sedimentation, protecting and stabilizing stream banks, preserving vegetation and providing both aquatic and land habitat. The City requires a 75 foot buffer on all perennial and intermittent streams. It is more stringent than the minimum 25-foot buffer required by the State of Georgia.

3. **Illicit Discharge and Illegal Connections (Chapter 74, Article IX):** An illicit discharge is defined as any discharge to a storm drainage system or surface water that is not composed entirely of stormwater runoff (except for discharges allowed under an NPDES permit or waters used for firefighting operations). This ordinance gives the City the authority to address illicit discharges and establishes enforcement actions for those properties found to be in noncompliance or that refuse to allow access to their facilities.

### Water Supply Watersheds

The Department of Natural Resources defines water supply watersheds as the areas of land that drain to a public drinking water supply intake. Water supply watersheds are subject to the Department of Natural Resources' Rules for Environmental Planning Criteria (Chapter 391-3-16.01). The City's public drinking water supply intake is located on the Chattahoochee River just north of Peachtree Creek. The portion of the City that falls within the boundaries of its water supply watershed is the Chattahoochee River drainage basin north of Peachtree Creek, also known as the Long Island Creek Watershed. The Rules for Environmental Planning Criteria specify stream corridor criteria including stream buffers and land uses.

Water supply watersheds in Atlanta are protected by ordinance. The ordinance regulates all uses handling hazardous materials within a seven-mile radius up stream of any public drinking water supply intake. Requirements include siting such uses on an impervious surface and having a spill and leak collection system. In addition, Atlanta citizens have been concerned about and involved in the protection of water supply watersheds through the formation of several community watershed groups. Their mission is to preserve and protect the integrity of the City's streams. City officials work with these groups on an informal basis.

### Protected Rivers

Under the Department of Natural Resources Rules for Environmental Planning Criteria, Protected Rivers include any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. Those segments of rivers covered by the Metropolitan River Protection Act or the Coastal Marshlands Protection Act, however, are specifically excluded from the definition of a protected river (Chapter 391-3-16.04(2)(i)). As such, the Chattahoochee River, the only river in the City of Atlanta which meets the criteria identified above,



## Community Assessment - 4.1 Natural Resources

is excluded from the protected river criteria by definition. The Chattahoochee River is protected by the Metropolitan River Protection Act (MRPA) as previously discussed above.

### Floodplains

Floodplains serve three major purposes: 1) natural water storage and conveyance, 2) water quality maintenance, and 3) groundwater recharge. The 100-year floodplain (for areas with > 1 square mile drainage) is delineated by the Federal Emergency Management Agency (FEMA) to define land areas that are prone to flooding (see Map 4.1-2). These maps constitute the flood hazard district maps for the City and have been incorporated into and made a part of the City's official zoning map, as is described in Section 16.02.004 of the City's zoning ordinance.

FEMA mapping of the 100-year floodplain does not exist for all areas of Atlanta subject to periodic flood inundation. For developments proposed along watercourses for which FEMA mapping does not exist, the city's Flood Area Regulations require engineering studies to be performed to determine the area where inundation is likely to occur during the 100-year base flood.

### Programs and Regulations

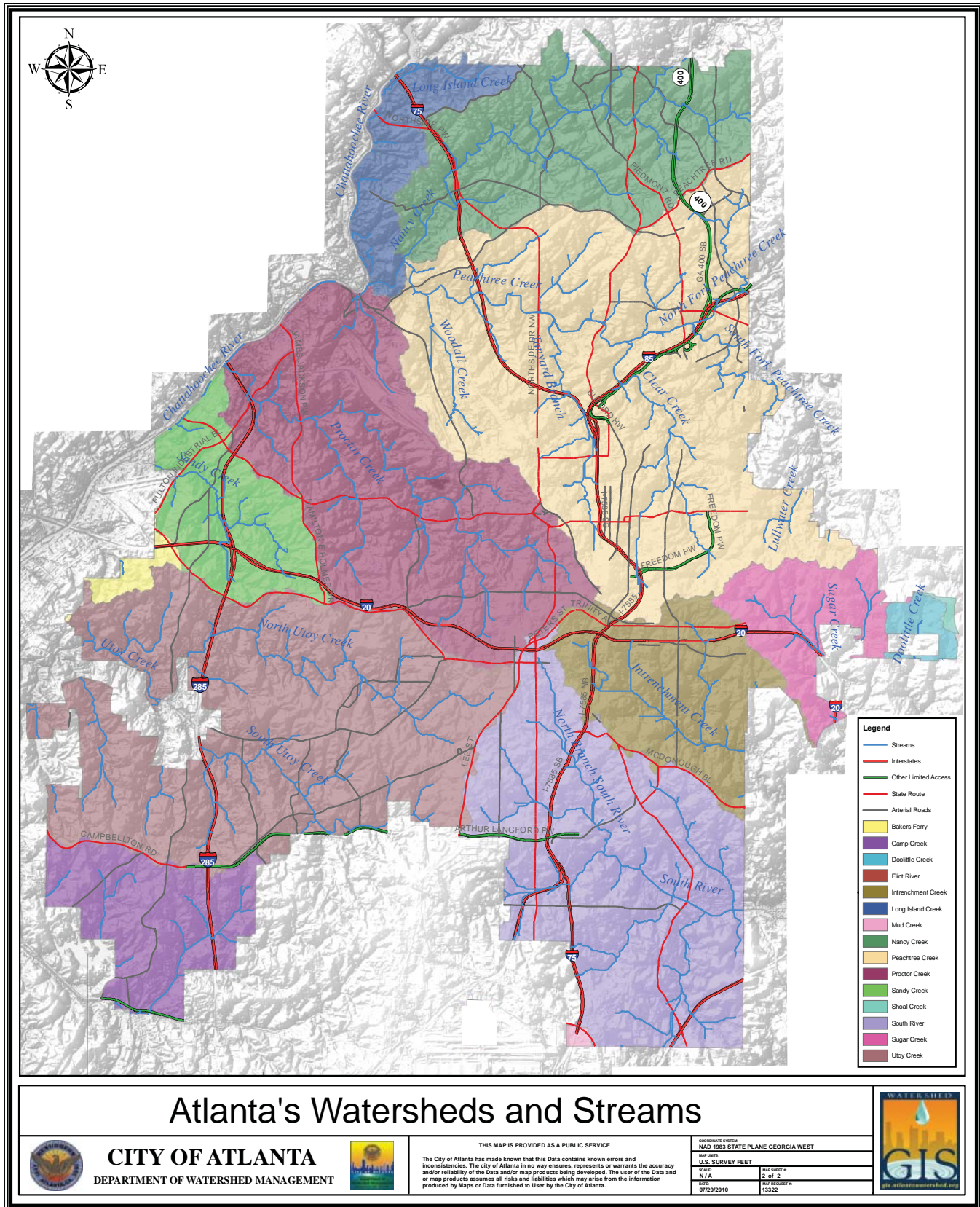
The City's current Flood Area Regulations Ordinance prohibits the construction of any structures within 2 vertical feet and 15 horizontal feet of any 100-year flood limit. Additionally no new structures on stilts, construction involving cantilevering or cut and fill compensation is permitted in floodplain limits or its buffer. The City ordinance complies with both FEMA requirements and the Metropolitan North Georgia Planning District's Model Floodplain Management Ordinance.

The Metropolitan North Georgia Planning District also requires jurisdictions to map current conditions floodplains for streams with a drainage area of 100 acres or more. Jurisdictions must also map future conditions floodplains for all streams with drainage areas of 1 square mile (640 acres) or more.

### Wetlands

Wetlands are subject to the Department of Natural Resources' Rules for Environmental Planning Criteria. Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

According to the National Wetlands Inventory conducted by the U.S. Fish and Wildlife Service, wetlands within Atlanta occur generally in the areas along the Chattahoochee River and the City's major streams and creeks, though some non-stream corridor wetlands do exist in the City. Currently, the US Fish and Wildlife Service National Wetland Inventory Maps are the best source of information available on the location of wetlands in the City.



Map 4.1-2: Atlanta's Watersheds and Streams



## Community Assessment - 4.1 Natural Resources

### Programs and Regulations

The City of Atlanta has identified three main goals for wetlands protection and preservation. They are: 1) identify significant wetland resources, both on public and private land; 2) strengthen the protection of wetland areas; and 3) continue to comply with the Federal wetlands program under section 404 of the Clean Water Act.

Atlanta complies with Section 404 to maintain and protect these natural resources. Developers are responsible for requesting a “determination of jurisdiction” for any project that would result in altering over one acre of wetlands, as required by the Clean Water Act. Atlanta does not allow land-disturbing activity within delineated wetlands jurisdictions except as is restricted by a permit that is issued by the U.S. Army Corps of Engineers.

### Groundwater Recharge Areas

Groundwater recharge areas are subject to the Department of Natural Resources’ Rules for Environmental Planning Criteria. Groundwater recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water that is stored in pores and other openings within them. Most of northern Georgia is underlain by crystalline rocks with complex geologic character and with little or no porosity within the rocks themselves. Significant recharge areas in the crystalline rock terrain of northern Georgia are found in areas that have thick soils or saprolite, and which have relatively low (less than 8 percent) slopes. These conditions are not present in the City. The City has not passed ordinances to address these criteria.

### Environmentally Sensitive Areas

Environmentally sensitive lands discussed in this portion include steep slopes, soils and plant and animal habitats. Flood plains and public water supply sources are discussed in the Environmental Planning Criteria section above.

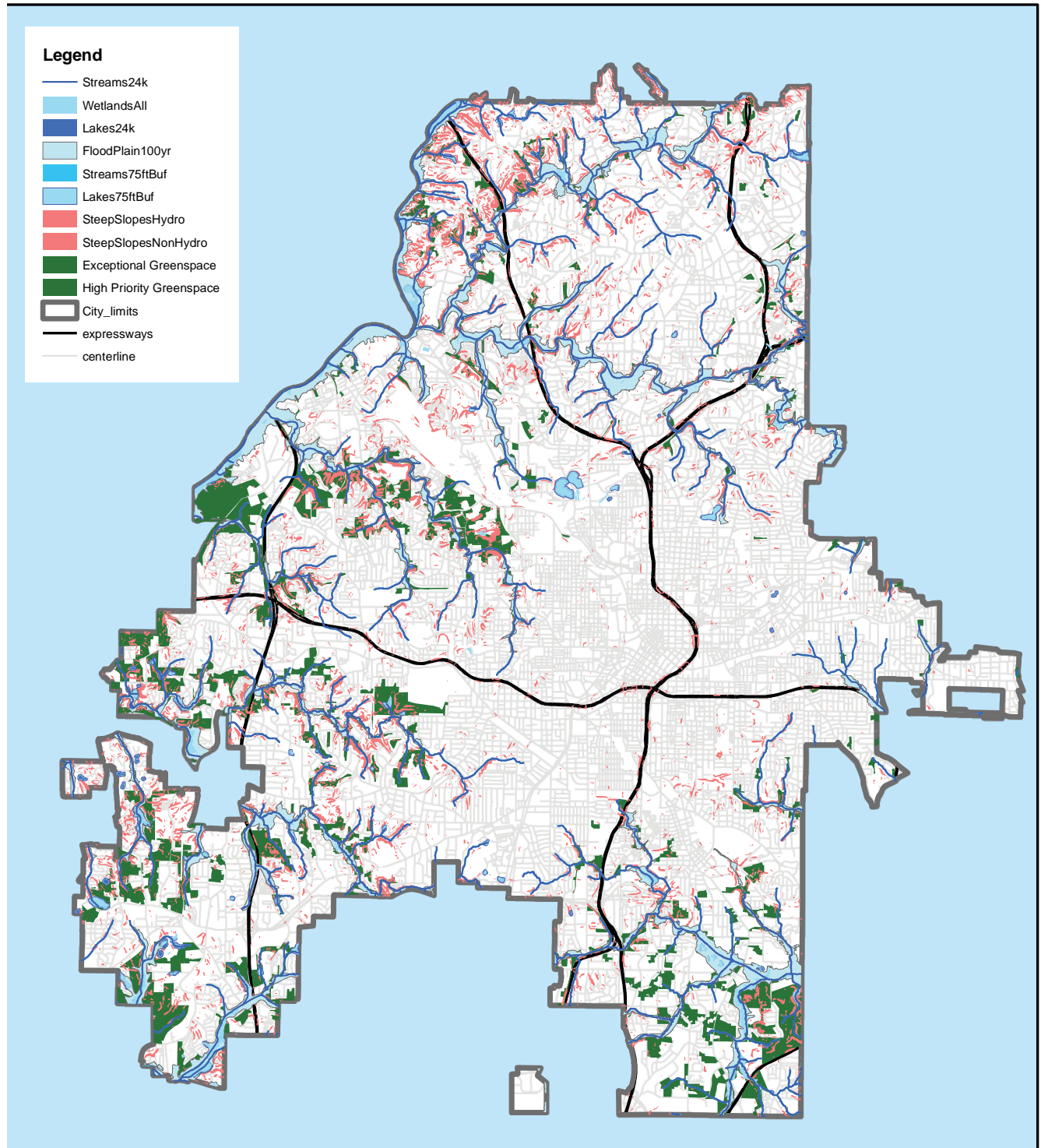
The environmentally sensitive lands were mapped as part of Project Greenspace (see Map 4.1-3) The land areas shown are undeveloped areas (excluding existing city parks and including some areas of golf courses and cemeteries) greater than five (5) acres in size that exhibit high environmental and greenspace value in terms of:

- **Water Quality:** based on proximity to water bodies, floodplains, and wetlands; and proximity to “priority” stream segments designated in the City of Atlanta Greenway Acquisition Plan.
- **Forest Cover:** based on canopy area percentage and the relative mix of evergreens and hardwoods. Greater canopy area and greater stand purity (either evergreen or hardwood) resulted in higher values.
- **Connectivity:** based on proximity to existing parks, schools, cemeteries and the size of the parcel.

The proximity and/or environmental relationship of environmentally sensitive land to the land areas that compose the City’s drainage system represent a significant opportunity to expand Atlanta’s greenspace.



Tanyard Creek is a tributary of Peachtree Creek, NPU C.



**Environmentally Sensitive Areas**

**2011 CDP**

Map 4.1-3: Environmentally Sensitive Areas



## Community Assessment - 4.1 Natural Resources

### Steep Slopes

All of Atlanta is located within the Atlanta Plateau which is part of the greater Georgia Piedmont Province of the Southern Piedmont Region of the United States. One of the most striking features of Atlanta is the valley of the Chattahoochee River, which runs along its northwestern boundary. The valley ranges in depth from 150 to 400 feet and from two to five miles in width from rim to rim. Otherwise, rolling to hilly and broad, smooth uplands characterize the general surface features of the City.

Elevations in Atlanta range from 960 to 1,050 feet above sea level and slopes range from nearly level to 60 percent. The steeper slopes (greater than 15 percent) are generally located in the north, southwest, and southeast quadrants of the City and overall total 2,356 acres. Some of these areas are heavily forested or have vegetation. The presence of steep slopes in some areas of the City present challenges to protect the existing vegetation while allowing for development in appropriate areas. Additional protection of slopes that are greater than 15 percent is anticipated as development pressure in these areas of the City continues.

### Soil Types

The soils in Atlanta are generally red in color and, with the exception of soils that are located in floodplain areas, are well-drained. These soils were formed from metamorphic and igneous rocks and range in texture from stony loams, gravelly-and-sandy loams, to clay loams. Six soil associations are found in Atlanta. They are grouped below into three categories according to type, location, and use limitations.

- Nearly-level soils on bottomlands and low stream terraces: These include the following:
  - Congaree-Chewacla-Wickham: Drainage is moderately good along the Chattahoochee River area but somewhat poor along small streams. Relief is mostly level or nearly level, although some slopes are undulating. These soils lie along the Chattahoochee River and along the City's larger streams and creeks. Because of the flooding hazard, the major soils in these associations have severe limitations if used for utility construction or residential, recreational, commercial or light industrial development. These areas should be limited to suitable wildlife habitat and supporting hardwood stands.
  - Cecil-Floyd-Apling: Drainage ranges from good to excessive.
  - Floyd-Cecil-Madison: Deep to moderately-deep soils that are well-drained to somewhat excessively drained.
  - Apling-Cecil: Deep to moderately-deep soils that are well-drained to somewhat excessively drained. In most areas, limitations are slight for residential and park/recreational development and moderate because of clay for commercial and light industrial development, roads, and septic tank drainage fields. However, in the few areas where Louisburg soils predominate, depth to bedrock is very shallow, rang-



ing from a few inches to three feet in depth.

- Gently-sloping and moderately-sloping soils of uplands: Soils in these associations are located primarily along portions of the major stream banks.
- Strongly-sloping and steep soils of uplands: These include the following:
  - Madison-Louisa: This soil type includes well-drained to excessively-drained soils.
  - Cecil-Lockhart: This soil type has drainage that is good to excessive in most places, although it is excessive in some steep areas.

### Programs and Regulations

The City of Atlanta Erosion and Sedimentation Control Ordinance (Chapter 74, Article II of the City Code) provides legal authority to enforce soil erosion and sediment control measures for land-disturbing activities that apply to all features of a particular site, including street and utility installations, drainage facilities and other temporary and permanent improvements. The City's ordinance also includes the statewide requirement that at least twenty-five feet along stream banks remain as undisturbed vegetation. The City requires a seventy-five foot buffer protection along perennial and intermittent streams. These provisions reduce the sediment load in area creeks and rivers.

### Plant & Animal Habitats

Development and prior agricultural use have disrupted Atlanta's natural wildlife corridors and destroyed most of the habitats that many animal species need in order to survive. Invasive and less desirable species, such as rodents, pigeons, privet and kudzu are adaptable to stressful urban environments and have replaced many of the native species that are found in the Piedmont plateau geographic region. Loss in the diversity of wildlife, plants and aquatic species due to contaminated and sediment-filled creeks and streams is a major environmental challenge for the City. Without measures to encourage diversity of wildlife, the City's wildlife will continue to be displaced. Rare plants, animals, and natural habitats are particularly vulnerable to the effects of development and should be recognized and protected to the extent that is possible.

The list below identifies the sensitive plants and animals that may be located within the Atlanta City Limits, along with a brief description of the habitats of each.

- Moccasin Flower and Pink Ladyslipper.
- Golden Slipper and Yellow Ladyslipper: Primarily found in rich, moist, hardwood coves and forests.
- Bay Star-vine, Climbing Magnolia, and Weld Jarsparilla: Typically found twining over understory trees and shrubs in rich, alluvial woods, and on lower slopes near streams.



Beaver pond in Candler Park, NPU N.



Wooded area in Little Nancy Creek park.



Storza Woods , a wooded area at the Atlanta Botanical Gardens/Piedmont Park.

## Community Assessment - 4.1 Natural Resources



This champion Tulip Poplar is part of Atlanta's extensive tree canopy.



Community Garden In Oakland City



Community Garden at the Blue Heron nature reserve, NPU B.

- Granite Stonecrop and Dwarf Stonecrop: Found growing among moss in partial shade under large, open-grown eastern red cedar (*Juniperus virginiana*) trees on granite outcrops.
- False Hellebore and Ozark Bunchflower: Found in moist, hardwood-dominated woods, usually in small clumps on terraces along streams.
- Piedmont Barren Strawberry: Found in rocky, acidic woods along streams with mountain laurel (*Kalmia latifolia*); also in drier, upland oak-hickory-pine woods.
- The Indiana bat: A nocturnal insectivore, this bat lives in caves in the winter and may live outside caves from April through October.
- The red-cockaded woodpecker: Is endangered because it only nests in pine trees over sixty years old, which are infected with a fungus called red heart disease.
- Peregrine falcons: Migrate long distances and usually live on cliffs over water, but in Atlanta they have nested on tall towers and buildings
- Southern bald eagles: Usually live in inland waterways and estuaries; however they have been spotted nesting in tall trees in undisturbed Piedmont wetlands and lakeshores.

### Programs and Regulations

The City of Atlanta complies with the various federal and state laws for the protection of plant and animal habitats including the federal Endangered Species Act of 1973 as well as Department of Natural Resources (DNR) requirements (see 391-4-13.02).

### Significant Natural Resources

Scenic areas, agricultural and forest land, protected mountains, major parks and conservation areas, climate change and sustainable environmental development are discussed in this section.

Atlanta's streams and drainage ways are potentially the City's most valuable natural resources. The annual rainfall in Atlanta varies from 32 to 68 inches per year, with an average of 48 inches. Evaporation and transpiration account for approximately 30 inches of rainfall, resulting in about 18 inches annually that are available for stream flow and percolation to groundwater. The rain fall is also responsible for Atlanta's lush vegetation and tree canopy. In the past several years, North Georgia has frequently experienced a drought conditions. In 2007, the annual rainfall was 31.85 inches, almost as low as 1954, the driest year recorded. In contrast, 2009 recorded 69.43 inches of rainfall, which is above the annualized average rainfall of 50.2 inches per year.

### Scenic Areas

The land lying within the City of Atlanta City Limits is traversed with numerable streams, creeks, springs, and ravines. These waterways often provide scenic and natural setting. Atlanta's geographic location is unique in several ways--it is one of the only cities to be located on a sub-continental divide, and

it is one of the few metropolitan areas in the United States to be over 1,000 feet in elevation. Some roads are on a ridge line and provide scenic views of the City. However, what one may consider to be a scenic view can differ from individual to individual. Some residents and visitors may prefer scenic vistas that are starkly architectural and urban, whereas others may prefer a more bucolic view of streams and forested land. Therefore, the City has not identified “scenic” views or sites requiring special management.

### Prime Agricultural/ Forest Land

Prime agricultural and forestland refers to those areas in which the soils and topography are conducive to agricultural production and to natural vegetative growth. As a result of increased urbanization, neither of these land use types can be found in any great quantity within the Atlanta City limits. However, a network of community gardens is located throughout the City of Atlanta. The Atlanta Community Gardens Coalition and the Atlanta Community Food Bank provides resources and expertise to community gardens for the cultivation of food. In addition, farmer’s markets located throughout the City of Atlanta provide the opportunity to residents to buy fresh local produce. There is increased interest in local and sustainable foods.

Wooded areas are generally located in steep slopes and along streams, while undeveloped parcels throughout the City are also generally wooded. The City of Atlanta is recognized as having an urban forest with stands of trees that are located in private yards and in public lands. The City of Atlanta Tree Ordinance and tree planting program protects the existing tree cover and requires replanting of trees.

### Protected Mountains

As defined by the Georgia Department of Natural Resources Rules for Environmental Planning Criteria, Protected Mountains are defined as all land area 2,200 feet or more above mean sea level, that have a slope of 25 percent or greater for at least 500 feet horizontally, and include the crests, summits, and ridge tops which lie at elevations higher than any such area. The City of Atlanta does not have any land that falls under this classification.

### Major Parks, Recreation, and Conservation Areas

Approximately 3,754 acres of parkland, which represents 4.38% of the City’s total geographical area, are located within the City of Atlanta. Atlanta parkland comprises a wide variety of natural resource areas and environmental functions. Eighty-five percent of City parks are located along streams in floodplains and wetland areas, in areas with steep and rocky topography, or in other environmentally-sensitive areas. Part of the City parks inventory includes four nature preserves. These are North Camp Creek, Cascade Springs, Daniel Johnson, and the Outdoor Activity Center. In addition to City owned property, the National Park Service operates a portion of the Chattahoochee National Recreation Area in the City of Atlanta.

### Programs and Regulations

The City’s Department of Parks, Recreation, and Cultural Affairs operates,



Cascade Nature Preserve.



The Green Market at Piedmont Park, NPU E



A community garden under a power easement in the Morningside Neighborhood, NPU F.

## Community Assessment - 4.1 Natural Resources



The Chattahoochee River is one of the Atlanta Region's Regionally Important Resource.



The Freedom Park Trail is identified as a Regionally Important Resource.

maintains, monitors, and conducts assessments of the current and future needs of the parks, recreation, and conservation areas of the City. Project Greenspace, adopted in 2009, identifies goals for the protection and enhancement of the City's parklands. The City's Department of Parks, Recreation, and Cultural Affairs identifies community goals, establishes programs, and prepares implementation programs for the parks, recreation, and conservation areas of the City.

### Regionally Important Resources (RIR)

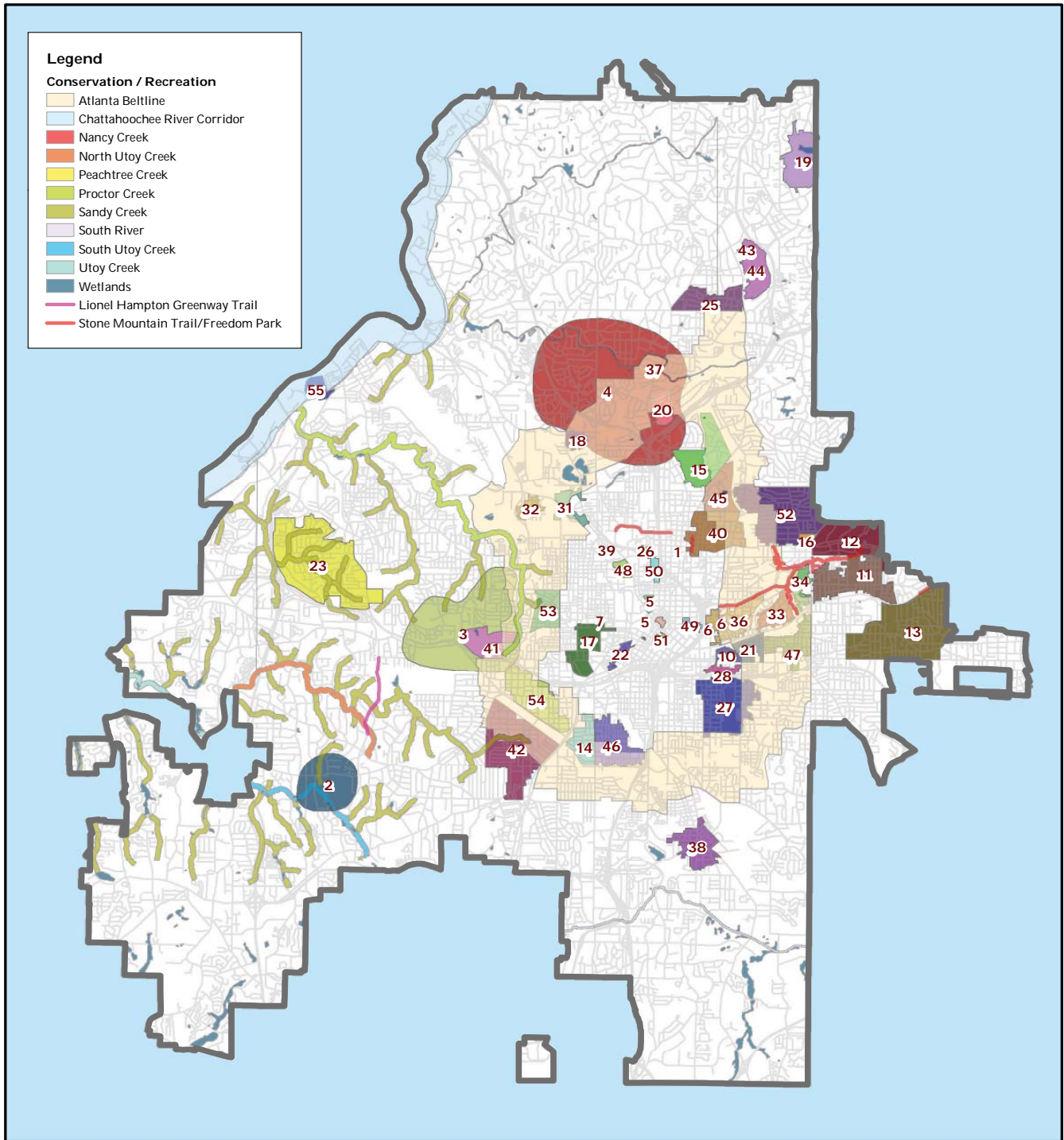

The Atlanta Regional Commission identified Regionally Important Resources as part of developing Plan 2040, the Atlanta Region's Comprehensive Plan and pursuant to the Rules of the Department of Community Affairs, Chapter 100-12-4. Regionally Important Resources are defined as "any natural or cultural resource area identified for protection by a Regional Commission following the minimum requirements established by the Department". A public nomination process resulted in over 150 nominations from local governments, non-profits and residents of the Atlanta Region. The City of Atlanta submitted all of the National Historic Landmarks located in the City, the BeltLine, major streams and parks to the Atlanta Regional Commission for their consideration. In addition, ARC considered potential resources identified based on the work done by state and federal agencies.

The RIRs in the Atlanta Region are divided into three categories: Areas of Conservation and/or Recreational Value, Historic and Cultural Resources and Areas of Scenic and/or Agricultural value. The resources were then evaluated based on their value and vulnerability. ARC also identified General Management Strategies to guide its involvement in the stewardship. This information is documented in the ARC's Regional Resource Plan. In addition, local governments are required to identify the RIRs in their jurisdiction in their Comprehensive Plan.

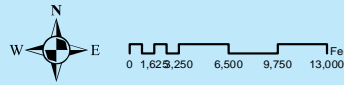
The RIRs located in the City of Atlanta in the Conservation and Recreation category include: 3 trails, 2 river corridors and 7 water supply watersheds. In the Historic and Cultural Resources category, the RIRs include: 3 Civil War sites, 1 Olympic legacy, 1 cemetery, 5 National Historic Landmarks and 45 National Register Districts. These resources are shown in Map 4-1-4 and Tables 4.1-2 and 3.

Table 4.1-2 City of Atlanta Regionally Important Resources - Conservation, Recreation & Trails	
Name	Type
Atlanta Beltline	Regional Greenways and Multi-Use Trails
Sandy Creek	Water Supply Watersheds
Chattahoochee River	River Corridor & Water Supply Watersheds
Nancy Creek	Water Supply Watersheds
North Utoy Creek	Water Supply Watersheds
Peachtree Creek	Water Supply Watersheds
Proctor Creek	Water Supply Watersheds
South Utoy Creek	Water Supply Watersheds
Utoy Creek	Water Supply Watersheds
Wetlands	Wetlands
South River	River Corridor
Lionel Hampton Trail	Trails & Greenways
Freedom Park Trail	Trails & Greenways

Source: Atlanta Regional Commission

**City of Atlanta**  
**Regional Important Resources**  
 Areas of Historical and Cultural Resources,  
 Conservation and Recreation



0 1,625 3,250 6,500 9,750 13,000 Feet

**2011 CDP**

Map 4.1-4: Regionally Important Resources in the City of Atlanta  
 Note: not all of the RIRs are marked on the map



## Community Assessment - 4.1 Natural Resources



Centennial Olympic Park is one of the Cultural Resources in the Region's RIR inventory.



Single Family house in the Midtown National Register District, one of the districts in the RIR list.



Art Deco style apartments in the M.L. King National Register District, one of the districts in the RIR list.

**Table 4.1-3 City of Atlanta Regionally Important Resources - Historic and Cultural Resources**

number	Name	Type
1	Fox Theatre	National Historic Landmark
2	Utoy Creek	Civil War Battlefields and Sites
3	Ezra Church	Civil War Battlefields and Sites
4	Peachtree Creek	Civil War Battlefields and Sites
5	Centennial Olympic Park	Olympic Legacy
6	MLK National Historic Site and District	National Historic Landmarks
7	Herndon Mansion	National Historic Landmarks
8	Wrens Nest - Joel Chandler Harris House	National Historic Landmarks
9	Dixie Coca Cola Bottling Plant	National Historic Landmarks
10	Oakland Cemetery	Cemetery
11	Candler Park	National Historic District
12	Druid Hills	National Historic District
13	Kirkwood Historic District	National Historic District
14	Adair Park Historic District	National Historic District
15	Ansley Park Historic District	National Historic District
16	Atkins Park Historic District	National Historic District
17	Atlanta University Center	National Historic District
18	Berekeley Park Historic District	National Historic District
19	Brookwood Historic District	National Historic District
20	Brookwood Hills Historic District	National Historic District
21	Cabbagetown Historic District	National Historic District
22	Castleberry Hill Historic District	National Historic District
23	Collier Heights Historic District	National Historic District
24	Fairlie Poplar Historic District	National Historic District
25	Garden Hills Historic District	National Historic District
26	Georiga Institute of Technology	National Historic District
27	Grant Park Historic District	National Historic District
28	Grant Park North Historic District	National Historic District
30	Hotel Row	National Historic District
31	Howell Interlocking Historic District	National Historic District
32	Howell Station Historic District	National Historic District
33	Inman Park Historic District	National Historic District
34	Inman Park Moreland	National Historic District
35	Martin Luther King Jr Historic District	National Historic District
36	Marting Luther Kind Jr Historic District Amendment	National Historic District
37	Knox Apts, Cauthorn House, Ptree Rd Apts	National Historic District
38	Lakewood Heights Historic District	National Historic District
39	Means Street	National Historic District
40	Midtown	National Historic District
41	Mozely Park Historic District	National Historic District
42	Oakland City Historic District	National Historic District
43	Peachtree Highlands Historic District	National Historic District
44	Peachtree Highlands-Peachtree Park	National Historic District
45	Piedmont Park	National Historic District
46	Pittsburgh Historic District	National Historic District
47	Reynoldstown Historic District	National Historic District
48	Southern Railway North Ave Yards Historic District	National Historic District
49	Sweet Auburn	National Historic District
50	Techwood Homes	National Historic District
51	Underground Atlanta Historic District	National Historic District
52	Virginia Highlands Historic District	National Historic District
53	Washington Park Historic District	National Historic District
54	West End Historic District	National Historic District
55	Whittier Mill Historic District	National Historic District

### Brownfields

Brownfields are properties that are abandoned or underutilized because of actual or perceived contamination which makes the redevelopment of these properties difficult and complex. In a city like Atlanta, encouraging the reuse of brownfield properties through planning and economic incentives is critical to promoting smart and sustainable growth.

Brownfield impacts are felt in many ways.

- Financially - the City is not able to collect the full tax value of the property.
- Socially - a community is often defined by the presence of abandoned properties, which may serve as natural barriers between parts of the same neighborhood;
- Community health – the site or sites may contribute to an actual or perceived health risk for neighborhood residents; and
- Environmentally - by contributing to the detriment of adjoining sites through migration of contaminants.

As Atlanta's population continues to grow, a greater emphasis is being placed on rejuvenating brownfield properties in order to accommodate this growth. The interest in property redevelopment has spurred interest in the development of the BeltLine, several transportation corridors in the city, and several federally designated Renewal Communities (RC). Redevelopment of brownfields throughout the city will create thousands of new jobs, bring new housing to the city, help increase the tax base, and stimulate public and private investment.

The City's involvement in the cleanup of brownfield sites can be traced to 1996 when it received funding from the United States Environmental Protection Agency (EPA) to conduct a pilot project in select communities. The objective of the pilot project was to identify and assess potential brownfield sites within the then Empowerment Zone, draft a redevelopment strategy, get the private sector involved in redeveloping these sites, and conduct environmental justice planning to mitigate the impact of these sites on affected communities. It is estimated that Atlanta has over 6,000 acres of Brownfield sites. The overall economic, health, and land use will impact the City for decades to come as brownfield revitalization moves ahead under the City's current EPA grants. The primary goal is to make every property in the City of Atlanta safe, productive, sustainable and attractive.

The City has successfully managed EPA brownfield grants, including an EPA Brownfields Petroleum and Hazardous Substances Assessment Grant, and an EPA Brownfields Revolving Loan Fund Program. The City recently received three brownfield grants from EPA to assist and encourage the redevelopment and revitalization of underutilized or idle property with the best and highest use for the benefit of the City's residents. Reuse will include residential, commercial, retail, manufacturing, and greenspace/parks development. The current sustainable brownfield redevelopment project builds on the experience gained in the pilot project and expands the scope to include the entire City.



## Community Assessment - 4.1 Natural Resources



### Programs

Grants have enabled the City to identify new sites for development, assisted in increasing the City's greenspace acreage and aided the City in identifying new sites for affordable housing. However, there is much more work to accomplish in the City's neighborhoods with respect to redeveloping and revitalizing abandoned, underutilized environmentally impacted properties. The continued funding of the City's Brownfield Assessment and Revolving Loan Fund grants will be an added step in this process to assist in the formulation of a more comprehensive Brownfield implementation plan. In 2010, EPA selected Atlanta as a Brownfields Area-Wide Planning Pilot Program recipient. An area-wide planning approach to community brownfield challenges recognizes that revitalization of the area surrounding the brownfield site(s) is just as critical to the successful reuse of the property as assessment, cleanup, and redevelopment of an individual site.

Continued funding of the programs will allow the City to accomplish its redevelopment goals through (1) community involvement, (2) sustainable reuse of brownfields, (3) creation of a Brownfield master plan coordinated with community stakeholders, (4) cleanup planning, (5) enhanced protection of human health and environment, (6) increasing the tax base, (7) revitalizing neighborhoods, and (8) addressing the environmental justice issue with smart growth principles in distressed neighborhoods.

**Brownfield Assessment Program:** The purpose of the Assessment program is to perform timely and cost efficient brownfield assessments that will ultimately promote site development including the creation and preservation of greenspace.

The City currently manages two EPA brownfield assessment grants for petroleum and hazardous substances in the amount of \$400,000. New funds will be used to prioritize and plan for cleanup along the BeltLine and targeted redevelopment corridors that show the greatest potential for greenspace creation or redevelopment in line with the City's plans. Additional funding will build upon the work begun in previous grants and continue to foster and support the overall goal of redevelopment. This project focuses on the assessment of brownfield sites as the critical first step before a property can be cleaned up or redeveloped. To date, site assessments have been completed on 11 sites. Ten additional sites have been identified for future assessment.

**Brownfield Revolving Loan Fund Program:** The City of Atlanta was selected by the U.S. Environmental Protection Agency to receive a 2009 Revolving Loan Fund (RLF) grant of \$1,000,000. The purpose of the Revolving Loan Fund program is to help clean up brownfield sites in the City by providing loans and grants to projects designed to improve the quality of life for residents, and to provide seed money for new developments in neighborhoods, the Belt-Line, and along major corridors as outlined in the Mayor's Economic Development Plan. These corridors are Donald Lee Hollowell Parkway, Simpson Road, Jonesboro Road, Campbellton Road, Memorial Drive and the Stadium neighborhoods. The project began in October 2010 and is jointly administered by the City's Office of Planning and the Atlanta Development Authority.

**Brownfields Area-Wide Planning Pilot Program:** This pilot program is focus-





ing on a 3,282-acre project area in southwest Atlanta. It consists of five redevelopment locations within two miles of each other, connected by commercial and industrial corridors. Nearly 28 percent of the project area's 49,297 residents live below the poverty level, and unemployment rates are higher than the national average. From 2006 to 2009, more than 3,500 jobs were lost in the project area. The area includes at least 25 brownfields, including a former auto service and repair shop, heavy industrial facilities, and vacant warehouses. The City has been involved since 2005 in two redevelopment plans that identified the need and provided the framework for future area-wide brownfield planning in the project area. The area-wide plan will be the next step in coordinating community involvement around the assessment, cleanup, and reuse of brownfields in the project area, helping to anchor the area's commercial, industrial, residential, and greenspace redevelopment.

### Climate Protection and Sustainability

Since the start of the 21<sup>st</sup> century, the word "sustainability" has become common-speak in the U.S. and around the world. A decade later, being sustainable still means different things to different people. For the City of Atlanta, sustainability means making Atlanta a community that lives within the self-perpetuating limits of its environment while maintaining high standards for economic development, environmental integrity, and social justice.

Sustainability is a concept that challenges one to consider the impact of their decisions on the triple bottom line: economy, equity, and environment. The triple bottom line provides a framework with which to make decisions that will stimulate community development, promote fairness, and enhance quality of life for all. In an environment of population growth, increased poverty, and limited resources, sustainability must become not just a priority but the fundamental and level baseline for how society operates. Sustainable communities use resources wisely, maintain healthy economies, and provide all citizens with equal access to environmental and economic benefits.

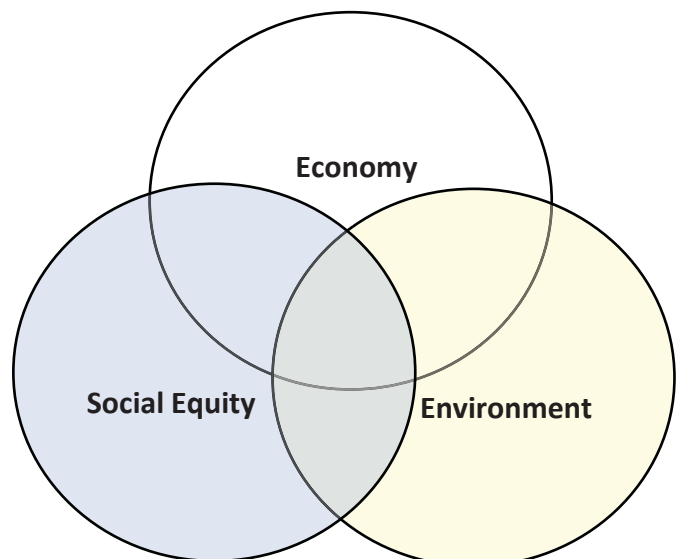
**Economy:** Any solution must be economically viable, yet economic growth is sustainable only if it improves quality of life, is equitable, and does not exceed the carrying capacity of the natural systems upon which it depends.

**Equity:** Without equity no human system is sustainable. Environmental and economic benefits must be available to all communities and individuals across race, economic class, gender, ethnicity, etc.

**Environment:** All of the resources necessary to build an economy and sustain human life originate in the natural environment. As a City, natural resources must be managed to meet the economic and social needs of both current and future generations of Atlantans.

For the City of Atlanta government, working to be more sustainable means reconciling the City's devel-

### The Triple Bottom Line



## Community Assessment - 4.1 Natural Resources

opmental goals with its environmental limits over the long term. In order to do this, all City government activity needs to be filtered through the lens of ensuring that its consumption is maintainable in perpetuity. The Division of Sustainability works to balance the City of Atlanta's economic growth with environmental protection while being mindful of social justice.

The City's sustainability initiative officially began in February 2008 with a program focus on internal government and municipal facilities operations. Best practices showed that the Atlanta city government was already implementing more than a third of what needs to be done, through programs in greenspace acquisition, LEED certified construction and renovation, lighting retrofits and building efficiency improvements, reducing paper use, transportation alternatives, water conservation and more. Thanks to help from the Georgia Institute of Technology and ICLEI (Local Governments for Sustainability), Atlanta was the first city in the state to determine its municipal carbon footprint, and by 2010, Atlanta reduced it by 12.5 percent. This surpassed a 2012 goal by five and half percentage points that was set when Atlanta joined the U.S. Mayor's Climate Protection Agreement in 2006.

Mayor Reed has set the goal for Atlanta to become one of the top ten sustainable cities in the U.S. Achieving this goal will improve the quality of life of Atlanta's citizens by enhancing the quality of their environment while supporting jobs and long term economic growth. Atlanta city government will adopt a culture dedicated to environmental sustainability through innovative leadership. The City must therefore commit to continual improvement in sustainability practices and lead by example through policies and activities that support environmental sustainability.

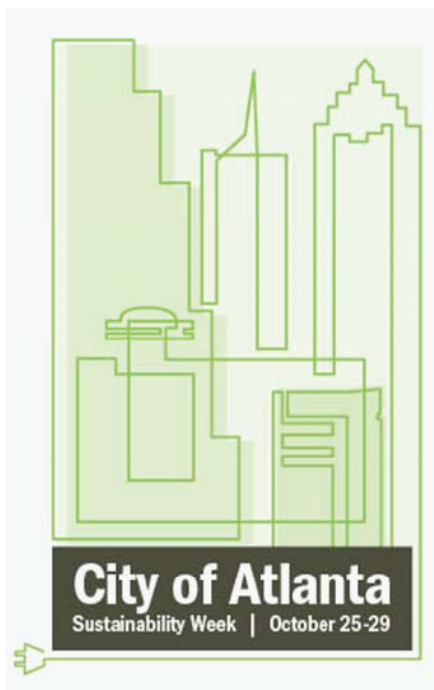
### Programs and Regulations

#### The Office of Sustainability and Atlanta's Sustainability Plan

The City of Atlanta is currently ranked 19 among the SustainLane U.S. City Rankings. The SustainLane Rankings is a proprietary, peer-reviewed, leading national survey that ranks the most populous U.S. cities in terms of their sustainability practices (For a full list of the performance areas, please visit [www.sustainlane.com](http://www.sustainlane.com)). The survey benchmarks each city's performance in 16 areas of urban sustainability, such as Air Quality, City Commuting, Natural Disaster Risk, and Tap Water Quality.

To achieve the top 10 city ranking Atlanta must continue successful and funded programs and undertake new projects and policy initiatives that have been successful in benchmark cities. All City departments will continue to develop their own sustainability plans that are prioritized to target their biggest "wins" and set greenhouse gas reduction targets. The Division of Sustainability will work with City leadership to encourage policy development and reformation in select areas. Division staff will develop and implement education and training programs for employees and the Atlanta community in key action areas, and will work to communicate its progress by tracking its success and sharing it within Atlanta city government and the greater Atlanta community. Specific measurements are listed below.

- **Transportation:** Expand public transit, including the continued devel-



## Community Assessment - 4.1. Natural Resources

opment of the Atlanta BeltLine and the implementation of the Atlanta Street Car projects, and focusing on improving neighborhood connectivity.

- **Fleet Fuels:** Reduce petroleum fuel consumption 10% by 2015 by those municipal departments with the greatest levels of fuel usage and have a city fleet composed of 15% alternative fueled vehicles in 2012.
- **Climate Change:** Reduce greenhouse gas emissions within the City of Atlanta's jurisdiction 25% by 2020, 40% by 2030, and 80% by 2050.
- **Water Conservation:** Reduce system leakage 50% by 2015.
- **Water Quality:** Restore and maintain water quality standards by enforcing regulations, complying with federal, state and local laws and coordinating watershed protection strategies throughout city government.
- **Waste:** Reduce, reuse and recycle 30% of the city residential waste by 2013, 50% by 2015, and 90% by 2020.
- **Greenspace:** Provide a minimum of 10 acres of greenspace per 1,000 residents; protect and restore the city's tree canopy to reach 40% coverage; create and maintain a park system that promotes and supports sustainable development; implement landscaping and facility renovations that reduce energy demand and maintenance costs.

### Sustainable Atlanta

In 2007, City leadership was charged with creating a community dedicated to sustainability. As a result, Sustainable Atlanta, 501(c)(3) not for profit organization, was created. With the help of City officials and expert consultants, Sustainable Atlanta's first step was to assess current sustainable practices for the City and recommend a course of action to implement new, high impact policies and programs. Today Sustainable Atlanta works to advance a comprehensive vision for Atlanta's future as a healthy, just, and economically thriving city by developing actionable policies and programs, measuring progress and building diverse coalitions. Sustainable Atlanta's core focus lies in convening leaders from academic, business, civic, governmental sectors and non-profits to develop sustainable policy and programs for those who live, work, and play in Atlanta.

Sustainable Atlanta works closely with the City of Atlanta and the Division of Sustainability. They are all essential collaborators and partners in both facilitating a forward thinking culture of prosperity as well as driving the public/private partnerships that make the collective vision of being a sustainable city in the 21st century an attainable reality.

Sustainable Atlanta also ensures that the public is engaged in the organization's policy and programming work by partnering with numerous organizations across the city. Partner organizations include, but are not limited to: Atlanta Bicycle Coalition, Atlanta Community Food Bank, Atlanta Local Food Initiative, Atlanta Recycles, Atlanta Urban League, Central Atlanta Progress, Citizens for Progressive Transit, EarthShare Georgia, ECO-Action, Georgia Organics, Georgia Recycling Coalition, Green Chamber of the South, Green



Protecting the City's tree canopy is one of the goals of Atlanta's Sustainability Plan.



The proposed streetcar on Auburn Avenue.



## Community Assessment - 4.1 Natural Resources

Economy Diversity Initiative, ICLEI, Keep Atlanta Beautiful, Livable Buckhead Inc., Midtown Alliance, Mothers & Others for Clean Air, Park Pride, PEDS, Southface, Trees Atlanta, Upper Chattahoochee Riverkeeper, and West Atlanta Watershed Alliance.

Making Atlanta a more sustainable city requires a strong focus on all aspects of Sustainable Atlanta's Sustainable City Framework, including: air, energy, wellness, material resources, transportation, water, food, and community vitality; always considering the lenses of equity, economy, and wellness. Atlanta's current status in many of these areas is provided below.

**Air:** Air quality is an issue at the core of human health and quality of life in Atlanta. Improving Atlanta's air quality can have a significant economic impact as well. Atlanta's air quality will create healthier environments for those who live, work, and play in Atlanta and will attract new residents, businesses, and tourists to a vibrant city.

**Energy:** "Energy" is a broad category that impacts a number of areas including water use and consumption, transportation, and the heat island effect. Promoting energy efficiency in Atlanta will help reduce energy costs to the City and its residents and businesses, conserve water, reduce dependence on imported fossil fuels, improve our air quality, and increase Atlanta's economic competitiveness with peer cities. Atlanta adopted the U.S. Mayors Climate Protection Agreement committing the City to reducing its carbon footprint to 7 percent below 1990 levels by 2012, and the Architecture 2030 Challenge, targeting fossil fuel reductions for all new buildings, reducing incrementally until achieving carbon neutrality by 2030.

**Wellness:** Urban sprawl in Atlanta can lead to high obesity, poor air quality, and reduced quality of life as the built environment encourages longer commutes and discourages physical activity. The health, safety, and welfare of the City of Atlanta and its residents depends heavily on access to clean air, clean water, healthy food, healthy homes, safe transportation, safe air temperatures, and opportunities for physical activity. These health assets are important since the lack thereof contributes to cardiovascular disease, cancer, and respiratory diseases, which are major causes of death and human suffering.

Over age 45, premature death in both DeKalb and Fulton counties is primarily caused by heart disease and cancer. These diseases are impacted by health behaviors such as unhealthy eating and lack of exercise. In both counties, fewer than half of the citizens live in areas in which they have access to fresh, healthy foods. In Fulton County, 73% of citizens do not eat the recommended amounts of fresh fruit and vegetables. Fewer than 50% of residents report that they exercise on a regular basis.

**Material Resources:** In light of the proposed increased recycling rates and reduced collection services, the need for sustainable and equitable solid waste management plans is clearer than ever. Effective solid waste management provides environmental, health, and economic benefits to the City of Atlanta and its residents. Not only do capturing recoverable resources divert commonly recyclable materials from landfills, it creates job opportunities and market development while lowering the City's environmental impact by reducing use of natural resources.

**Transportation:** Overcoming transportation issues is one of Atlanta’s greatest challenges. Transportation problems burden Atlantans with increased commute times, greater fuel consumption and costs, stressful driving conditions, and poor air quality. Solving these transportation issues provides Atlanta with one of its greatest opportunities to impact the health and economy of the city. Improvements in transportation can help Atlanta improve its air quality, reduce congestion and commute times, and enhance Atlanta’s economic viability by creating conditions that draw residents, businesses, and visitors to Atlanta.

**Water:** At a time when Metro Atlanta risks the loss of access to its primary water source, Lake Lanier, it is incumbent upon municipal decision makers to develop a comprehensive water plan that will ensure sustainable water and sewer management practices. Atlanta needs a consistent source of clean, safe water to protect the health and welfare of residents and enhance quality of life. An adequate water supply for Atlanta residents will promote growth and spur opportunities for economic development.

### Measuring the Movement

*Measuring the Movement* is Sustainable Atlanta’s online sustainability “dashboard” that will provide a centralized database and resource for tracking and improving all elements of the Sustainable City Framework. Atlanta’s *Measuring the Movement* initiative to track health, equity, and economic indicators for Atlanta and their correlation with the status of eight impact areas: air, water, land, food, energy, transportation, material resources, and community vitality. Establishing a data-driven resource, informed by extensive peer city research and stakeholder engagement, will enable residents to easily evaluate and act upon Atlanta’s status, needs, and progress.

For each impact area, Sustainable Atlanta will continue its work in partnership with the City of Atlanta’s Division of Sustainability to facilitate a public process that will build a shared vision for a sustainable Atlanta and identify key metrics. These metrics will build on the success of the first sustainability report for Atlanta and will further enable to measure the progress and plan for the city’s economic vitality and environmental health. Broad public participation will ensure that what gets measured and reported upon matters most to Atlantans.

### Envisioning a Sustainable Atlanta

The final product of this public process will be a web-based sustainability dashboard that will serve as a resource enabling Atlanta’s businesses, citizens, city government, leaders, non-profits, and universities to:

- Identify the environmental and quality of life challenges the city faces and to prioritize solutions,
- Craft data-driven public policy to address Atlanta’s most pressing issues,
- Measure Atlanta’s progress towards becoming a more healthy, prosperous, and sustainable community, and
- Engage in ways they can make a difference and get plugged into organizations who are leading the city’s efforts in each impact area.



Envision ATL participants discuss air, water, land and material resources in a world cafe process.



Harvesting of ideas during Envision ATL.

## Community Assessment - 4.1 Natural Resources

In addition to developing the dashboard, the public process will:

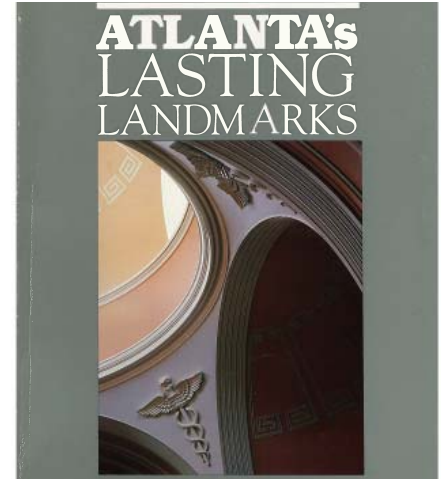
- Stimulate aspirational thinking around the possibilities for our great city,
- Engage the Atlanta community around a vision for a prospering and sustainable Atlanta, and
- Build broad commitment to realizing that vision.

## 4.2 HISTORIC RESOURCES

### City of Atlanta Historic Resources

The City's historic fabric is a diverse collection of buildings, sites, and districts that reflect all decades of the City's past and has significance for all of the City's residents, workers, and visitors. The current condition of the City's historic fabric is best described through the following inventories and designations.

*Atlanta's Lasting Landmarks*, most recently updated in 1987, is the City's last official inventory of historic properties within the City. At the time of its publication, the inventory listed over 275 buildings, sites and districts that met the minimum criteria necessary to be considered for historic designation. The inventory includes railroad, industrial, business, government, religious, and school buildings, as well as single-family and multifamily residential buildings. There are also numerous districts that contain a similar cross section of buildings. These properties are located throughout the City.


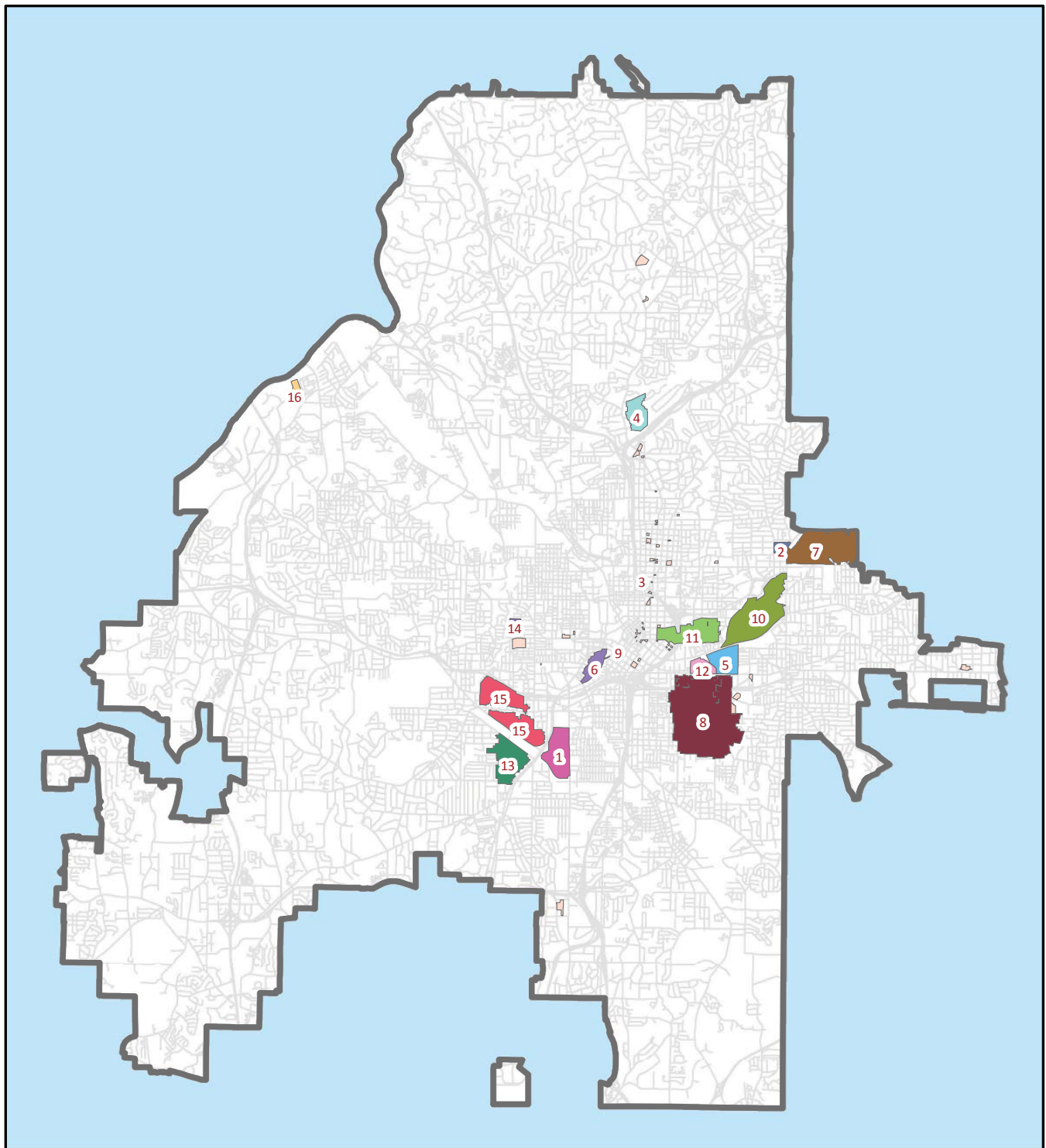


*Atlanta's Lasting Landmarks* is the inventory of the City's historic properties.

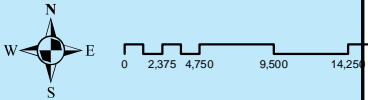
Since 1989, the City has designated 76 buildings, sites and districts to the various zoning categories of protection established by the Historic Preservation Ordinance of 1989 (See Tables 4.2-1 and 4.2-2 and Map 4.2-1). The Historic Preservation Ordinance of 1989 establishes several zoning categories of designation for both districts and individual buildings/sites in the City: Landmark; Historic; and, for districts only, Conservation. The Commission and Office of Planning Staff assigned to the Commission operations administer the Historic Preservation Ordinance by issuing Certificates of Appropriateness as the first step in the building permit process for new construction, additions, renovations, demolitions, and site work. This review and approval process is only required for districts and buildings designated under the Historic Preservation Ordinance. There are

Map #	District Name	Major Streets	Designation Date	Designation Type
1	Adair Park	Mayland, Elbert, Metropolitan, Tift, Allene, Catherine, Pearce, Brookline	8/9/1994	Historic
2	Atkins Park	St. Augustine, St. Charles, St. Louis, Briarcliff	7/5/2007	Historic
3	Baltimore Block	Baltimore Place	6/19/1989	Landmark
4	Brookwood Hills	Huntington, Palisades, Wakefield, Brighton, Northwood, Montclair	11/28/1994	Conservation
5	Cabbagetown	Berean, Tye, Estoria, Gaskill, Carrol, Wylie, Powell, Pearl, Savannah	6/19/1989	Landmark
6	Castleberry Hill	Peters, Walker, Nelson, Fair, Haynes, Mangum	3/16/2006	Landmark
7	Druid Hills	Ponce de Leon, S. Ponce de Leon, Fairview, Oakdale, Springdale, Lullwater	6/19/1989, exp. 1/25/2001	Landmark
8	Grant Park	Boulevard, Cherokee, Hill, Grant, Glenwood, Atlanta, Confederate, Woodward	4/11/2000, exp. 11/10/2003	Historic
9	Hotel Row	Mitchell, Forsyth	12/23/1991	Landmark
10	Inman Park	Euclid, Edgewood, Dekalb, Elizabeth, Austin, Sinclair, N. Highland, Lake	4/10/2002	Historic
11	Martin Luther King, Jr.	Auburn, Edgewood, Boulevard, Howell, Randolph, Irwin, J.W. Dobbs	6/19/1989	Landmark
12	Oakland Cemetery	N/A	6/19/1989	Landmark
13	Oakland City	Oakland, Avon, Peeples, Lawton, Donnelly, Arlington, White Oak	11/10/2004	Historic
14	Washington Park	N/A	6/19/1989	Landmark
15	West End	Oak, Holderness, Oglethorpe, Lawton, Peeples, Lucile, White, Beecher	12/7/1991, exp. 8/19/2002	Historic
16	Whittier Mill	Whittier, Layton, Butler, Parrot	10/28/1994	Historic





**City of Atlanta  
Designated Conservation,  
Historic and  
Landmark Districts**



**2011 CDP**

Map 4.2-1: City of Atlanta Designated Historic and Landmark Districts



## Community Assessment - 4.2 Historic Resources

Table 4.2-2 Properties Designated under the 1989 City of Atlanta Historic Preservation Ordinance			
Building/Site Name	Street Address	Designation Date	Designation Type
Academy of Medicine	875 West Peachtree St., N.W.	10/23/1989	Landmark
Andrews-Dunn House	2801 Andrews Dr., NW	12/28/1992	Landmark
Atlanta City Hall	68 Mitchell St., SE	10/23/1989	Landmark
Atlanta Stockade	750 Glenwood Ave., SE	10/23/1989	Historic
Biltmore Hotel and Tower	817 West Peachtree St., NW	10/23/1989	Landmark
C&S National Bank Building	35 Broad St., NW	7/4/1992	Landmark
Candler Building	127 Peachtree St., NE	10/23/1989	Landmark
Carnegie Building	141 Carnegie Way, NW	7/10/1990	Historic
Castle, The	87 15th St., NW	12/22/1989	Historic
Central Presbyterian Church	201 Washington St., SW	10/23/1989	Landmark
Church of the Sacred Heart of Jesus	325 Peachtree Center Ave., NE	4/10/1990	Landmark
Commercial Row	990 Peachtree Street, NE	6/10/2008	Landmark
Crum and Forster	771 Spring Street, NW	8/25/2009	Landmark
Dixie Coca-Cola Bottling Co. Plant	125 Edgewood Ave., NE	10/23/1989	Landmark
Dupre Manufacturing Company Mill	695 North Avenue, NE	10/24/2006	Landmark
Feebeck Hall	96 Armstrong St., NE	10/23/1989	Historic
First Congregational Church	115 Courtland St., NE	10/23/1989	Landmark
Flatiron Building	84 Peachtree St., NW	12/23/1991	Landmark
Fountain Hall	643 Martin Luther King, Jr. Dr., SW	10/14/1989	Landmark
Fox Theater	660 Peachtree St., NW	10/23/1989	Landmark
Gentry-McClinton House	132 East Lake Dr., SE	10/14/1989	Landmark
Georgia Hall	36 Butler St., NE	10/23/1989	Landmark
Georgia State Capitol	206 Washington St., S.E.	na	Honorary Landmark
Georgian Terrace Hotel	659 Peachtree St., NE	6/13/1990	Landmark
Gilbert, Jeremiah S., House	2238 Perkerson Rd., SW	10/14/1989	Landmark
Graves Hall	830 Westview Dr., SW	12/23/1991	Landmark
Great Atlantic & Pacific Tea Company Bldng.	881 Memorial Drive, NE	5/14/2007	Landmark
Haas-Howell Building	75 Poplar St., NW	12/23/1991	Landmark
Healey Building	57 Forsyth St., NW	12/23/1991	Landmark
Herndon Home	587 University Pl., SW	10/14/1989	Landmark
Highland School	978 North Avenue, NE	1/28/2004	Landmark
Hirsch Hall	55 Coca Cola Pl., NE	12/12/1989	Historic
Hurt Building	45 Edgewood Ave., NE	10/23/1989	Landmark
Imperial Hotel	355 Peachtree St., NE	(10/23/1989) / 12/15/2009	(Historic) / Landmark
Kriegshaber House	292 Moreland Ave., NE	6/13/1990	Landmark
M. Rich & Brothers & Company Bldng.	82-86 Peachtree St. & 111-115 Martin Luther King, Jr. Dr., SW	6/14/2000	Landmark
Medical Arts Building	384 Peachtree Street, NW	10/10/2005	Landmark
Nicolson, William Perrin, House	821 Piedmont Ave., NE	10/23/1989	Landmark
Olympia Building	23 Peachtree St., NE	6/13/1990	Landmark
Orr, W.W, Doctors Building	478 Peachtree St., NW	10/23/1989	Landmark
Palmer House Apartments	81 Peachtree Pl. & 952 Peachtree St., NW	4/8/1992	Landmark
Peachtree Christian Church	1580 Peachtree St., NW	10/23/1989	Landmark
Peters, Edward C., House	179 Ponce de Leon Ave., NE	10/23/1989	Landmark
Piedmont Park Apartments	266 Eleventh St., NE	12/23/1991	Landmark
Ponce de Leon Apartments	75 Ponce de Leon Ave., NE	5/10/1993	Landmark
Randolph-Lucas House	2494 Peachtree Rd., NW	3/12/1990	Historic
Rhodes Memorial Hall	1516 Peachtree St., NW	10/23/1989	Landmark
Rhodes-Haverty Building	134 Peachtree St., NW	10/23/1989	Landmark
Roosevelt High School	745 Rosalia St., SE	10/10/1995	Landmark
Rose, Rufus M., House	537 Peachtree St., NE	10/23/1989	Landmark
Spotswood Hall	505 Argonne Dr., NW	2/16/2000	Landmark



Candler Building detail, a Landmark designated building in downtown, NPU M



Gentry-McClinton House, a Landmark designated building in NPU O.



A contributing property in the Grant Park Historic District, NPU W.

## Community Assessment - 4.2 Historic Resources



The M.L King birthhome in the MLK Jr National Landmark District and local Landmark district , NPU M.



The Fox Theatre, a National Historic Landmark and local Landmark building, NPU E.



The Herndon Home, a National Historic Landmark and local Landmark building, NPU L.

Building/Site Name	Street Address	Designation Date	Designation Type
St. Mark United Methodist Church	781 Peachtree St., NE	10/23/1989	Landmark
Steiner Clinic	62 Butler St., NE	12/12/1989	Historic
Swan House	3099 Andrews Dr., NW	10/14/1989	Landmark
Temple, The	1589 Peachtree St., NE	10/23/1989	Landmark
Ten Park Place Building	10 Park Pl., NE	10/23/1989	Landmark
Troy-Peerless Laundry Company	650 Glen Iris Drive, NE	5/14/2007	Landmark
Washington, Booker T., High School	45 Whitehouse Dr., SW	10/14/1989	Landmark
Wimbish House	1150 Peachtree Street, NE	3/12/2002	Landmark
Windsor House Apt. / Margaret Mitchell House	979 Crescent Ave., NW	10/23/1989, exp. 6/10/2008	Landmark
Wren's Nest	1050 Gordon St., SW	10/14/1989	Landmark

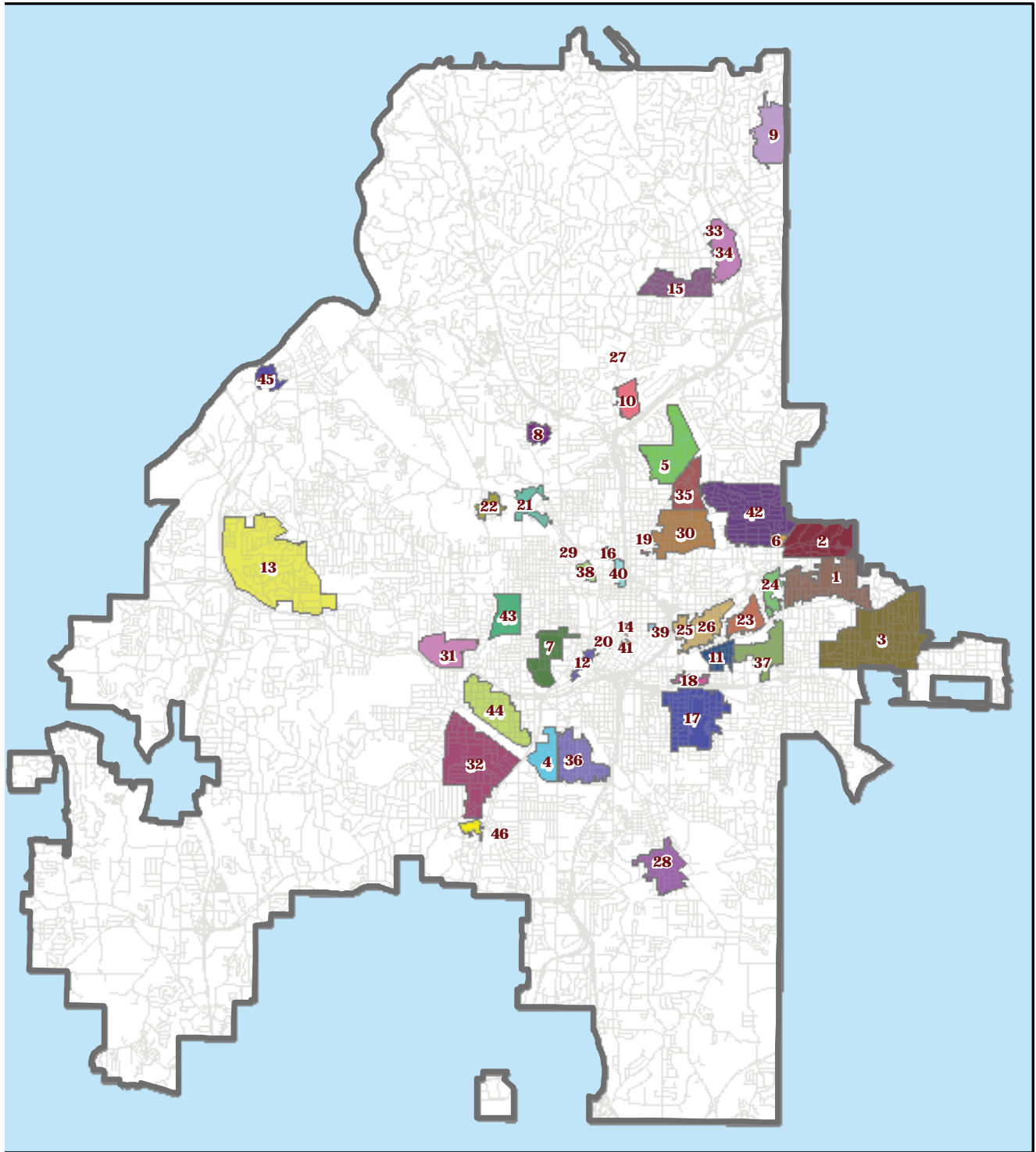
three Office of Planning Staff assigned to the operation of the Commission among other duties. The Commission consists of 11 members are all residents of the City of Atlanta. The members of the Commission are volunteers, some have prescribed professions and are appointed to serve three-year terms on a rotating basis by the Mayor, City Council, and Council President.

### National Register of Historic Places and National Historic Landmarks

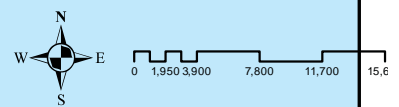
In addition to the survey and designation work by the City, 182 historic resources in the City have been listed in the National Register of Historic Places. The National Register of Historic Places is the country's list of historic places worthy of preservation and is a US Department of the Interior, National Park Service administered program. Generally, properties need to be at least 50 years old, have physical integrity, and be significant for at least one of four broad criteria. It includes buildings, districts, structures, sites and objects. The City's historic fabric that is listed in the National Register of Historic Places is almost all buildings and districts, with the exception of one site, one object, and two structures. There is a wide variety of building types represented: single-family houses, large office buildings, apartments, warehouses, religious buildings, etc. Map 4.2-2 and table 4.2-3 show the National Register Districts in the City of Atlanta.

The listing of 182 properties and districts does not include those historic resources that are considered eligible for listing in the National Register of Historic Places. Being listed or eligible for listing in the National Register of Historic Places takes on added significance if such resources will be affected by a federal undertaking, as determined through the Section 106 review process. In addition, there are normally 5-10 buildings and districts under consideration for listing in the National Register of Historic Places at any given time. However, there are many more as yet undocumented, historic resources in the City that could be listed in the National Register of Historic Places. A list of National Register listed properties and districts are included in the Appendix.

Six buildings and two districts in the City of Atlanta are designated as National Historic Landmarks. National Historic Landmarks are nationally significant historic places that possess exceptional value or quality in illustrating or in-



### City of Atlanta National Register Districts



**2011 CDP**

Map 4.2-2: National Register Districts in the City of Atlanta



## Community Assessment - 4.2 Historic Resources



Oakland Cemetery is listed on the National Register of Historic Places and is also a city designated landmark, NPU W.



Graves Hall is in the Atlanta University Center National Register District, NPU T.



This house of St. Charles Place is a contributing property in the Atkins Park National Register District, NPU F.

Table 4.2-3: National Register of Historic Places: District Listings in the City of Atlanta		
Map Number	Resource Name	Date of Listing
4	Adair Park Historic District	6/2/2000
5	Ansley Park Historic District	4/20/1979
6	Atkins Park Historic District	8/30/1982
7	Atlanta University Center Historic District	7/12/1976
8	Berkeley Park Historic District	6/23/2003
9	Brookhaven Historic District	1/24/1986
10	Brookwood Hills Historic District	12/21/1979
11	Cabbagetown Historic District	1/1/1976
1	Candler Park Historic District	9/8/1983
12	Castleberry Hill Historic District	8/8/1985
13	Collier Heights Historic District	7/23/2009
2	Druid Hills Historic District	10/25/1979
14	Fairlie - Poplar Historic District	9/9/1982
19	Fox Theatre Historic District	10/7/1978
15	Garden Hills Historic District	8/17/1987
16	Georgia Institute of Technology Historic District	8/25/1978
17	Grant Park Historic District	7/20/1979
18	Grant Park North Historic District	3/17/1986
20	Hotel Row Historic District	7/20/1989
21	Howell Interlocking Historic District	7/25/2003
22	Howell Station Historic District	4/17/1997
23	Inman Park Historic District	7/23/1973
24	Inman Park-Moreland Historic District	6/5/1986
25	King, Martin Luther, Jr., Historic District	5/2/1974
26	King, Martin Luther, Jr., National Historic Site	10/10/1980
3	Kirkwood Historic District	9/24/2009
27	Knox Apts., Cauthorn House, Peachtree Rd. Apts.	3/19/1998
28	Lakewood Heights Historic District	7/5/2002
29	Mean Street Historic District	6/14/2001
30	Midtown Historic District	2/12/1999
31	Mozley Park Historic District	8/11/1995
32	Oakland City Historic District	4/11/2003
33	Peachtree Heights Park Historic District	12/8/1980
34	Peachtree Highlands Historic District	6/5/1986
35	Piedmont Park Historic District	5/13/1976
36	Pittsburgh Historic District	6/14/2006
37	Reynoldstown Historic District	4/3/2003
38	Southern Railroad North Yards Historic District	7/16/2002
46	Staff Row and Old Post Area -- Fort McPherson	11/5/1974
39	Sweet Auburn Historic District	12/8/1976
40	Techwood Homes Historic District	6/29/1976
41	Underground Atlanta Historic District	7/24/1980
42	Virginia-Highland Historic District	5/10/1998
43	Washington Park Historic District	2/28/2000
44	West End Historic District	2/25/1999
45	Whittier Mill Historic District	9/13/2001

Table 4.2-4: National Historic Landmarks in the City of Atlanta				
Resource Name	Address / Location	Date of NR Listing	Type of Listing	National Landmark
Dixie Coca-Cola Bottling Company Plant- GSU Baptist Student Center	125 Edgewood Ave.	7/20/1977	Building	5/4/1983
Fox Theatre	600 Peachtree St.	5/17/1974	Building	5/11/1976
Georgia State Capitol	Capitol Square	12/9/1971	Building	11/7/1973
Joel Chandler Harris House- The Wren's Nest	1050 Gordon St. SW	10/15/1966	Building	12/19/1962
Herndon Home	587 University Place, SW	2/16/2000	Building	2/16/2000
King, Martin Luther, Jr., Historic District	Auburn Ave., Edgewood Ave.	5/2/1974	District	5/5/1977
Stone Hall (Fairchild Hall), Atlanta University	Morris Brown College Campus	12/2/1974	Building	12/2/1974
Sweet Auburn Historic District	Auburn Ave.	12/8/1976	District	12/8/1976

terpreting the heritage of the United States. National Historic Landmarks are exceptional places that have meaning to all Americans. The National Landmarks are designations given by the U.S. Secretary of the Interior working the National Park Service and the Georgia State Historic Preservation Officer (see Table 4.2-4).

### Economic Incentives

Another part of the City’s historic preservation program are various economic incentives. These economic incentives include the transfer of development rights, the Landmark Historic Property Tax Abatement Program, the City/ County Housing Enterprise Zone Tax Abatement Program (see Housing section), and the development impact fee waiver. Additionally, the Rehabilitated Historic Property Tax Abatement Program, the State Income Tax Program, and the Federal Tax Credit Program are available through the Historic Preservation Division of the Georgia Department of Natural Resources. Privately, facade easements can be donated to Easements Atlanta, a local non-profit, private corporation.

**Landmark Historic Property Tax Abatement Program:** The owner of an income-producing building, designated by the City of Atlanta as a Landmark Building or a contributing building in a Landmark District may obtain preferential property tax treatment. The building must be in standard repair or already have undergone rehabilitation. For purposes of tax assessment for City of Atlanta taxes, the fair market value of the building and up to two acres of land surrounding it is frozen for eight years at the level existing at the time of application and certification. The A&P Lofts and the Palmer-Phelan Apartments have participated in this program.

**Transfer of Development Rights (TDR):** The Transfer of Development Rights ordinance allows and controls the severance of development rights from a sending property and the transfer of development rights to a receiving property. A sending property can be any property designated as a Landmark Building / Site or Historic Building / Site pursuant to the City of Atlanta Historic



The Dixie Bottling Company, a National Historic Landmark and local Landmark, NPU M.



The Wren's Nest a National Historic Landmark and a local Landmark in NPU T.

## Community Assessment - 4.2 Historic Resources



The Palmer House participated in the Landmark Historic Property tax abatement program.



The Margaret Mitchell House transferred a portion of its development rights to a nearby parcel, NPU E.



The Telephone Factory Loft facade has been donated to Easements Atlanta Inc., NPU N.

Preservation Ordinance. A special use permit is required to sever and transfer the development rights. The Castle, the Academy of Medicine, the Edwards C. Peters House and the Margaret Mitchell House have severed a portion of their unused development rights and transferred them to nearby parcels.

**Development Impact Fee Exemption:** The owner of a city-designated Landmark Building / Site or a contributing building in a Landmark District, which will undergo a rehabilitation or conversion, may obtain a 100% exemption from the payment of Development Impact Fees for building permits associated with the rehabilitation/conversion project. Such an exemption must be obtained prior to the issuance of a Building Permit.

### National Register Eligible Properties

From May to December of 2005, Staff and the Georgia State University Heritage Preservation program studied the proposed Beltline project and its impact on potential historic resources. This study was performed in conjunction with the development of the City's "Beltline Redevelopment Plan". The historic analysis project included archival research about the historical development of the area and a field survey of historic resources along the proposed Beltline path. The area of the survey was the Tax Allocation District (TAD) boundary, as well as surrounding properties. The study identified structures, buildings, areas, and districts ("listings") that would meet the criteria for listing in the National Register of Historic Places. This field survey and study identified over 1,000 listings.

Subsequent to that initial field survey and study, the Staff pursued additional research and analysis of a selected number of these sites based on their potential significance and uniqueness. The Staff targeted about 125 listings for this additional research and analysis.

Many of the listings generated from the original field survey and study, including a similar proportion of those listings included for additional research, do not currently have protection under the Historic Preservation Ordinance making them vulnerable to demolition and incompatible or insensitive redevelopment / reuse.

Over 60 pre-World War II neighborhoods in the City could also be considered eligible for the National Register of Historic Places as potential historic districts. These neighborhoods were substantially developed before World War II and are mostly located adjacent to or near the City's Downtown area. A few of these neighborhoods are located farther from the City's Downtown in what were considered in the past to be suburban areas, or in some cases, separate towns. However, there are also now many "Post-World War II" neighborhoods that because of the passage of time would also be considered National Register eligible.

There are 19 park sites owned by the City and managed / maintained by the Department of Parks and Recreation that have major historic significance. In addition, there are many other parks that have more moderate significance, including many small, neighborhood parks. The parks' significance includes history, landscape architecture, archeology, architecture, park design, and community planning.

There are also at least 39 properties for which facade easements have been donated to the private, non-profit organization Easements Atlanta, Inc. A preservation easement is a legally enforceable commitment by a property owner to preserve the facades of a historic structure so that its exterior architectural features remain unchanged in perpetuity. Federal and State income tax deductions can be taken. To be considered for this private program, the buildings must be eligible for or listed in the National Register of Historic Places (See Table 4.2-5).

### Current Programs and Activities

#### Survey and Identification of Historic Resources

From 2000 to 2005, the Commission and Staff implemented the Comprehensive Historic Resource Survey (CHRS) for the entire City. As noted above, a comprehensive survey was last completed in the late 1980s and culminated in the publishing of *Atlanta's Lasting Landmarks* in 1987. The goals of the CHRS are listed below.

- Produce tools that are valuable for current and future preservation work using formats that are responsive and accessible to multiple audiences.
- Be as comprehensive as possible in its coverage and include all relevant periods of history and prehistory; major historical events, trends, and people; and architecture and landscape resources.
- Be, as much as possible, inclusive in its process, responsive in its procedures, and up-to-date in its technologies.
- Uncover and address questions of significance, boundaries, coverage, and National Register of Historic Places (and other) systems that have not been previously explored even if they cannot be fully resolved within the terms of the CHRS.

The CHRS attempted to synthesize all City-related survey efforts since 1987. The Commission Staff provided the overall project management, with the bulk of the survey,

<b>Table 4.2-5: Buildings with Façade Easements owned by Easement Atlanta, Inc.</b>	
<b>Property Name</b>	<b>Address</b>
70 Fairlie	70 Fairlie Street NW
90 Fairlie	90 Fairlie Street NW
The Alhambra	2855 Peachtree Road NW
Bass Lofts	1080 Euclid Avenue NE
Biltmore Tower	150 5th Street
Block Candy	512 Means Street NW
The Bottle Works	63 Mangum Street SW
Brushworks	19 Hilliard Street SW
Carriage Works	530 Means Street NW
Crestwood	2840 Peachtree Road
Deer Lofts	326 Nelson Street
Edgewood Lofts	510 Edgewood Avenue SE
Fairlie Poplar Lofts	79, 85/87 Poplar Street; 87/89 Fairlie Street
Freeman Ford Lofts	75 John Wesley Dobbs Avenue
Fulton Bag and Cotton Mill	170 Boulevard Avenue SE
GE Lofts	172 Haynes Street NW
The Giant Lofts	426 Marietta Street NW
Glenn Building	120 Marietta Street NW
Haas Howell Building	75 Poplar Street NW
Hampton Inn and Suites	161 Spring Street
Hastings Seed	434 Marietta Street NW
Healey Building	57 Forsyth Street NW
Hotel Roxy	768 Marietta Street NW
Kirkwood Lofts	138 Kirkwood Road NE
Lullwater	1610 Ponce de Leon Avenue NE
Oddfellows Building	205 Auburn Avenue NE
Peachtree Manor	826 Peachtree Street
Piedmont and Third	690 Piedmont Avenue NE
Pioneer Neon Lofts	342 Marietta Street NW
Point Center	427 Moreland Avenue
Roosevelt High School	745 Rosalia Street SE
Schoolhouse Lofts	729 Edgewood Avenue NE
Spotswood Hall	555 Argonne Drive
Standard Building	92 Luckie Street NW
StudioPlex	659 Auburn Avenue NE
Swift & Company Lofts	244 Peters Street
Telephone Factory Lofts	828 Ralph McGill Boulevard
Walton Place	75 Marietta Street
Wigwam Condominiums	589 Auburn Avenue NE
William Oliver Building	32 Peachtree Street

Source: Easements Atlanta - as of January 2008



## Community Assessment - 4.2 Historic Resources



Cut Rate Box, a historic resource identified along the BeltLine, NPU X.



Bailey Burruss, a historic resource identified along the BeltLine, NPU X.



A contributing building in the Castleberry Hill Landmark District, NPU M.

identification, research, and document work being done by consultants and graduate historic preservation students. In 2005, the CHRS was been put on hold due to other priorities for the Commission / Office of Planning Staff.

As noted earlier, from May to December of 2005, the Staff and the Georgia State University Heritage Preservation program studied the proposed Beltline project and its impact on potential historic resources. This study was performed in conjunction with the development of the City of Atlanta "Beltline Redevelopment Plan". The historic analysis project included archival research about the historical development of the area and a field survey of historic resources along the proposed Beltline path. The area of the survey was the Beltline Tax Allocation District (TAD) boundary, as well as surrounding properties. The study identified structures, buildings, areas, and districts ("listings") that would meet the criteria for listing in the National Register of Historic Places. This field survey and study identified over 1,000 listings. There were several keys findings of this Beltline research:

- The Beltline was developed in the period from 1871 to 1905 as a railroad bypass around the City,
- It had a notable influence on Atlanta's later development, particularly early-to-mid 20th century,
- More than 75% of the sites surveyed were consider to be potentially historic,
- Historic resources are roughly equally distributed along all portions of the Beltline, and
- Many of the areas proposed for new development have potential historic resources.

Subsequent to that initial field survey and study, the Staff has pursued additional research and analysis of a selected number of these sites based on their potential significance and uniqueness. The Staff targeted about 125 listings for this additional research and analysis.

### Local Designation and National Nomination of Historic Resources

The Historic Preservation Ordinance of 1989 establishes several categories of designation for both districts and individual buildings/sites in the City: Landmark; Historic; and, for districts only, Conservation. Regarding designation under the City's Historic Preservation Ordinance, in 2010 the Staff expects: requests to work with a few neighborhoods who are interested in becoming designated as Historic or Landmark District under the Historic Preservation Ordinance, and to nominate individual buildings whose owners have prepared the required designation report / supporting materials and who are often seeking to utilize the City's economic incentives for historic properties.

It is expected that the number of neighborhoods and individual property owners seeking listing in the National Register of Historic Places and local designation by the City will increase due to:

- continued developmental pressures on historic or potentially-historic



## Community Assessment - 4.2 Historic Resources

City neighborhoods;

- the increasing number of buildings and neighborhoods that are eligible for such designation / recognition;
- the recognition of historic designation (local or National Register) as a revitalization tool;
- the various economic incentives which are available for designated properties; and
- the effect the BeltLine will have on the awareness of historic resources along its corridor.

The Staff's National Register of Historic Places nomination work is limited to supplying limited technical assistance to requests for such nominations. Further, there is no proactive program for local designations. The Staff will be unable to respond as it has in the past if there are an increased number of property owners or neighborhoods seeking local designation by the City or listing in the National Register of Historic Places.

### Review and Regulation of Historic Resources

The Commission and Staff administer the Historic Preservation Ordinance by issuing Certificates of Appropriateness as the first step in the building permits process for new construction, additions, renovations, demolitions, and site work. This review and approval process is only required for districts and buildings designated under the Historic Preservation Ordinance, as well as several Special Public Interest (SPI) districts. The Commission also provides comment or regulation as required by individual ordinances, such as the Subdivision Ordinance, and specific zoning applications (rezoning, variances, special use permits, etc.). In addition, the Commission reviews and comments on projects that involve City capital funds, property (including parks), right-of-way or air rights, or public art.

The Staff assists other City agencies with their federal "Section 106" design review responsibilities under the National Historic Preservation Act of 1966 (as amended) as implemented by the City-wide Programmatic Agreement, which was executed in January, 2010. This Programmatic Agreement sets out procedures and criteria under which the City can internally complete its Section 106 responsibilities for certain federally-funded, City-implemented projects without seeking input from the Georgia State Historic Preservation Officer, as it normally would. Those properties found to be listed in or eligible for listing in the National Register of Historic Places must complete additional review steps under the terms of the Programmatic Agreement.

As the number of Section 106 reviews by the Staff under the City-wide Programmatic Agreement increase, these might reveal the strengths and weaknesses of that agreement and may necessitate changes or amendments to avoid unnecessary delays in City projects.

### Economic Incentives

While the City has an innovative array of economic incentives, several issues require additional attention. The tax assessment "freezes" currently available



A contributing house in the Druid Hills Landmark Historic District, NPU N.



This house on Elbert Avenue in the Adair Park Historic District was purchased with NSP funds and was part of the 106 Review process, NPU V.



This house on South Gordon, purchased with NSP funds, was part of the 106 Review Process, NPU T.



## Community Assessment - 4.2 Historic Resources



The Peters House, a Landmark building, transferred a portion of its development rights to the adjacent parcel, NPU E.

must be evaluated regarding: 1) ease of application; 2) possibility of freezing the assessment of City-designated Landmark buildings with regards to Fulton County taxes; and 3) historic properties being assessed at their designated level of land use. Economic incentives, such as mortgage guarantees and a revolving loan fund, need to be evaluated as to their viability for the City. In addition, there is minimal technical support by the City for property owners applying for the tax abatements for designated properties as provided for by State and City law.

The City must determine if it is feasible in the future, with adequate funding and staffing, to provide “bricks and mortar” funding for the rehabilitation of historic commercial and residential buildings. Any such historic rehabilitation or facade program must address: 1) identifying and assisting potential applicants; 2) providing incentives for applicants to participate; 3) assuring that design and construction work meets appropriate standards; 4) creating economies of scale; and 5) once properties are rehabilitated, assuring they are maintained.

### Public Outreach and Interpretation

The Staff occasionally makes presentations to neighborhoods and neighborhood planning units (NPU), civic and professional associations, and school classes’ at all educational levels from elementary to graduate school. These presentations cover a variety of topics, including Atlanta’s history, its historic buildings and districts, the operations of the Commission, past historic preservation projects, and historic designation types / procedures.

There is minimal, easily accessible information regarding the City’s historic resources for visitors and residents alike, especially guides for foreign tourists and those interested in the Civil Rights movement in Atlanta. While the Freedom Walk brochure, the National Park Service interpretation of the Martin Luther King Jr. Birth Home and the Atlanta Preservation Center’s tours of Sweet Auburn (among several other tours they offer) provide ample opportunities for that area, few of Atlanta’s other historic resources can offer comparable opportunities.

Those seeking information and walking / driving tours dealing with the City’s historic resources will increase as Atlanta’s tourism industry continues to grow, heritage tourism receives more attention locally, older neighborhoods are revitalized, and the general public becomes more aware of the benefits of working, living, or visiting Atlanta’s Downtown and other areas containing historic resources.

### Awards of Excellence

The Commission conducts an annual awards event to recognize outstanding projects, programs, individuals and organizations that have significantly contributed to the preservation of Atlanta’s physical heritage or the enhancement of our urban environment. This recognition program has been conducted for over 30 years.

### Additional Programs and Projects Needed

Taking into account the anticipated future conditions and existing programs



Hotel Row, a Landmark district, in downtown, NPU M.



The Smith-Benning House at 520 Oakdale received a 2010 Award of Excellence for Historic Preservation, NPU N.

## Community Assessment - 4.2 Historic Resources

and projects, the following additional programs and projects are needed, but cannot easily be initiated or sustained by the Commission and/or Office of Planning Staff at this time.

- Specific strategies and programs for the preservation of existing residential properties in historic districts, as well as for the design of appropriate in-fill construction in such districts.
- Walking Tours for specific areas and Bus Tours for more far-reaching areas covering topics such as the Civil War and the Civil Rights movement. Better communication between the historic preservation groups and the Atlanta Convention and Visitors Bureau is needed to assist in the development of additional tours and the capability to deliver, describe and promote such tours in a number of foreign languages.
- A “Layman’s Guide” or similar brochure regarding the implementation of the Historic Preservation Ordinance, including the most commonly asked questions regarding historic districts and designations.
- A “pattern book” outlining compatible infill development in undesigned, but still unique or potentially historic, neighborhoods.
- Revision of the City’s zoning and historic preservation ordinances to reflect current City policies, priorities, and changing approaches to construction and development in the City.



The Odd Fellows Building in the MLK Landmark district, NPU M.



Duplexes on Carrol Street in the Cabbagetown Landmark district, NPU N.



Mill houses in the Whittier Mill Historic district, NPU D.

## Community Assessment - 4.2 Historic Resources



Bungalows in the West End Historic district, NPU T.



Callan Castle in the Inman Park Historic district, NPU N.



Contributing house in the Collier Heights National Register Historic district, NPU H.

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## 5. COMMUNITY FACILITIES AND SERVICES

### Water Supply and Treatment

The City of Atlanta's water supply and treatment system is owned and operated by the City of Atlanta Department of Watershed Management (DWM). It serves a population of more than 1.2 million people, including approximately 540,291 (2009 US Census population estimate) residents and a work force of 378,109 (according to the GA Department of Labor). In 2009, the City's average daily water production was 90 million gallons per day.

### Service Area

The geographic area served by the City of Atlanta's water treatment and distribution system covers an area greater than 650 square miles. It includes the City of Atlanta, and all local governments and jurisdictions in Fulton County south of the Chattahoochee River, with the exception of East Point and College Park. Hartsfield-Jackson Airport and Fort McPherson are also included in the City's service area. Within this area the City of Atlanta provides water on a wholesale basis to the cities of Fairburn, Hapeville and Union City. Coweta, Clayton and Fayette counties are also wholesale customers. The boundaries for the City of Atlanta's retail service area are the boundaries for the City of Atlanta and unincorporated Fulton County prior to Fairburn and Union City's November 2006 annexations. As such, all of Sandy Springs and the City of Chattahoochee Hill Country, along with a portion of Fairburn and Union City are within the retail area served by the City of Atlanta. The City also provides water to Fulton County north of the Chattahoochee River. The City's service area is shown in Map 5-1.

### Water Supply Facilities

The City of Atlanta's water supply and treatment system consists of multiple facilities and an extensive network of water mains. Key to this system are two intake structures, two raw water pumping stations, three reservoirs, three treatment plants, fifteen pump stations, 12 storage tanks, five major administrative facilities and approximately 2,700 miles of water mains and pipes.

The Chattahoochee River Intake operates pursuant to a withdrawal permit of 180 mgd from the Georgia Environmental Protection Division (EPD) and is the source of water for the Chattahoochee and Hemphill Water Treatment Plants (WTPs). Water from the intake flows to the Chattahoochee Raw Water Pumping Station. Water is then pumped to the Hemphill WTP reservoirs or the Chattahoochee WTP. The Chattahoochee WTP has a maximum permitted treatment capacity of 64.9 million gallons per day (mgd). The two raw water reservoirs located at the Hemphill Water Treatment Plant have a total capacity of approximately 550 million gallons. Water flows from the raw water reservoirs to the Hemphill Water Treatment Plant which has a permitted maximum treatment capacity of 136.5 mgd.

The Atlanta-Fulton County Water Treatment Plant (AFCWTP), a joint venture plant owned by the City of Atlanta and Fulton County, is managed by the



The Chattahoochee River is the source of water for the City of Atlanta.

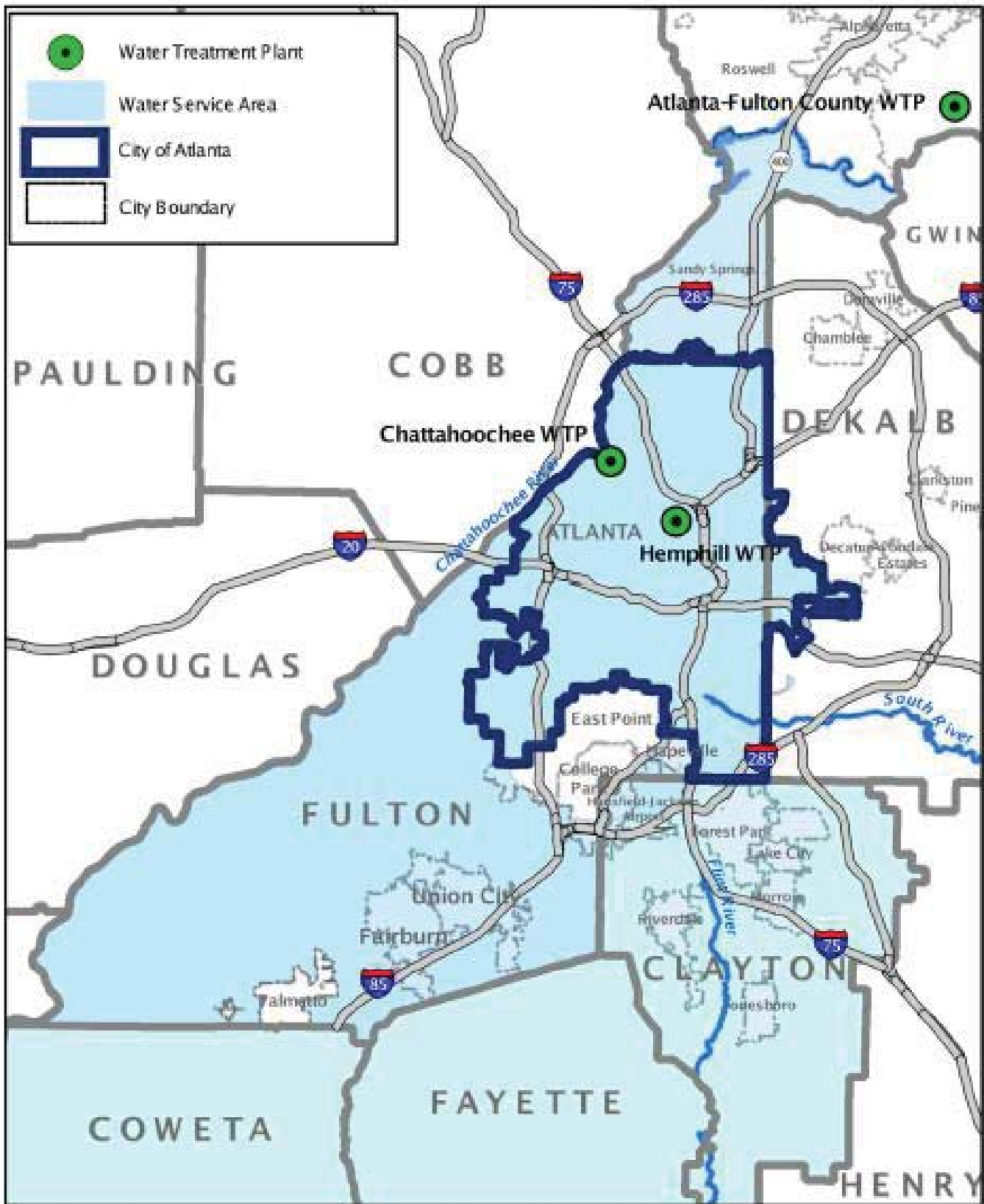


Atlanta Water Works on 14th Street



Atlanta Water Works on Northside Drive.

## Community Assessment - 5. Community Facilities and Services



Map 5-1: City of Atlanta Water Treatment and Distribution Service Area

## Community Assessment - 5. Community Facilities and Services

Atlanta-Fulton County Water Resources Commission. The City of Atlanta and Fulton County jointly own the land and the facility on a fifty-fifty basis. Each entity is entitled to 50% of the total supply of water treated by the plant at any time or fifty percent of the capacity, whichever is greater.

The AFCWTP intake operates pursuant to a withdrawal permit of 90 mgd from the Environmental Protection Division (EPD). This water withdrawal permit is anticipated to be increased to 135 mgd and is the source off water for the Atlanta-Fulton County Water Treatment Plant. The raw water is pumped from the Chattahoochee River to the raw water reservoir which has capacity of approximately 1 billion gallons. From the reservoir the water flows to the AFCWTP, which has a permitted capacity 90 mgd. Ultimately, this plant is anticipated to be expanded to 155 mgd.

### Water Distribution System

The City of Atlanta's water distribution system consists of fifteen storage tanks, twelve pump stations and approximately 2,700 miles of water mains. The City of Atlanta owns and operates the distribution system within the City of Atlanta, including the portion of the City that lies within DeKalb County, and within the portion of unincorporated Fulton County which is located south of the Chattahoochee River.

The City's distribution system includes the pipelines required to service the City's retail customers up to the edge of the right-of-way where ownership of the pipeline transfers to others. The City uses its distribution system to deliver water to its wholesale water customers.

The water lines in the City's system range in age from one year to over seventy-five years and have diameter ranging from two to seventy-two inches. Nearly all of the pipes are constructed of cast iron or ductile iron. The older pipes are cast iron, with the installation of ductile iron pipe starting in the 1960's.

The distribution system storage tanks and pump stations serve to dampen instantaneous water demand and pressure fluctuations in the service area. The pump stations allow water to be pumped up hill and ensure that there is adequate pressure throughout the water system. A majority of the pump stations operate on standby status to be utilized during peak demand or in the event service from the Atlanta-Fulton County WTP is interrupted.

The storage tanks provide backup water during peak demand or when there is a loss of pressure in the system. Elevated storage tanks are used to maintain pressure in the distribution system for general water delivery and fire flow protection. Overall, the distribution system has approximately forty-two (42) million gallons of storage (excluding storage at the water treatment facilities).

In addition to its treatment plants and pump stations, the Department of Watershed Management utilizes multiple permanent and temporary facilities to support its water, wastewater and soon-to-be stormwater functions. The Department faces considerable space shortages and maintenance facilities for both its water and wastewater operations are needed. To resolve these issues the Department of Watershed Management (DWM) has proposed the construction of an administration and maintenance building. Such relocation



Hemphill WTP Reservoirs.



Hemphill Water Treatment Plant.



Chattahoochee Water Treatment Plant.



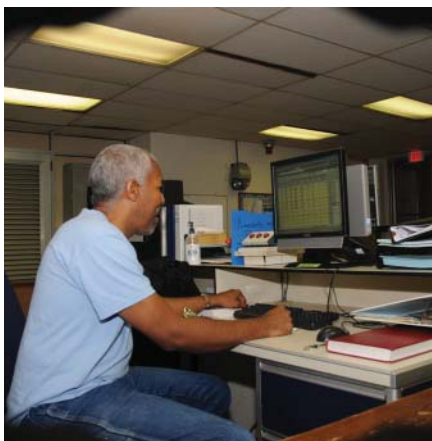
## Community Assessment - 5. Community Facilities and Services



Atlanta Fulton County Water Treatment Plant in the City of Johns Creek.



Bellwood Quarry Reservoir.



Operator at the Hemphill Water Treatment Plant.

would resolve space constraints, improve communication, facilitate the alignment of like services, and improve overall efficiency.

### City of Atlanta Growth and Development and Water Supply

- Level of Service and Adequacy of Facilities to Meet Future Needs

The level of service provided by the City's drinking water system is good. The water treatment plants have adequate capacity, water is routinely distributed throughout the distribution system to the City's customers, and the City's drinking water meets all water quality standards.

The City produced an average of approximately 90 million gallons per day (mgd) of drinking water. By 2030, the City anticipates that up to 149 mgd will be needed on an average daily basis with peak demand reaching upwards of 239 mgd. This figure is based upon the assumption that a 10 percent reduction in per capita water usage based on water conservation will be achieved by 2030.

To meet these water supply needs the City has proposed the conversion of the Bellwood Quarry into a raw water reservoir. This reservoir is anticipated to provide over two billion gallons of raw water storage. The development of such a reservoir in conjunction with maintaining the ability to withdraw 180 mgd at the Peachtree intake, increasing the AFCWTP permit to allow a withdrawal of 135 mgd, and supplementing the City of Atlanta's water supply with a portion of the 53 mgd of wholesale water to be made available to Fulton County from Cobb County (as outlined in the 2003 Metropolitan North Georgia Water Planning District Water Supply and Water Conservation Management Plan), is anticipated to meet the City's water supply needs through 2030 and beyond.

Although the City of Atlanta's water treatment supply and distribution facilities currently meet system demands, significant capital improvements are needed to ensure the ongoing delivery of water throughout the service area and to develop and maintain the system to meet future demands. These needs include:

- The ongoing replacement of infrastructure that has reached its useful service life;
- The upgrading and/or replacement of existing water mains, pump stations, and tanks to provide additional water to growing areas and to extend water service into areas where service has previously not been provided;
- The ongoing installation and replacement of water meters to ensure that all customers pay a fair price for the water they receive, and that fees for water are collected;
- The upgrading and replacement of equipment and systems to maintain and improve system operability and efficiency and;
- The implementation of the security measures necessary to comply with the national homeland security guidelines.



## Community Assessment - 5. Community Facilities and Services

The Capital Improvement Projects necessary to meet the projected needs from now through 2017 are included in the 2011-2015 Capital Improvements Program and Short Term Work Program.

The Department of Watershed Management has developed a Watershed Master Plan. This plan is based upon the 2006 ARC population projections, the MNGWPD Water Supply and Water Conservation Management Plan, and the State Water Plan.

- The Ability of Water Infrastructure to Direct Development Patterns

Because the development of communities is dependent on the availability of water, and because the cost of developing the infrastructure necessary to deliver water is high, the financial requirements for developing new infrastructure is likely to direct the development patterns of a community, e.g. development occurs around existing infrastructure.

For development to occur, sufficient water must be available and water treatment plant capacity must be sufficient to deliver water of appropriate quality, quantity and pressure. In addition, the infrastructure necessary to deliver water to the locations where new development is desired must be put in place. Unfortunately, it is not easy to predict the ideal size of the facilities needed (bigger is not necessarily better) nor are the land and easements necessary to construct the needed infrastructure easy to obtain. Furthermore, once the infrastructure is built there it will remain, and thus, by its very size and location impacting the development patterns of the community.

- Improving Infrastructure Efficiency to Accommodate Future Development

As noted above, the delivery of water is essential to development; however the ability to deliver water requires the construction of the water infrastructure prior to the facilities it will serve. Further complicating the issue is the fact that projections of growth and development are dynamic, frequently changing significantly over a few short years. Yet, the lifetimes of water facilities and pipelines are long, frequently ranging from 30 to 100 years. As such the sizing and locating of water system infrastructure, is both an art and a science, that can best be improved by improving both the accuracy of the growth projections and the analysis that is performed to project the improvements needed to the system.

- The Influence of Service Areas and Levels of Service on Future Development

The level of water service provided to a community is fundamental to the enjoyment of living in the community and the development of the community. Without water, growth can not occur and routine activity ceases to exist. The quantity and pressure of the water must be adequate to meet day-to-day needs, including fire protection, and the quality of the water provided must protect health and should be aesthetically pleasing. Providing water of sufficient quantity and quality at an appropriate pressure is key to customer satisfaction, and fundamental to future development.

At the same time, providing water is a long-term proposition. As such, it is important that service areas be maintained. Water infrastructure is expensive



Interior of the Hemphill Water Treatment Plant.



Chattahoochee Water Treatment Plant.



Water main replacement on Charles Allen Drive, NPU E.



## Community Assessment - 5. Community Facilities and Services



Water line replacement on North Highland.



Water line replacement on North Highland and Virginia Avenue.

and is built well before the facilities it will serve are in place. The up-front costs are high and take many years to recover. If water providers can not be certain that their service area will remain, the financial basis for constructing the system is at risk. In addition, the planning and ongoing analysis which helps to ensure that the system constructed will operate efficiently can not occur.

- The Impact of Service Area and Level of Service on Natural and Cultural Resources

Regardless of the service area, there are several primary ways in which providing water impacts natural and cultural resources. With respect to natural resources, the amount of water withdrawn from the water source is of key importance along with the quantity and quality of the water returned to the system. With respect to cultural resources the primary concerns include the ability to supply water to the cultural resource and the ability to minimize the nuisances associated with the construction of pipelines and distribution facilities, e.g. disruption of traffic, construction runoff control, construction noise, etc. Issues associated with construction are common to all forms of development, and are routinely handled through various regulatory, permitting, and enforcement processes.

The quantity of water available throughout the State of Georgia is currently of concern. This situation is certainly no different for the City of Atlanta and the entire Atlanta Region. Fundamental to the City of Atlanta's development plans is the 180 mgd currently specified in the City's current permit for the Peachtree Creek water intake and the 135 mgd water withdrawal rate currently proposed for the intake at the AFCWTP. In addition, the MNGWPD Water Supply Plan identifies that an additional 53 mgd will be supplied to Fulton County through wholesale purchases (The City of Atlanta is included in Fulton County in the MNGWPD Plans). To date, alternate methods of supplying this water have not been identified, however, alternate methods which are more efficient may be identified in the future. The drought that ended in 2009 resulted in a reduction in the usage of water as conservation measures took hold. With the ending of the drought, it remains to be seen if water usage will return to pre-drought levels. The current on-going legal issues regarding water sharing among Florida, Alabama and Georgia may have an impact on permitted withdrawal limits in turn affecting patterns of water use in the service area.

With respect to returning water to the basin from which it is withdrawn, the City of Atlanta is a leader. Since 1984, the Three Rivers Tunnel has been in place. This tunnel provides the mechanism for returning water to the Chattahoochee River that is withdrawn from the Chattahoochee River and used in the Flint River and South River Basins. In addition, the density of the City of Atlanta, and the small number of septic tanks located within the City Limits (the City has a no new septic tank policy) results in a lower than normal rate of consumptive use.

- Directing Development Patterns through Water Facilities

Because water facilities and pipelines are designed for lifetimes of 30 to 100 years, and because they are constructed before the development they serve,

## Community Assessment - 5. Community Facilities and Services

the location of the water supply pipelines will dictate where development can occur. As such, the siting and development of the water supply system should be closely tied to the land use and development patterns desired by the jurisdiction. Within the financial constraints of the jurisdiction, it is the desired development pattern that drives the development of the water supply system, not the other way around.

### Consent Decree(s) & Clean Water Atlanta

In July of 1998, to settle a lawsuit brought against the City by the United States Environmental Protection Agency (EPA), the Georgia Environmental Protection Division (EPD), the Upper Chattahoochee Riverkeeper and a citizen downstream, The City signed a Federal Consent Decree committing the City of Atlanta to an accelerated program of activities designed to further improve water quality in metro Atlanta streams and the Chattahoochee and South Rivers. The Consent Decree specifically directed the City of Atlanta to develop and implement, by 2007, a solution that would end water quality violations resulting from combined sewer overflows (CSOs).

The Consent Decree was amended in May 1999 to add projects that would eliminate water quality violations from sanitary sewer overflows (SSOs). Under the first amended Consent Decree, the City will accelerate the ongoing sewer improvements, including an intensive evaluation of sewer pipe conditions; rehabilitation or replacement of defected or capacity limited sewer lines; a grease management program; and a capacity certification program for new development. A series of construction projects designed to improve reliability of the City's sewage pump stations is also underway. Sanitary sewer related improvements are to be completed by the Consent Decree deadline of July 1, 2014.

Clean Water Atlanta (CWA) is a comprehensive, coordinated initiative to improve the region's water quality and address the terms of the consent decree. CWA encompasses water and wastewater infrastructure and treatment system improvements that are mandated by Consent Decree, as well as watershed improvement projects that extend beyond the requirements. Clean Water Atlanta represents an unprecedented investment in metro Atlanta's water quality. Upon completion of all CWA tasks, the City will have invested almost \$4 billion in Atlanta's environment. Atlanta's residents and ratepayers will boast of one of the best treatment and collection systems in the country. The Consent Decree(s) and Clean Water Atlanta program are a major determiner of how capital improvement dollars will be spent.



Evaluation of water distribution system, part of Clean Water Atlanta (CWA).



# Community Assessment - 5. Community Facilities and Services

## Sewerage System and Wastewater Treatment

### Service Area

The City of Atlanta’s wastewater treatment and collection system serves a geographic area of approximately 225 square-miles, including the City of Atlanta, as well as portions of Fulton, DeKalb and Clayton counties, and the cities of College Park, Hapeville, East Point and Sandy Springs. The Department of Watershed Management (DWM) operates and maintains the wastewater and collection system. The City of Atlanta’s service area is divided into three individual service areas, each of which is served by one of the City’s three permitted water reclamation centers (WRCs) (See Map 5-2).

The jurisdictions that are served directly by the City of Atlanta’s wastewater treatment facilities are known as interjurisdictional (IJ) partners as they pay for a portion of the facility and collection system costs (It should be noted that although a portion of the wastewater flow from Sandy Springs is treated at the City’s WRCs, Sandy Springs is served directly through Fulton County and is not an IJ partner with the City). Similarly, the wastewater services associated with the flow from the City of Atlanta to the Camp Creek Wastewater Treatment Plant and the R.L. Sutton Wastewater Treatment Plant are provided to the City by Fulton County. In this case the City of Atlanta is an IJ partner with Fulton County as the City of Atlanta pays a portion of Fulton and DeKalb County’s wastewater treatment facility and collection system costs.

### Wastewater System

The City of Atlanta’s wastewater collection and treatment system consists of multiple facilities and an extensive network of pipelines and tunnels. Key to this system are four water reclamation centers (WRCs), six permitted combined sewer overflow (CSO) facilities, sixteen pump stations, four administrative facilities and approximately 2,126 miles of water mains and pipes (See Map 5-3). The City owns and operates three permitted water reclamation centers – the RM Clayton WRC, the Utoy Creek WRC and the South River WRC. See Table 5-1 for a summary of their design capacity.

**R. M. Clayton WRC:** The RM Clayton Water Reclamation Center is located in northwest Atlanta. The facility provides tertiary treatment which includes the removal of both biological and chemical impurities and is designed to treat an average daily annual flow of 103 million gallons per day (mgd). The RM Clayton WRC discharges to the Chattahoochee River.

**South River/Intrenchment Creek WRC System:** The South River WRC is located in southeast Atlanta. The South River WRC receives wastewater from the Intrenchment Creek



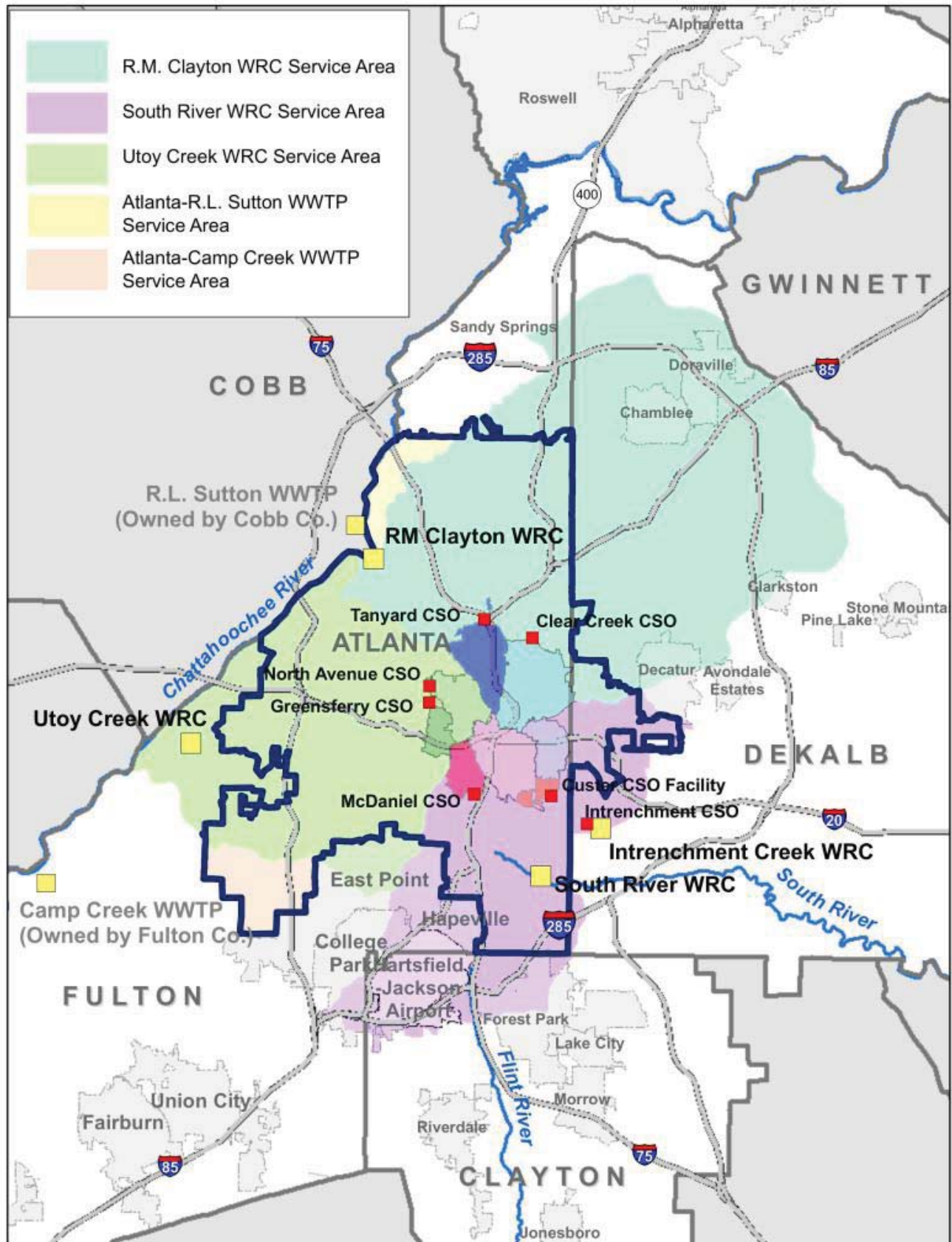
RM Clayton Water Reclamation Center



Entrance to the R.M. Clayton Water Reclamation Center.

<b>Water Reclamation Centers</b>	<b>Average Annual Daily Flow (mgd)</b>	<b>Maximum Monthly Capacity (mgd)</b>	<b>Peak Hourly Hydraulic Capacity (mgd)</b>
R.M. Clayton	103	122	240
Utoy Creek	36	44	90
South River	43	54	85

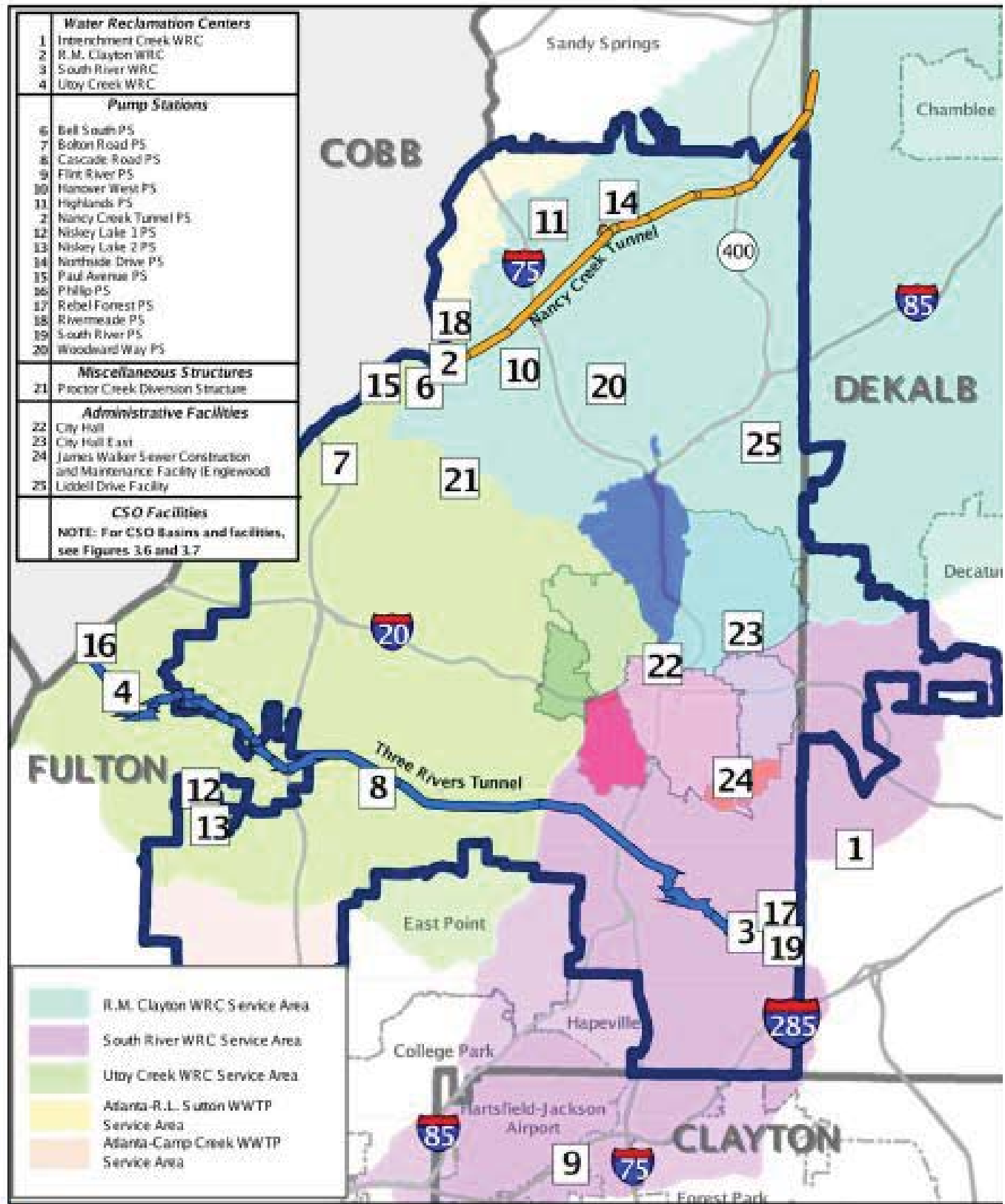
# Community Assessment - 5. Community Facilities and Services



Map 5-2: City of Atlanta Wastewater Treatment Service Area



# Community Assessment - 5. Community Facilities and Services



Map 5-3: City of Atlanta Wastewater System Facilities

## Community Assessment - 5. Community Facilities and Services



Utoy Creek Water Reclamation Center.



Utoy Creek WRC entrance.



South River Water Reclamation Center.

WRC as well as directly from the surrounding area. The South River facility provides tertiary treatment that includes the removal of both biological and chemical impurities and is designed to treat an average daily annual daily flow of 43 mgd. The South River WRC discharges to the Chattahoochee River via the Three Rivers Tunnel.

The Intrenchment Creek WRC is located in DeKalb County. The Intrenchment Creek WRC receives wastewater from the northern portion of the South River wastewater service area. The Intrenchment Creek WRC is designed to provide primary treatment and partial secondary treatment for an average annual daily flow of 23 mgd. Treated effluent from the Intrenchment Creek WRC is conveyed to the South River WRC via the Intrenchment Creek force main. Since the Intrenchment Creek WRC does not discharge to a river or stream, but rather to the South River WRC, the Intrenchment Creek WRC is permitted as part of the South River WRC system.

**Utoy Creek WRC:** The Utoy Creek WRC is located in south Fulton County. In addition to treating flow from the Utoy Creek service area, the Utoy Creek WRC can also receive wastewater from a portion of the RM Clayton service area via the diversion structure. The Utoy Creek WRC provides tertiary treatment that includes the removal of both biological and chemical impurities, and is designed to treat an average annual daily flow of 43 mgd. The Utoy Creek WRC discharges to the Chattahoochee River.

### Wastewater Collection System

The City's wastewater collection system consists of separate sanitary sewer systems and combined sewer systems. Where separate sanitary sewer systems exist, the sanitary sewers collect wastewater from homes, businesses, and industrial facilities and convey the wastewater to a water reclamation center. In this situation, stormwater (e.g. water from rainfall events, over-watering of lawns, car washing, etc.) is collected in stormwater pipes, which discharge the water into the closest receiving stream. In the case of combined sewer systems, wastewater is collected in the same pipe as the stormwater. Identical to a separate sanitary sewer system, during dry weather conditions and low-flow wet weather conditions, the flow is conveyed to a wastewater reclamation facility for treatment. During some wet weather events, however, the flow of stormwater into the pipes is sufficiently large that a portion of the stormwater and wastewater mixture is diverted to a Combined Sewer Overflow (CSO) facility. Approximately 19 square miles, in the densely populated center of the City, contains combined sewers. The remaining area of the City has separate wastewater and stormwater collection systems.

The City of Atlanta's wastewater collection system is comprised of approximately 2,126 miles of pipe. Of the City's 2,126 miles of collection system piping, it is estimated that there are 86 miles of combined sewers, 1,610 miles of separate sanitary sewers (exclusive of sewer lines serving the Hartsfield-Jackson Airport), 430 miles of service laterals in public rights-of-way and 8 miles of force main. The collection system is constructed of a variety of materials and ranges in size from 8 inch diameter pipe to large 11-foot diameter brick and concrete arch sewers constructed as part of the combined sewer system.

The City of Atlanta owns and maintains the collection system located within



## Community Assessment - 5. Community Facilities and Services

Atlanta's city limits including the portion of the City that lies within DeKalb County. The City owns the trunk lines (the major collection and transmission pipelines) and in general owns the laterals up to the edge of the right-of-way. At the edge of right-of-way, ownership of the lateral transfers to others, typically the property owner. The City's collection system is used to convey wastewater from the City's IJ partners to the City's treatment plants.

As noted above, the City's wastewater collection system contains 16 pump stations (excluding those that are located at the WRCs). The City's largest wastewater pump stations--Phillip Lee, Bolton Road, and Flint River have average daily flows of approximately 23, 18, and 6.5 million gallons respectively. The Rebel Forest Pump Station has the capacity to pump slightly over one mgd at its peak pumping rate. The remainder of the pump stations have average daily flows of less than 1 mgd. See Table 5-3X for the location of the City of Atlanta's wastewater pumping facilities.

### CSO Facilities

The City currently owns and operates six permitted CSO facilities and two regulators (see Table 5-2 and Map 5-4). The CSO facilities are grouped into the East Area CSO Facilities and the West Area CSO Facilities.

The West Area CSOs are those CSO's that discharge into creeks which are part of the Chattahoochee Basin. These CSO's include the:

- Clear Creek CSO Treatment Facility;
- Greensferry CSO Treatment Facility;
- North Avenue CSO Treatment Facility; and
- Tanyard Creek CSO Treatment Facility.

The East Area CSOs are those CSO's which discharge into creeks which are part of the Ocmulgee River Basin. The East Area CSO's include the:

- McDaniel Street CSO Treatment Facility;
- Custer Avenue CSO Treatment Facility; and
- Intrenchment Creek CSO Treatment Facility.

Other CSO assets include the:

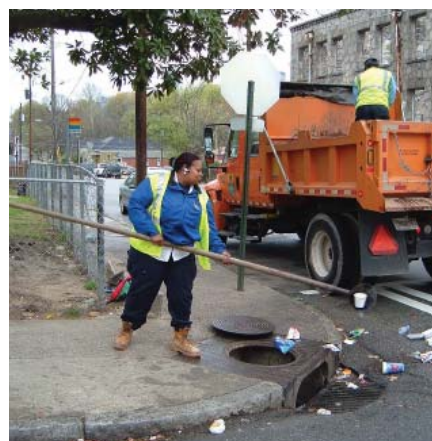
- Confederate Avenue CSO regulator; and
- Boulevard Avenue CSO regulator.

Unlike most other CSO systems in the United States, where combined sewer overflows discharge directly to the receiving streams, all CSOs in the City currently receive some form of treatment. See Table 5-2X for general information regarding these facilities.

All of the CSO's are similar in nature. During routine operation, incoming flow passes through the CSO enroute to a water reclamation center. If during wet weather conditions the capacity of one of the downstream interceptor is reached, the flow is diverted through the associated CSO treatment process which includes screening and/or disinfection depending on the quantity of flow.



Sand Filters at the RM Clayton Plant.



Cleaning a catch basin.



Department of Watershed Management work crews.





Map 5-4: City of Atlanta Combined Sewer Overflow (CSO)

#### West Area CSOs

The West Area CSO facilities are comprised of the Clear Creek, Greensferry, North Avenue, and Tanyard Creek CSO's. The Clear Creek and Tanyard CSO's dry weather flow is directed to the RM Clayton WRC. Discharge from the Clear Creek CSO is to Clear Creek via an open channel. Discharge from the Tanyard CSO is to Tanyard Creek via a concrete discharge channel that is approximately 0.8 miles long.

In the case of the North Avenue CSO and the Greensferry CSO, the downstream interceptors lead to the Diversion Structure which, depending on its operational setting, directs flow to either the RM Clayton and/or the Utoy Creek WRC. Discharge from the Greensferry CSO is to Proctor Creek, and

## Community Assessment - 5. Community Facilities and Services

Table 5-2: City of Atlanta CSO Facilities			
Facility Name	Dry Weather Discharge Location	Wet Weather Discharge Location	Discharge Basin
<b>West Area CSO's</b>			
Clear Creek	RM Clayton WRC	Clear Creek	Chattahoochee
Greensferry*	RM Clayton WRC	Proctor Creek	Chattahoochee
North Avenue	RM Clayton WRC	Proctor Creek	Chattahoochee
Tanyard Creek	RM Clayton WRC	Tanyard Creek	Chattahoochee
<b>East Area CSO's</b>			
McDaniel Street*	South River WRC	South River	Ocmulgee
Custer Avenue	Creek WRC	Creek	Ocmulgee
Intrenchment	Creek WRC	Creek	Ocmulgee
<b>East Area Regulator's</b>			
Boulevard	Creek WRC	CSO	Ocmulgee
Confederate*	Creek WRC	CSO	Ocmulgee
* These facilities were turned in to stormwater management facilities upon the completion of the CSO Abatement Improvement Plan. They now manage stormwater flows and do not provide any treatment.			

discharge from the North Avenue CSO is to a tributary of Proctor Creek via a 600-foot concrete culvert.

### East Area CSOs

The East Area CSO facilities are comprised of the McDaniel Street, Custer Avenue and Intrenchment Creek CSO facilities and the Boulevard and Confederate CSO regulators.

**McDaniel Street CSO Facility:** The McDaniel Street CSO differed from the City's other CSO facilities in that grit was removed from dry weather flow and the CSO facility included a 6 million gallon underground storage basin. During routine operation grit was removed before the flow is diverted into an interceptor that conveys the flow to the South River WRC. After the completion of the CSO Abatement plan, the CSO facility is used exclusively to manage stormwater flows and does not provide any treatment.

During wet weather flow, flow which exceeds the capacity of the interceptor is disinfected and screened at the CSO facility prior to capture and storage in the storage basin. Once the storm event passes, the stored flow is then returned to the sanitary system and conveyed to the South River WRC for further treatment. Flow that exceeds the storage capacity is disinfected and discharged to the North Branch of the South River.

**Intrenchment Creek CSO System:** The remainder of the East Area CSO facilities, i.e. the Custer Avenue and Intrenchment Creek CSOs and the Boulevard and Confederate CSO regulators, function as a system. The Boulevard and the Confederate Avenue regulators are similar to a CSO facility in that during dry



Clear Creek CSO Overflow Facility near Piedmont Park.

## Community Assessment - 5. Community Facilities and Services



weather, and low-flow wet-weather conditions, wastewater and stormwater that is collected in the combined sewer is conveyed directly to a WRC, in this case the Intr trenchment Creek WRC. During wet weather when the capacity of the combined sewer at a regulator is reached, the regulator diverts the flow to a concrete channel that conveys the flow to the Custer Avenue CSO. At the Custer Avenue CSO, the flow is screened and routed into the 34 million gallon Intr trenchment Creek CSO Tunnel which conveys the flow to the Intr trenchment Creek CSO. If the tunnel storage capacity is reached, excess flow is disinfected and diverted from the Custer Avenue CSO to Intr trenchment Creek. At the terminal end of the Intr trenchment Creek CSO Tunnel, the flow is pumped from the tunnel. During dry weather conditions flow that is pumped from the CSO tunnel is routed to the Intr trenchment Creek WRC for treatment. During wet weather conditions the flow is directed to the Intr trenchment Creek CSO where, depending on the level of flow, wastewater is screened, physically and chemically treated, and/or disinfected prior to being discharged to Intr trenchment Creek.

### CSO Abatement Improvement Plan

In an effort to minimize direct overflows to receiving water bodies during rain events, the City implemented a number of projects to “separate” its combined system into separate sanitary sewers and stormwater pipes. As part of this plan, additional pipelines were laid in the East CSO area such that the combined sewers in the Greensferry and McDaniel basins, and the Stockade sub-basin, were separated. Henceforth, these basins/sub-basins will have separate sanitary sewers and stormdrains. The Greensferry and McDaniel CSOs and the Confederate Regulator were converted to stormwater facilities. As a result, the number of permitted CSO overflow points will be reduced from six to four and the flow passing through the Custer Avenue and Intr trenchment Creek CSOs will be reduced. In the West Area CSO area, flow from the North Avenue and Tanyard Creek CSO facilities are discharged into the newly constructed West Areas CSO storage tunnel which conveys the flow to the West Area CSO treatment plant. The West Area CSO treatment plant provides a higher level of treatment for the combined stormwater/wastewater than is currently provided. In addition, the storage provided by the tunnel significantly increases the quantity of flow that receives full treatment.

### Administrative Facilities

In addition to its water reclamation centers and pump stations, the Department of Watershed Management utilizes multiple permanent and temporary facilities to support its water, wastewater and soon-to-be stormwater functions. The department faces considerable space shortages and maintenance facilities for both its water and wastewater operations are needed. These facilities include:

- Management of the SSES/Rehab program from locations near the Adamsville Pump Station on MLK Jr. Drive in southwest Atlanta;
- Facilities at 263 Decatur Street and on Garnett Street housing divisions of Environmental Protection & Engineering;
- An operations yard at Englewood Avenue; and
- Other locations at various pump stations and various water & wastewater



## Community Assessment - 5. Community Facilities and Services

treatment plants.

### City of Atlanta Growth and Development and Wastewater Services

- Level of Service and Adequacy of Facilities to Meet Future Needs

The level of service provided by the City's wastewater treatment and collection system ranges from good to poor. The wastewater reclamation centers have adequate capacity, the water discharged from these facilities routinely meet the facilities discharge requirements, and an extensive CSO Abatement Implementation Plan is well underway. Although wastewater is routinely conveyed from the City's customers to the WRCs, sanitary sewer overflows (SSOs) do occur, portions of the collection system need rehabilitation, and other portions of the collection system are capacity limited. To address both current and future needs, the City is currently involved in the extensive capital improvement program outlined in the 2011-2015 Capital Improvement and Short Term Work Program presented in the City of Atlanta 2010 Short Term Work Program - Wastewater Collection and Treatment. This plan is intended to address the City's long-term planning needs and is updated annually.

In addition, the Department of Watershed Management has recently developed a Watershed Master Plan. This Plan, also updated annually, would identify additional needs which are not addressed by the projects that have been identified to date. As the Watershed Management Plan is updated, additional review of the CDP will be performed to capture needs which may be different from those identified to date.

- The Ability of Wastewater Infrastructure to Direct Development Patterns

New development is dependent on the availability of both sewer capacity and wastewater treatment plant capacity. If the portion of the wastewater system to which the new development is to be connected is capacity limited, or if there is not adequate treatment plant capacity, development can not occur until these problems are resolved. As such, sewer capacity and wastewater treatment plant capacity can drive development patterns.

- Improving Wastewater Infrastructure Efficiency to Accommodate Future Development

Within the City's wastewater collection and treatment system, the primary component of the system that has the potential to be improved such that the efficiency of the system can accommodate future development is the Water Reclamation Centers. As the water reclamation centers reach their design capacity and/or as regulatory changes occur, modifications to the treatment processes will be required to maintain the plants within their discharge limits.

To eliminate sanitary sewer overflows (SSOs) and as growth and development occur, the capacity of pump stations and collection lines may need to be increased. Capacity issues throughout the City's wastewater collection system are being addressed as part of its Sewer System Evaluation and Survey (SSES), Rehabilitation and Relief Projects.

## Community Assessment - 5. Community Facilities and Services

- The Influence of Service Areas and Levels of Service on Future Development

Provisions for wastewater services is fundamental to development. Due to the extensive network of wastewater pipelines available throughout the City, the ability to connect to the wastewater collection system is generally not an issue. However along some lines, depending on the nature of the development, there might be a need to increase capacity of the pipes connecting to sewer lines. These issues are currently being addressed as they come up.

Providing wastewater service is a long-term proposition. As such, it is important that service areas remain intact. Wastewater infrastructure is expensive and is built well before the facilities it will serve. The up-front costs are high and take many years to recover. In order to incur such risk, wastewater collection and treatment service providers need to know that they have a stable service area. Without such assurance the financial viability of such organizations is at risk. Furthermore, the long-term planning and construction necessary to ensure that wastewater systems are expanded to align with the long-term development plans only makes sense if jurisdictions can plan for a continuing service area.

- The Impact of Service Area and Level of Service on Natural and Cultural Resources

Regardless of the service area, there are several ways in which wastewater collection and treatment facilities have the potential to impact natural and cultural resources. With respect to natural resources, the primary concern is the quantity and quality of the treated wastewater which is returned to receiving rivers and streams. Environmental impacts associated with wastewater spills and overflows are also of concern. With respect to cultural resources, the primary concern is the ability to supply wastewater services at the specific location of the cultural resource. As noted above, due to the extensive network of wastewater pipelines available throughout the City, the ability to connect to the wastewater collection system is generally not an issue.

Throughout Georgia, the quantity and quality of water in Georgia's rivers and streams is of concern. This situation is certainly no different for the City of Atlanta and the entire Atlanta Region. With respect to returning water to the basin from which it is withdrawn, the City of Atlanta is a leader. Since 1984 the Three Rivers Tunnel has been in place. This tunnel provides a mechanism for returning to the Chattahoochee River, water that is withdrawn from the Chattahoochee River and used in the Flint River and South River Basins. In addition, the density of the City of Atlanta and the small number of septic tanks located within the City minimize the consumptive use of water.

Each of the City's WRCs is operated under a National Pollution Discharge Elimination System (NPDES) permit. These permits include numerous operating requirements and specify the discharge limits for the City's WRCs. In addition to specifying discharge limits for the plants, these permits include specific requirements for reporting spills and addressing the causes of such spills. The City's high level of environmental performance is demonstrated



## Community Assessment - 5. Community Facilities and Services

by both its compliance record and its receipt of numerous awards for the performance of its Water Reclamation Centers.

- Directing Development Patterns through Wastewater Facilities

For development to occur, wastewater collection lines and the treatment facilities must have adequate capacity to receive the wastewater generated by the new development. As such, the planning and development of wastewater systems should be closely coordinated with land use and the desired development patterns. The more accurately the location and quantity of wastewater demand are determined, the more efficiently the wastewater system can be designed and constructed, and the less frequently the wastewater system will constrain development. Within the financial constraints of the service provider, the desired development pattern within the service area should drive the development of the wastewater supply system, not the other way around.

## Stormwater Management

### Service Area

The City of Atlanta's stormwater service area is the City of Atlanta boundary, which consists of a geographic area of approximately 132 square miles. Although the City's stormwater service area includes the entire City of Atlanta, the City of Atlanta is not responsible for the entire stormwater system within Atlanta's city limits. Rather, the majority of the stormwater system is privately owned.

### Definition of Atlanta's Stormwater Assets

The City manages two broad types of stormwater assets:

- Combined Stormwater and Sanitary Sewers Assets: These are primarily limited to an 11 square mile area within the downtown business district where stormwater flows into a combined sewer system and is transported to the City's Water Reclamation Facilities for treatment along with the sanitary waste stream (see Sewerage System and Wastewater Treatment)..
- Separate Stormwater Assets: These assets are designed primarily to remove stormwater runoff and direct flow into the City's network of streams.

The stormwater assets in the combined area are considered to be part of the City's waste water collection and treatment system and are not addressed further in this section.

In order to understand the scope of the City of Atlanta stormwater management assets, it is necessary to define the existing stormwater infrastructure system. Most of the existing stormwater infrastructure has been developed for the benefit of private properties (an estimated 65% of the total stormwater infrastructure) and is not dedicated to public use. This means that the City does not have an easement, legal right or duty to access such structures; and, such improvements to private property at public expense are prohibited under the Georgia Constitution.

This distinction between public and private stormwater infrastructure is reflected in the City of Atlanta Code of Ordinances, Part 15-07.004 of the Land Subdivision Ordinance, which requires the following statement to be included on a final subdivision plat maps:

(h)(3) Drainage statement: Storm drainage facilities shown on this plat are necessary for the proper drainage of the subdivision. The City of Atlanta will not be held responsible for erosion or overflow caused by the storm drainage facilities or natural drainage conditions nor responsible for extensions of storm drains. (Code of Ordinances, Part 15-07.0004.)

Further, the City of Atlanta also only has jurisdiction over stormwater infrastructure that is municipally-owned and does not include systems installed



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Flooding along the right-of-way.



Flooding in the right-of-way.



Flooding in the right-of-way.

to facilitate travel along state and federal roads and highways. Typically, the MS4 includes infrastructure that:

- Is located within the City of Atlanta's right-of-way along municipal roadways; or
- Discharges directly to or through a municipally-owned stormwater outfall; or
- Has been formally deeded to the City of Atlanta; or
- Was constructed by the City of Atlanta; or
- Is located on private property and for which a formal easement has been recorded.

Only about 35% of stormwater infrastructure within the City of Atlanta is dedicated to public use and has been constructed to drain water from municipal streets. These structures are dedicated to public use under Georgia law, Title 44. Under Title 32, municipalities are responsible for maintaining the municipal street system in a condition reasonably safe for travel in the ordinary mode. Thus, historically, stormwater infrastructure within the right-of-way has been designed and maintained to protect public safety in the transportation corridors by efficiently and effectively removing water from the right-of-way and not for the purpose of protecting receiving waters.

The City of Atlanta's MS4 systems also has another unique condition, relative to neighboring Metro Atlanta cities and counties. No other metro area jurisdiction has a combined sanitary and stormwater sewer system to manage wastewater for a major portion of its jurisdiction. The combined system has been serving the urban core since the 1890s. Subsequent development of the City occurred on top of the combined sewer area. In August 2007, the City of Atlanta completed separation of the sanitary and stormwater sewers in those sewersheds where such separation was feasible, which included Greensferry, Stockade and McDaniel.

The remaining combined sewer system collects and transports sanitary wastewater and stormwater runoff to the City's water reclamation centers for extensive treatment prior to being discharged to the Chattahoochee River. Management and control of stormwater through the combined sewer is managed under the NPDES discharge permits issued to the water reclamation centers under their respective permits. As a result, the combined sewer system is not part of the City's MS4.

### Stormwater Facilities

From a practical sense, stormwater management can be thought of as managing water which runs off of the land. Using this broad definition, the stormwater system is synonymous with the system that is used to manage surface water. Within the City of Atlanta, this system includes portions of fifteen drainage basins, including the land and all of the structures constructed on the land. It includes all water bodies and waterways. It also includes the structures and piping used to convey and manage this water. The City of Atlanta is responsible for only those components of the system that are owned by the City as described above; either because they are located within the City's right-of-way; or, which have been constructed by others, dedicated and accepted by the City. These components are estimated to comprise less



## Community Assessment - 5. Community Facilities and Services

than thirty-five percent of the total stormwater system.

Portions of the City are served by a combined sewer system (e.g. a system that manages both stormwater and wastewater flow). In general, the City of Atlanta considers its combined sewer system to be a part of its wastewater system. (For further information on the combined sewer area and the associated facilities see the Sewerage System and Wastewater Treatment section of this document.)

### Level of Service and Adequacy of Facilities to Meet Future Needs

Currently there are numerous functions being performed throughout the City that apply to stormwater management. Such functions include:

- Land use planning;
- The development and enforcement of site development requirements;
- The development and enforcement of erosion and sedimentation control requirements;
- River and stream monitoring;
- Implementation of the CSO Program;
- Street sweeping; and
- Outfall monitoring.

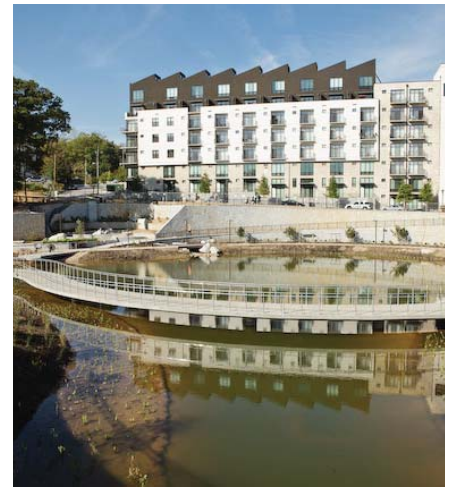
At the present time, however, the City does not have a program to address stormwater management in an integrated fashion that facilitates development while promoting the protection of the City's watersheds. It does not have a dedicated funding source for maintaining the City's existing infrastructure, developing new stormwater infrastructure and ensuring that the City stays on top of the ever-increasing stormwater compliance requirements.

To address this need, the City completed the development of a Stormwater Implementation Plan in August 2009. The purpose of this project was to define the resources necessary for the City to implement a Stormwater Management Program and to establish a designated funding mechanism for the program. At a minimum, the Stormwater Management Program will ensure that the City's existing infrastructure is properly maintained, that stormwater compliance requirements are met, and that the City will move forward at a limited pace to develop an integrated program that addresses stormwater management and watershed protection. Adoption of a dedicated funding source and development of a formalized stormwater management program is anticipated, pending adoption by the Atlanta City Council and the Mayor.

### City of Atlanta Growth and Development and Stormwater Management

- The Ability of Stormwater Infrastructure to Direct Development Patterns

There are numerous ways that stormwater infrastructure can be used to facilitate development and resolve problems associated with development. In general, however, stormwater infrastructure is not a good tool for directing development patterns. Rather, the desired pattern of development should be determined and the mechanism(s) for managing the stormwater resulting



The new Historic Old Fourth Ward Park will also serve to detain stormwater.



## Community Assessment - 5. Community Facilities and Services

from such development should be identified and implemented.

- Improving Infrastructure Efficiency to Accommodate Future Development

Stormwater infrastructure can be used in many ways to facilitate development. It can be used to facilitate flow, impede flow, store flow, or treat flow. Regardless of how the infrastructure is used, it is important that the stormwater management system be looked at as a whole. Components of the stormwater system that are not typically considered to be stormwater infrastructure (i.e. land surfaces, rooftops, streets, watercourses and water bodies) should be considered, as well as the impact of changing various components of the system. Increasing the size of a culvert to prevent upstream ponding may be a bad solution if it causes the erosion of a streambank below.

It should be noted that stormwater management includes more than managing stormwater flow. It includes land use planning and the definition and enforcement of development requirements. It includes facilitating infiltration and finding ways to prevent the contamination of surface water flow. Such programs are part and parcel of effective stormwater management, and are most productive when considered as a whole in conjunction with the desired patterns of development and the management of the stormwater which will result from such development.

- The Influence of Service Areas and Levels of Service on Future Development

Successful stormwater management is key to developing a safe, healthy, comfortable, convenient and aesthetic environment. As such, the level of stormwater services provided has tremendous potential to impact the quality of development. The extent to which land use planning, site development, and stormwater programs are thoughtfully developed, integrated, executed and enforced, will directly impact the degree to which negative stormwater effects are mitigated, reduced, controlled, and eliminated.

Stormwater impacts begin with small localized effects and coalesce into large effects that affect entire river basins. As such, the effects of stormwater runoff from upstream areas that are located outside of a stormwater service area cannot be separated from the effect of stormwater impacts that are generated within the service area. Coordination across service area boundaries--especially jurisdictional boundaries that cross watersheds--is needed to maximize the benefit of stormwater programs. In some cases, without such coordination, significant results cannot be achieved regardless of the efforts of the downstream entity.

- The Impact of Service Area and Level of Service on Natural and Cultural Resources

Stormwater is a natural resource and impacts natural resources. Stormwater feeds Atlanta's rivers and streams. It waters the earth and nourishes plants and animals. It is fundamental to habitats and has the potential to provide tremendous aesthetic beauty and recreational value. Stormwater also erodes

## Community Assessment - 5. Community Facilities and Services

soil and transports pollutants. It roars through rivers and streams eroding banks and changing watercourses. It ponds in inconvenient places and causes flooding. For these reasons, stormwater management programs, depending on the level of service provided, have considerable potential to protect natural resources.

The impacts of stormwater on cultural resources are the same as the impacts of stormwater on natural resources with the exception that concerns regarding cultural resources are generally directed toward protecting the specific site at which the cultural resource is located. If the cultural resource is a public facility, removing stormwater to prevent unsafe or inconvenient conditions is also of concern.

- Directing Development Patterns through Stormwater Management

Successful stormwater management is vital to successful development. The long-term success of development depends on successfully managing stormwater. As such, the vision for development and the stormwater management programs necessary to facilitate such development should be considered as a whole.



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### Public Safety

The Atlanta Police Department (APD), Atlanta Fire Rescue Department (AFR), Department of Corrections, and the Atlanta Fulton County Emergency Management Agency (AFCMA) are responsible for the maintenance and effective delivery of public safety services in the City of Atlanta. AFCMA is a joint cooperative effort between the City of Atlanta and Fulton County responsible for the Emergency Operations Plan.

Public safety policies focus on engaging the whole community in building and sustaining a safe, fear-free environment. The City's policies embrace crime reduction, community policing, the reduction of response time for emergency vehicles, creating more public/private community safety partnerships, and better coordinating public safety efforts. Projects include the creation of and improvements to fire, police and emergency management facilities, and communication systems. Atlanta Police Department programs include Command Operations Briefing to Revitalize Atlanta (COBRA), Violent Crime Impact Team (VICIT), Community Oriented Policing Services (COPS), Weed & Seed, and participation in downtown's Interagency Law Enforcement Group (ILE) and numerous citizen initiatives.



The City of Atlanta Public Safety Headquarters in downtown.

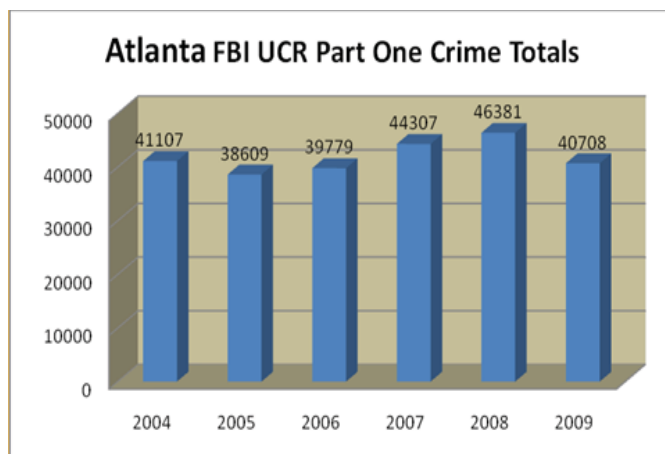
### Atlanta Police Department

The City of Atlanta Police Department (APD) provides services to City residents, businesses and visitors citywide. The Police Department also provides service in all areas that are not policed by another law enforcement agency such as the Georgia State University Police, MARTA Police, Georgia Tech University Police, and the Atlanta University Center. APD works with these agencies on issues of mutual concern.

The APD continues its emphasis on crime reduction by combining aggressive crime-fighting strategies and problem-solving capabilities, and other crime-fighting initiatives to prevent crime and improve the quality of the life in the City. The Police Department performs at a high level of service in responding to calls for service, arresting criminals, and solving crimes. Table 5-3 shows the level of crime from 2004 to 2009. "Part I Crimes" are the major crime categories identified by the FBI. Part I Crimes have been steadily decreasing, 2005 and 2006 had the lowest crime totals since 1969. Notwithstanding, the Police Department plans to continually improve its service delivery strategies.

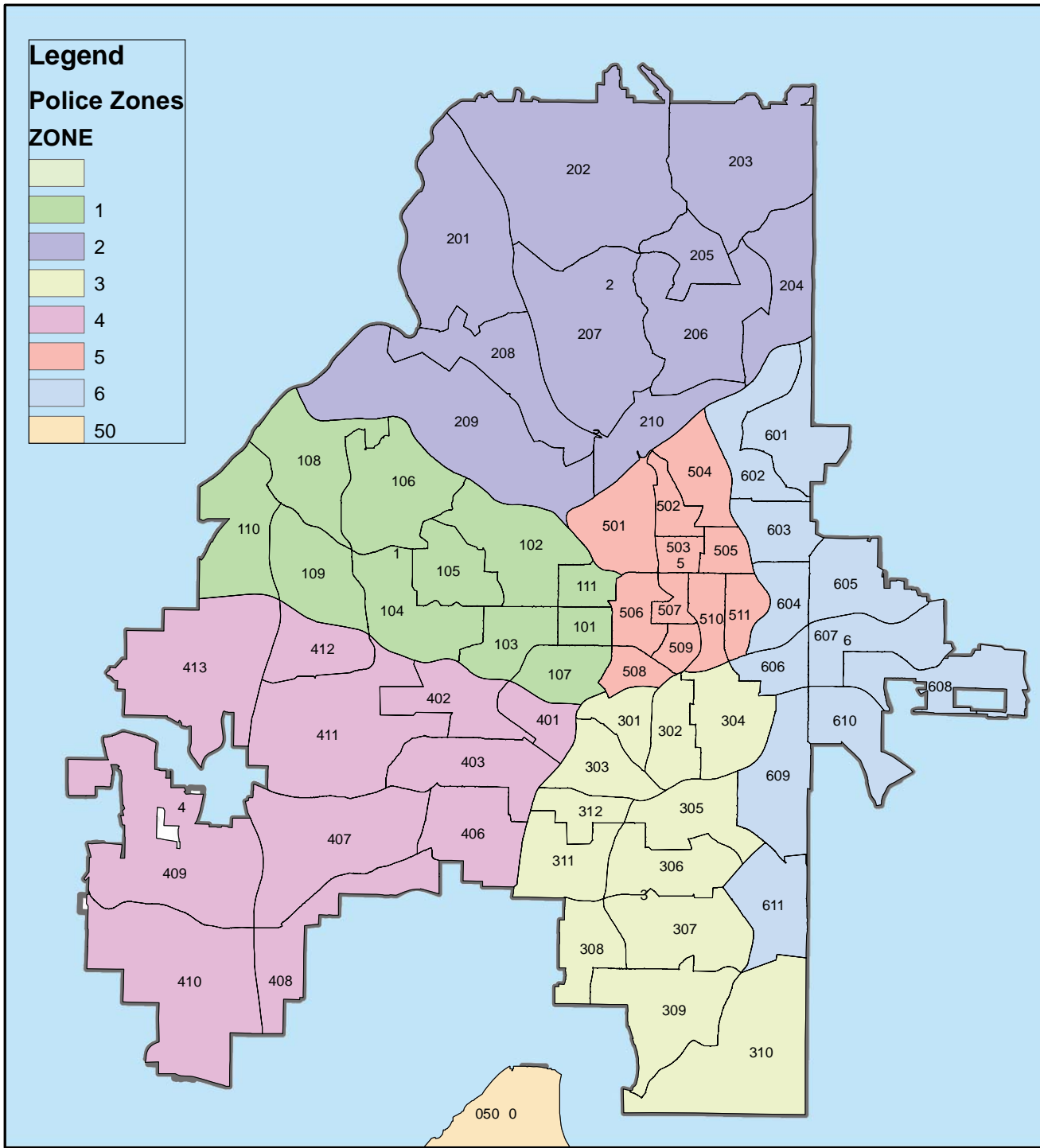

### Facilities

Services are managed and supported through the Public Safety Headquarters, six patrol precincts, 19 mini-precincts, the training facility, the airport, the Public Safety Annex building and other APD facilities. Each precinct is responsible for a police patrol zone. Twelve mini-precincts are located throughout the City

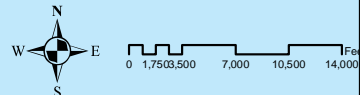


Source: APD Tactical Crime Analysis Unit

Table 5-3: Atlanta Part 1 Crimes 2004-2009

**Atlanta Police Department  
 Police Zones and Beats**



**2011 CDP**

Map 5-5: Atlanta Police Department Zones and Beats



## Community Assessment - 5. Community Facilities and Services

(see Map 5-5 and Table 5-4).

A major project for the Department involves the development of a new crime lab that will be co-located at the Public Safety Annex building. This project is expected to be complete and to be occupied by the end of 2011.

Zone	Street Address	Facility Type	Phone
1	2315 Bankhead Hwy NW	Zone One Precinct	404-799-2488
1	612 Magnolia St. NW	Zone One Investigative Unit	404-658-6486
2	3120 Maple Dr. NW	Zone Two Precinct	404-848-7231
2	3393 Lenox Rd	Zone Two Mini	404-467-8061
2	3129 Maple Dr. NW	Zone Two Investigative Unit	404-658-6636
3	215 W. Lakewood Way	Zone Three Mini	404-230-6104
3	880 Cherokee Ave SE	Zone Three Precinct	404-624-0674
4	1125 Cascade Cir SW	Zone Four Precinct	404-756-1903
4	3565 Martin L King, Jr. Dr.	Zone Four Mini	404-505-3131
5	220 Spring St.	Zone Five Main/Foot Beat	404-658-6445
5	94 Pryor St SW	Zone Five Underground	404-658-6364
5	190 Marietta St.	Zone Five CNN	404-658-7830
5	1380 Atlantic Station	Zone Five Midtown	404-249-1793
5	220 Spring St.	Zone Five Investigative Unit	404-658-6636
6	2025 Hosea L. Williams Dr.	Zone Six Main	404-371-5002
6	1166 Euclid Ave.	Zone Six Mini	404-371-6554
6	2025 Hosea L. Williams	Zone Six Investigative Unit	404-373-5331

### Programs and Initiatives

#### Crime Reduction

- **COBRA:** The command staff of the Atlanta Police Department gathers weekly to review crime statistics, identify problems, and develop crime reduction strategies. COBRA is the backbone of APD's crime-fighting efforts. Central strategic direction of the Department is stronger, with specific responsibilities, clear performance measures, and strict accountability. This process is possible because recent technological improvements have made crime data much more quickly available and thorough. Analysis of the data has become much more efficient through automating the tabulation and mapping processes. Having top command staff, patrol commanders, investigation commanders, and crime analysts together for the discussion promotes cooperative and effective solutions to problems. The APD will stream audio/video via its Intranet to all APD worksites (real-time).
- The Atlanta Police Department coordinates with all neighboring law enforcement agencies and jurisdictions: Federal, State, local law enforcement, and the Fulton County District Attorney. These partnerships allow the APD to develop effective joint crime fighting strategies.
- **Gun Reduction Strategy:** Weapons-related violence remains a serious concern. As a result, the APD is participating in a multi-faceted approach



The City of Atlanta Public Safety Annex on D.L. Hollowell Pkwy.

## Community Assessment - 5. Community Facilities and Services



APD Zone One Precinct.



APD Zone Four Precinct.



APD Helicopter over downtown.

to reduce gun violence by decreasing juvenile demand for guns and/or decreasing the supply of guns to youth. In conjunction with the U.S. Bureau of Alcohol, Tobacco and Firearms (ATF), the Department seeks to systematically trace every gun confiscated in order to identify patterns of high-risk dealers and to increase enforcement. The Department has implemented a street-level interdiction project, targeting enforcement of laws that prohibit carrying of firearms by juveniles and convicted felons in order to reduce violent crime in the City. The project targets any type of firearm violation, with ATF tracking the weapon to find its source. Through the FACE 5 program, repeat offenders face an additional five years in Federal prison. The Gun Unit Investigators make community presentations about the importance of properly storing firearms called, "Safe Storage Campaign". The APD is also represented on the violent crime impact team (VICT). Initially, this team was focused on the occurrence of violent crimes in two patrol zones; however, the team currently moves throughout the city to work where it is needed.

- **Gang Strategy:** The Gangs Unit was formed to investigate and prevent gang violence. The Department works actively with the Bureau of Alcohol, Tobacco and Firearms (BATF), FBI, state and local jurisdictions to reduce gang activity. Within the Department, Field Investigation Teams and the Intelligence Unit continue to cooperate closely in areas of gang activity.
- **Community Policing:** The Community Services Division has been created and will work closely with the Citizens of Atlanta. The reorganization combines the Airport, SOS, COPS, PAL, and the Crime Prevention Unit under a single command. Although community policing is spearheaded by the Atlanta Police Department, partnerships are required with other departments of the City government and community resources to effectively address many of the underlying causes of crime and violence. Components within the Police Department include citizen advisory councils, foot patrols, "park-and-walks," bicycle patrols, police security inspectors, mini precincts, Project Safe Neighborhood, Operation Weed and Seed, and zone level community outreach programs. In support of community policing, the Department is developing and communicating better information on communities and their problems through technological innovations.
- The Community Affairs Liaison informs the community constituents of crime issues, safety awareness, etc. They ensure effective communication and cooperation between APD and the community. The Liaison coordinates activities to help maintain a high morale within the community and APD. The Liaison increases the quantity and quality of police-citizen interactions and enhances the capacity of the police to engage in problem-solving partnerships.
- **Hispanic Liaison:** The APD has researched the City's communities with limited English proficiency (LEP) and found a significant population of Spanish-speaking residents and visitors who do not speak fluent English. The newly appointed Hispanic liaison officer meets with the



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community to resolve issues. Information and forms that are critical to a citizen are being translated into Spanish, and the Department is seeking funding to support in-house Spanish translators.

The Police Department operates the Citizen's Police Academy to provide positive interaction between community leaders and the police by educating them about the crime issues, how the police are trained and directed to reduce crime, and what the community can do to prevent crime. The curriculum for the program also includes demonstrations by specialized patrol units such as the helicopter, motorcycle, mounted patrol and K-9 units.

The Police Department actively works to keep public areas safe for citizens and visitors. The Department maintains a strong program of Neighborhood and Business watches. These programs keep the businesses and residents focused on the safety of the area. Business Watch programs encourage business people to be alert to suspicious circumstances and to take crime prevention steps.

### Initiatives to Address the Needs and Challenges of Atlanta Youths

The Atlanta Police Department, in partnership with the community and other social service providers, offers Atlanta's youth alternatives to violence, drug usage, and other criminal activities as well as initiatives aimed at helping youths to make good life choices. Expansion of the Police Athletic League (PAL) program has included not only athletics, but also academic and life skill initiatives.

The Department continues its truant efforts to reduce the likelihood of juveniles becoming crime victims or perpetrators and to reinforce the schools' efforts at education. The Field Operations Division (FOD) commander assigns one officer to a truant detail in each police zone. The truancy program includes the cooperative efforts of the Atlanta Police Department, the Atlanta Public Schools, MARTA, Juvenile Court, and the Atlanta Housing Authority. In addition, the Department enforces the curfew ordinance for children under sixteen to protect the children and reinforce the role of the parents.

- **CADET Program:** This CADET program gives Atlanta's youth exposure to the APD and its operations. Many of the children are interested in becoming police officers. Some of the Cadets are from low-income families. Their ages range from 16 to 20. One group of Cadets works with the APD from March through June, in a part-time capacity. These cadets are in high school and are eligible to leave early each day. The cadet summer program starts June 1<sup>st</sup> and ends July 30<sup>th</sup>. This group works 40 hours per week and they are assigned to various work locations within the department. The police department helps them develop good work habits, discipline and character.
- **G.R.E.A.T. Training:** (Since 2009) Gang Resistance and Education Training: Law enforcement, local educators, and community leaders supported by funding from the U.S. Bureau of Alcohol Tobacco, Firearms and Explosive (ATF) developed the G.R.E.A.T Program in



APD officers at a festival in Piedmont Park



Zone Five Precinct at Underground



APD Zone 6 mini Precinct in Little Five Points, NPU N.



## Community Assessment - 5. Community Facilities and Services

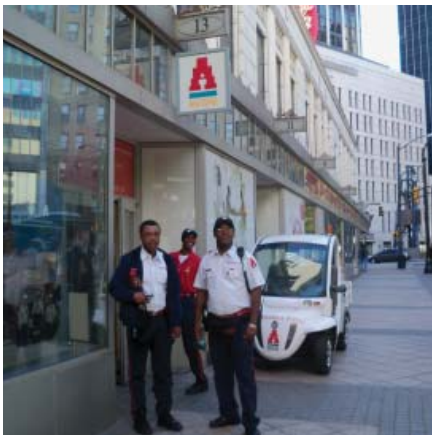


APD mounted police in downtown.

1991. The *G.R.E.A.T* program provides a school-based program that includes classroom instruction and various learning activities. The instruction of life skills is the foundation of the program. The skills based approach addresses three domains of learning: cognitive, behavioral, and affective. The program produces attitude and behavioral changes through a combination of skills training, cooperative learning, discussion and role playing. Such programs stress interactive and skills-building activities. Information alone has not been found to have an impact on behavior unless combined with discussion, time, experiential practice, role-playing and homework to solidify behavioral change.

### Maintain Police Visibility Downtown

Police visibility tends to reduce the community perceptions of fear and crime. The Atlanta Police Department will maintain the visibility of police officers downtown through the two programs listed below.



Downtown Ambassadors provide security in Downtown Atlanta.

- **COMNET:** is a radio communications network between the Atlanta Police Department (APD) and private security agencies. The scope of participation now includes college and university police departments, federal law enforcement agencies, and the Downtown Improvement District (DID) Ambassadors. This project enhances the safety of Central Business District streets by enabling participants to communicate directly with the Atlanta Police. Currently COMNET is operating throughout the city and has grown from ninety members in 1995 to over one hundred eighty members.
- **Downtown Improvement District (DID):** Through the DID, non-residential downtown building owners pay a special property tax assessment for additional security through the Ambassador program, overseen by a board of property owners with City participation, and a contract with the City to enhance the existing level of police service.

### Aggressive Recruiting to Fill Vacancies

At the end of 2009, the Atlanta Police Department had 1,656 police officers in all ranks, a 28.5% increase since 1999. The Department also experienced an 8.45% attrition rate in 2009 as compared with 10% in previous years. In 2010, the Department received 100 new police officer positions. A new Webpage was launched and it allows individuals seeking employment as an Atlanta Police Officer to complete the application online at <http://www.joinatlantapd.org/>



New APD recruits in training.

### Enhance the Quality of Police Service through the Improvement in Technology

- **CJIS (Criminal Justice Information System):** The City's Department of Information Technology (DIT) is integrated with ICIS and is the cornerstone for sharing crucial information about all types of incidents between police, corrections, and Municipal Court. It provided the ability to track an incident from the initial call through completion of



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the court action at the City level.

- **Crime lab:** The Police Department's Crime Lab supplements the services of the Georgia State Crime Lab, giving priority to critical and time sensitive cases within the APD. Currently, the APD Crime Lab analyzes suspected marijuana and conducts certain ballistics tests. As funding becomes available for staff, training, and equipment, the lab will add the testing of other suspected drugs, a wider range of ballistics tests, and similar services. More timely information for investigators will lead to more successful investigative outcomes.
- **Laptop Computers:** The Police Department replaced software that officers use in their patrol cars to write incident and accident reports. The new ICIS software not only supports incident and accident reporting, but also supports production of citations electronically and provides for the management of the investigation of cases. Besides saving officers time in report writing, the laptop computers also provide better controls for a higher quality of information, support faster electronic processing of reports, and reduce paper handling. The mobile patrol officers recently received 70 new laptops to enhance their report writing efficiency.
- **Computerized Mapping:** Computerized mapping has significantly improved the Department's ability to electronically map and analyze crime data, for more effective deployment of resources and analysis of crime patterns. The Department will continue to develop its crime analysis capabilities to provide better information to officers, investigators and managers.
- **Networking:** The Department has created a Web page to share information with other agencies and the community and will continue to expand the available information through the Internet and internal networks.
- **Social Media:** *Facebook* and *Twitter* allows the police department to communicate (real-time) important law enforcement related activities that impact Atlanta's communities.
- **Automatic Vehicle Locators** will allow the dispatchers to have real-time information about the whereabouts of each patrol vehicle to improve operational dispatch efficiencies and patrol officer safety.

The Department has electronically networked all police facilities via the City's Wide Area Network (WAN). This connection enables police employees with the correct security codes to inquire into a variety of databases in support of ongoing investigations.

### Emergency-911

The goal of the E-911 Center is to answer all calls within 10 seconds in accordance with National Emergency Numbers Association (NENA) standards. Atlanta's new E-911 center is an all digital (one of the country's first) public



APD Mounted Police facility

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Park Atlanta is responsible for parking meter and permit parking enforcement.



Park Atlanta enforcing the residential permit parking in Midtown.

safety call center that provides 911 telephone services to the citizens of Atlanta. The center is located in a nondescript building that was designed exclusively to provide secure and highly redundant technology capabilities for the E-911 call takers and dispatchers who work in this facility. Through the combination of this leading edge facility and all-digital technology APD is able to provide reliable E-911 services.

### Partnerships with Other Agencies

The Department continues to maintain and increase its partnerships with other agencies, in law enforcement, public safety, criminal justice, and social services. The Department participates in numerous interagency task forces targeted on particular problems. Continued cooperation between federal, state, and other law enforcement agencies, such as a joint task force between the DEA, FBI, Customs, ATF, and APD is essential to effective law enforcement. Moreover, the Police Department established a partnership with the Midtown Improvement District. Midtown has created a supplemental police patrol, hiring off duty police officers.

### Park Atlanta

Park Atlanta is responsible for parking meter enforcement within the City of Atlanta. Off-duty Atlanta Police Officers are hired to assist with the parking enforcement efforts in the City.

### Vehicles for Hire Regulation

The Section of Taxicabs and Vehicles for Hire is an important component of the Atlanta Police Department. It is responsible for the enforcement of the Vehicles for Hire Ordinance to ensure safe, courteous, and professional service for the visitors to the City, as well as for residents. The operation of the Section consists of three distinct but interdependent functions:

- Licensing and permitting of the industry's companies, vehicles, and drivers;
- Enforcement of City ordinances governing vehicles for hire service delivery; and
- Providing a liaison between providers of services and users.

The Vehicles for Hire Section issues permits and routinely inspects the taxicabs and horse-drawn carriages for compliance with City ordinances regarding inspections, insurance, and operator permit validity.

### City of Atlanta Growth and Development and Police Services

- Level of Service and Adequacy of Facilities to Meet Future Needs

The priorities of the Atlanta Police Department will be to reduce crime, expand its Community Policing Initiatives, and to further develop technological tools in support of policing. Resources, however, are expected to rise at the same rate as needed; therefore, increased cooperation between the public and private sectors will intensify. The Department will continue its extremely



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competitive recruiting efforts to attract new recruits. In addition, development and implementation of strategies to address special events and diverse international and cultural issues will have an impact on the Department's resources.

There are several APD facilities that need to be refurbished or rebuilt. They are listed in the 2011-2015 Capital Improvements Program (CIP) and Short Term Work Program (STWP) but exceed APD's available resources. The Training Academy needs a new facility, including a driving track. While listed in the CIP-STWP, this project exceeds the funding available. However, the fire department is equally impacted by the need to rebuild or refurbish their fire training academy. A combined training facility is under consideration by both departments. The Department provides for the maintenance of its facilities and has a strategy in place for the location of replacement facilities. Approximately 1/3 of the desktop and in-car laptop computers need replacement. Some new laptops are standing by for new software.



APD firing range needs to be upgraded.

The Police Department answers a large volume of calls from the public promptly and effectively and has reduced crime to historically low levels. Improvement is always possible by providing more patrol officers, investigators, support staff, and technology to further reduce crime and the fear of crime:

- Improving Infrastructure Efficiency to Accommodate Future Development

The Police Department needs to evaluate major new developments, such as the redevelopment of Ft. McPherson, for their impact on police workload, calls for service and crimes.

- The Influence of Service Areas and Levels of Service on Future Development

The Atlanta Police Department will experience changes brought about by developments in society, in the economy, and in technology. The City's population growth and the thriving development of some areas that pose new challenges for the police force. The Police Department continually evaluates major new developments in the City for their impact on police workload: calls for service and crimes. For example, developments such as Atlantic Station and annexations in SW Atlanta increase the demand on police services. Increase in traffic congestion also has an impact on police services delivery within the City.

A beat redesign proposal is being developed in an effort to improve the police department's operational efficiencies. The proposal centers on balancing the workload among the busier beats and zones. The City currently has 66 beats and is proposing 78 beats to achieve more adequate services to the citizens.

The Police Department generally is not involved in evaluation of existing development patterns and proposed major new developments. It would be helpful to crime reduction if the police perspective was included. The APD's Community Services Unit can work closely with the Office of Buildings and Planning in the Department of Planning and Community Development to

## Community Assessment - 5. Community Facilities and Services

promote crime-reducing designs. The police department has the City's 2030 forecasts and will use them in making long-range plans.

- Directing Development Patterns through Police Services

While abandoned structures provide opportunities for redevelopment, they also harbor narcotics dealing, prostitution, and other crimes. Police officers work actively with Office of Building and Code Compliance inspectors to secure or demolish abandoned structures.

Social and economic patterns have enormous impact on crime rates and fear of crime. The Department works with community leaders and with other agencies that have responsibility in education, housing, homelessness, child welfare, drug treatment, and other social services to help individuals solve problems that may otherwise result in criminality. The Weed and Seed Project works with at-risk communities to strengthen the social ties that discourage criminals from operating within the defined areas within the city.

The Police Department actively works to keep public areas safe for citizens and visitors. Business Watch programs encourage business people to be alert to suspicious circumstances and to take crime prevention steps.

### Homeland Security

The APD Homeland Security Unit (APDHSU) is tasked with conducting threat, risk, and vulnerability assessments. APDHSU has conducted threat assessments for various events in the City and has started conducting vulnerability assessments on the City's critical infrastructure. The Unit has identified 85 sites that it considers critical infrastructure and has conducted vulnerability assessments on 27 of those sites; however, 7 of the assessments are over 5 years old and need to be updated. The sites are all listed in the US-DHS ACAMS system.

Atlanta's Homeland Security Mission is to enhance local and regional preparedness and ensure a coordinated local, state and federal response to future acts of terrorism in the City of Atlanta; to act as a clearinghouse to receive federal grants for Homeland Security training and equipment and allow the participating organizations to coordinate their activities and pool information. The Homeland Security mission within the City of Atlanta is to develop and coordinate the implementation of a comprehensive strategy to prevent, when possible, prepare for, respond to and recover from terrorist threats or attacks. The Homeland Security Director will coordinate the executive branch's efforts in the City of Atlanta

### The National Strategy for Homeland Security

The first National Strategy for Homeland Security was published in July 2002 which established three objectives:

- Prevent terrorist attacks within the United States;
- Reduce America's vulnerability to terrorism; and
- Minimize the damage and recover from an actual attack.



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The National Security Strategy adopted in 2010 by President Obama established the following objectives:

- Defeat terrorism worldwide;
- Strengthen our Bio and Nuclear Security;
- Improve intelligence capacity and information sharing;
- Ensuring a secure global digital information and communications infrastructure;
- Promote the resiliency of our physical and social infrastructure;
- Pursue comprehensive transborder security; and
- Ensure effective incident management.

Of these objectives, that National Strategy for Homeland Security focuses its functions into six critical mission areas:

- Intelligence and warning;
- Border and transportation security;
- Domestic counterterrorism;
- Protecting critical infrastructure and key assets;
- Defending against catastrophic threats; and
- Emergency preparedness and response.

The Federal Bureau of Investigation defines terrorism as the “unlawful use of force or violence against persons or property to intimidate or coerce a government, the civilian population, or any segment thereof, in furtherance of political or social objectives.” Perpetrators of terrorist attacks can be domestic based as well as of foreign origin. According to the U. S. Department of Homeland Security Strategic Plan, our Nation faces threats from both natural and man-made sources. The U. S. Department of Homeland Security will take an all-hazards approach to emergency management that allows the APD to respond effectively to all emergencies, whether caused by acts of nature or by enemies.

### City of Atlanta Threat and Vulnerability

The City of Atlanta Homeland Security Plan is based heavily on the standards set by the National Strategy for Homeland Security. Attacks by foreign terrorists have not occurred in Atlanta, but is not beyond possibility. Examples of terrorist incidents that have occurred in Atlanta and the surrounding areas in the past decade by domestic terrorists are the Centennial Olympic Park bombing in 1996, the bombings at the Sandy Springs Professional Building in January 1997, and the Otherside Lounge in February 1997. In addition, there have been anthrax scares and bomb threats at public and private buildings that are also considered terrorist acts.

For the City of Atlanta, it is thought that attacks by foreign terrorists are not impossible, but unlikely. Local officers are alert to Domestic – Right Wing

**Table 5-5: 2009 City of Atlanta Part one Crime Comparisons**

2009	Lowest since
Homicide	1961
Rape	2008
Robbery	1971
Aggravated Assault	1974
Burglary	2007
Larceny	2006
Auto Theft	2005

Source: APD—tactical crime analysis unit 2010

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Groups such as: Aryan Nations, Army of Israel, KKK factors, Viper Militia, Phinias Priesthood, Republic of Texas, Army of God, Freeman, The Order and Skin factions.

The areas identified as requiring special attention include: Commercial Aviation, Public Transportation, Critical Physical and Electric Infrastructure, Military Headquarters, Diplomatic Facilities, Corporate Symbols, and places of High Symbolic Value, High Fatalities, and High Economic Impact.

### Homeland Security Programs

- **GILLEE:** Each year, a senior member of the Atlanta Police Department travels to Israel as a participant in the Georgia Israel Law Enforcement Exchange Program (GILLEE). In 1992 a joint professional project of Georgia State University and the law enforcement community in Georgia, "GILLEE" was established with the following objectives: (1) to enhance inter-agency cooperation between State of Georgia law enforcement agencies and the police force of the State of Israel; (2) to offer an educational professional program to senior Israeli law enforcement officials in Georgia, primarily in the area of community policing and; (3) to offer an educational professional program to senior Georgia law enforcement officials in the areas of counter-terrorism and drug interdiction.
- **Preparedness and Training:** No city is ever truly prepared for a terrorist attack, but Atlanta is better prepared than many cities in its capabilities to respond effectively should such an attack occur here. The City of Atlanta has been working on a variety of anti-terrorism training and planning efforts since prior to the 1996 Summer Olympic Games. Specialized chemical/biological training for first responders has been underway since 1995. Through the Metropolitan Medical Response System, managed by the Atlanta-Fulton County Emergency Management Agency, first responders are being trained to deal with a weapon of mass destruction incident.
- **Organizing for a Secure Homeland:** The City of Atlanta created a Homeland Security Council in February 2002, in response to the attacks on September 11, 2001, and subsequent anthrax events. The Council is composed of the Office of the Mayor, Homeland Security Director, Police Chief, Commissioner of Watershed Management, Commissioner of Parks, Recreation and Cultural Affairs, Commissioner of Administrative Services, Commissioner of Aviation, Chief of Corrections, City Attorney, and Commissioner of Public Works.
- **Intelligence and Warning:** The City of Atlanta follows the Atlanta-Fulton County Emergency Warning Plan. Warnings will include the type of emergency, projected time, area to be affected, anticipated severity, forthcoming warnings, and necessary actions. This plan specifically outlines the requirements for warning the public as contained in the Atlanta-Fulton County Emergency Operations Plan (EOP) Emergency Support Function-2, Communications and Warning (ESF-2) by establishing procedures, guidelines and actions to be taken



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to warn the citizens of Atlanta of actual or impending emergencies or disasters in order to prevent or minimize injury, death and damage to property.

There are a variety of communications and warning systems available in the City of Atlanta to receive and disseminate emergency information. The Atlanta-Fulton County Emergency Management Agency has installed special text receivers in radio and television stations in and around Atlanta. These receivers can be used to advise the media of any type of emergency or disaster situation that is affecting Atlanta.

- **Domestic Counterterrorism:** The City of Atlanta Police Department participates on the FBI's Joint Terrorism Task Force. This organization draws on state and local capabilities, and enhances intergovernmental coordination. This is the key to domestic counterterrorism.
- **Protecting Critical Infrastructure:** The USA PATRIOT Act defines critical infrastructure as those "systems and assets, whether physical or virtual, so vital to the United States that the incapacity or destruction of such systems and assets would have a debilitating impact on security, national economic security, national public health or safety, or any combination of those matters." Critical infrastructures are particularly important because of the functions or services they provide to the country. Critical infrastructures are also particularly important because they are complex systems. The effects of a terrorist attack can spread far beyond the direct target and cascade into other critical systems.

The City of Atlanta has conducted several vulnerability assessments of critical infrastructure sites in Atlanta. These assessments have been conducted in cooperation with the U. S. Department of Homeland Security, the Georgia Emergency Management Agency, and the private stakeholders of most of the critical infrastructure sites. Most of these assessments have been associated with federal grant programs such as the Buffer Zone Protection Plan (BZPP) and the Regional Resiliency Assessment Program (RRAP) grant programs.

The most recent Buffer Zone Protection Plan (BZPP) is for FY2010 and was conducted at Turner Field in July 2010 by APD-HLS, US-DHS, GEMA, and the Michigan National Guard. The initial draft of the assessment has been completed and has been sent to GEMA for review. The equipment request list for the attached grant is being developed and will be part of the final assessment turned in to GEMA. The grant award is worth \$190,000.

- **Defending against Catastrophic Threats:** A natural disaster or terrorist attack can cause medical consequences that exceed local and state capabilities, the State of Georgia Department of Health and Human Services would coordinate the deployment of medical personnel, equipment, and pharmaceuticals among the Departments of Agriculture, Defense, Energy, Justice, Transportation, Veterans



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Affairs, the Environmental Protection Agency, the Federal Emergency Management Agency, General Services Administration, National Communications System, US Postal Service, and the American Red Cross. Hospitals, Emergency Management Service (EMS) providers, fire services and the Fulton County Department of Health and Wellness have improved their capability to plan for, respond to, and recover from a mass casualty incident. Through the efforts of the Metropolitan Medical Response System, managed by the Atlanta-Fulton County Emergency Management Agency, radio receivers have been placed in 34 hospitals in the Atlanta area to quickly advise them of an emergency or disaster situation. Monthly meetings are held with hospital representatives to exchange information that will enable them to better prepare and respond to emergencies.

- **Emergency Preparedness and Response:** The Atlanta-Fulton County Emergency Operations Plan is the basis for all emergency support response activities within the City of Atlanta. It builds upon the same Emergency Support Functions utilized by the Georgia Emergency Management Agency and the Federal Emergency Management Agency. Organizations with primary responsibility for an Emergency Support Function (ESF) are required to develop Standard Operating Procedures (SOPs) to implement their ESF's. The Emergency Operations Plan seeks not to address specific threats and events that could happen in the City of Atlanta, but builds upon common functions that are needed for a wide range of emergencies and disasters.
- **DeKalb-Fulton Bioterrorism Response Plan:** Bioterrorism is the intentional use of bacteria, viruses, parasites, and their by-products to inflict terror and cause illness. The DeKalb-Fulton Bioterrorism Response Plan was developed by the DeKalb County Board of Health according to the Atlanta/ Fulton EMA (Emergency Management Agency). Information about the plan can be found at [www.dekalbhealth.net](http://www.dekalbhealth.net).

### Additional Planning for Terrorism

- **Weapons of Mass Destruction**
  - **Chemical/Biological Attack:** Despite the attention that they have received recently, chemical or biological attacks are less likely to be successful than a conventional attack using a bomb or firearms.
  - **Anthrax:** There have been several attacks using anthrax spores introduced into workplaces via the mail. One attack in Florida resulted in a fatality. However, anthrax is not spread from one person to another. Only people directly exposed to anthrax spores are affected. Mailroom personnel should be on the alert for suspicious packages or letters that might contain dangerous materials.
- **The FBI as the Lead Agency:** The response to a terrorist incident will be the same as the response to any other emergency or disaster with the addition of the FBI as the Lead Agency. With this understanding, local



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responders will make plans to incorporate the FBI into the Incident Command System and to assist the FBI with their facility needs.

- **Civilian Preparedness:** The City of Atlanta encourages all Atlanta residents and businesses to take the same precautions that they would for a tornado or other natural disaster. This includes having a means of receiving official information from the government; having a radio or television on to receive the latest emergency action information, keep flashlights and fresh batteries and a battery-powered radio handy. Moreover, each home should have a wired telephone, three days of food and water and a first-aid kit on hand.
- **Mutual Aid and Assistance Agreement:** The Georgia Emergency Management Act, as amended, gives the local governments of the State the authority to make agreements for mutual aid assistance in emergencies, and through such agreements to ensure the timely reimbursement of costs incurred by the local governments which render such assistance. Under this Act, the Agency has authority to coordinate assistance between local governments during an emergency and to provide available resources where they are needed.

### The Urban Area Security Initiative (UASI)

Urban Area Security Initiative (UASI) is a Federal grant issued through the National Department of Homeland Security and awarded to cities facing the greatest risk for a terrorist attack and demonstrating the greatest need for funding. There are 46 total UASI Areas in 26 States and the District of Columbia. The Atlanta area is described as the City of Atlanta and 10 mile radius outside of the city limits. UASI provides resources for the unique equipment, training, planning, and exercise needs of select high threat urban areas.

The Urban Area Security Initiative (UASI) originally encompassed the jurisdictions of Atlanta, Fulton County, and Dekalb County with each jurisdiction being equally represented, not as two counties as the report states. UASI has expanded to six jurisdictions with the addition of Gwinnett, Cobb, and Clayton Counties as of 2010.

### Grant Award Allocations

The allocation for the FY 07 UASI award for the Atlanta area was \$14,660,000. The receipt of funds was contingent upon submission of a DHS validated Urban Area Assessment and a validated Urban Area Homeland Security Strategy. Moreover, urban areas must allocate funding in support of goals and objectives identified in the Urban Area Homeland Security Strategy and State Homeland Security Strategy. Interoperable (radio) communications is identified as a State, Regional, and National Overarching Priority. Some of the accomplishments to date are:

- Successful Collaboration of the end-user technical and operational group to share radio system keys and to leveraging existing resources to share radio systems to create interoperability across the region.
- Conducted training and exercised the system in compliance with DHS,

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Tactical Interoperability standards. The report card from the exercise indicated need for further governance enhancement.

- Developed the environment that fostered Regional Collaboration and Information Sharing across response disciplines.

The FY2009 allocation is still pending and GEMA has no estimated time on delivering that information.

The DHS has changed its focus moving forward to encompass 8 overarching priorities. These priorities address the National Response Framework and require UASIs to develop programs that encompass these priorities. DHS Overarching Priorities-UASI incorporates all of these priorities in its strategic plan (see Table 5-6).

<b>Table 5-6: UASI National Priorities</b>		
<b>Priority #</b>	<b>National Priorities</b>	<b>Priority Capabilities</b>
1	Implement the National Incident Management System and National Response Plan	
2	Expanded Regional Collaboration	
3	Implement the Interim National Infrastructure Protection Plan	
4	Strengthen Information Sharing and Collaboration Capabilities	Information Sharing and Dissemination Law Enforcement Investigation and Operations
5	Strengthen Interoperable Communications Capabilities	Interoperable Communications
6	Strengthen CBRNE Detection, Response, and Decontamination Capabilities	CBRNE Detection Explosive Device Response Operations WMD/Hazardous Materials Response & Decontamination
7	Strengthen Medical Surge and Mass Prophylaxis Capabilities	Mass Prophylaxis Medical Surge
8	Strengthening Emergency Planning and Citizen Protection Capabilities	



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### Atlanta Fire Rescue Department

The Atlanta Fire Rescue Department (AFRD) is organized to provide communities with the resources necessary to meet their needs at the highest level of proficiency and quality attainable. The vision is “to strive for excellence in emergency preparedness and response, to enhance our customer-focused, innovative role as industry leaders, while overcoming expanding risks” and the mission is to “provide prompt, quality services to our stakeholders that promote safety, security, enhances sustainability, and enriches quality of life through professional development and dedication to service. Currently, 930 personnel are employed – including civilian members and sworn members – serving the City of Atlanta and Hartsfield-Jackson Atlanta International Airport.

In 2009, AFRD responded to over 56,000 emergency incidents within a service area of 134.6 square miles. AFRD protects the busiest airport in the world; over one million people inside the City each workday; and over 17 million visitors each year. This protection covers over 3,000 high-rise buildings (including the tallest building in the southeast); 23 miles of heavy rapid rail system, where in some places is as much as 130 feet underground; over 60 miles of interstate highways; and the country’s ninth largest rail yard.

The Atlanta Fire Rescue Department has been ranked as one of the most proficient full-service fire organizations in the United States and separated into four divisions of labor: Office of the Fire Chief; Support Services; Field Operations; and Airport Administration and Operations.

- The Office of the Fire Chief includes the Fire Chief’s administrative staff; Medical Director; Chaplaincy Program; Capital Improvement Projects (CIP); Public Information Officer (PIO); the Office of Assessment & Planning; the Office of Professional Standards; Background and Recruitment section; and the Homeland Security Liaison.
- The Support Services division consists of an administrative staff; oversight of Fiscal and Human Resource functions; Emergency Medical Services (EMS) section; Training section; Fire Prevention – Fire Inspections, Community Affairs, Fire Investigations sections; Resource Management; Member Services; and the Real Property Liaisons.
- The Field Operations division is responsible for the mitigation of emergency and disastrous incidents when they occur. This division consists of an administrative staff, and oversight of fire suppression and special operations and personnel.
- The Airport Administration and Operations division is responsible for the reduction, prevention and mitigation of emergency and disastrous incidents occurring at the Hartsfield-Jackson Atlanta International Airport. This division consists of an administrative staff; oversight of fire suppression, EMS, and special operations and personnel; Training section; and Airport Fire Inspections section.

AFRD continues to implement programs, activities, and services purposed around the premise of emergency response. A structured budget supports



Atlanta Fire Rescue Department is headquartered in the new Public Safety Building.



AFR responding to a warehouse fire.



Fire Station 18 on Oak View Rd., NPU O.

## Community Assessment - 5. Community Facilities and Services

emergency services needs. Activities related to training, maintenance, fire prevention, communications, safety, human resources, and support services comprise a strategic approach to the overall organizational priorities. A lack of understanding of the departments' priorities and their relativity to the department's mission can lead to frustration or apathy among elected, appointed, and community leadership, as well as fire personnel. To minimize a lack of understanding the strategic approach to accomplish the AFR vision and mission includes: Human Resource Management, Professional Development, Emergency Preparedness and Response, Facilities, Equipment, Supplies, and Technology, Customer Service Programs, Public Information, Education, and Relations. A literal approach to these priorities is not always practical. Continuous assessment of strengths, weaknesses, opportunities, and threats will dictate emphasis in specific financial and strategic planning.

### Human Resources Management

The AFRD strategic approach addresses the following:

- Recruit the most qualified persons for employment;
- Employ enough personnel for adequate staffing;
- Provide wellness programs consistent with the IAFC/IAFF Wellness Fitness Initiative;
- Address employee concerns promptly and in good faith;
- Promote good faith labor/management relations;
- Assure personnel safety;
- Establish human resource programs and services that meet the needs of personnel;
- Improve internal communication processes; and
- Improve personnel assignment processes.

### Professional Development

The AFRD strategic approach addresses the following:

- Develop training programs for officer training, supervision, management, and planning skills appropriate to each rank;
- Enhance emergency management with regard to the Incident Command System (ICS) and the National Incident Management System (NIMS); pre-incident planning and post-incident analysis;
- Enhance emergency operations efficiency in accordance with National Fire Protection Association (NFPA) Standards and departmental standard operating guidelines and protocols;
- Enhance driver training adaptive to all emergency response vehicles and their specific functions;
- Enhance verbal and written communication skills, administrative and technical skills appropriate to each rank;



## Community Assessment - 5. Community Facilities and Services

- Develop probationary skills assessments with documentation during employee probation periods;
- Provide training to enhance customer service skills; and
- Create a professional development and succession plan for all ranks.

### Emergency Preparedness and Response

Community risk assessments and resource capability assessments identify and rank potential emergencies and disasters, determine resources available at the local, state, and federal levels. The decision will be made at the local level as to whether local resource capabilities meet the homeland security landscape. Strategic and operational plans should focus on eliminating gaps in these capabilities. The issue is balancing risks versus resources. The question must be posed, “What is the acceptable level of risk that stakeholders are willing to pay for?” This is the time for the entire organization, the community, elected and appointed leadership to become emergency managers.

Standards of response coverage (SORC) are statements that combine service-level objectives with staffing levels to define how and when resources will respond to a call for service. In essence, SORC statements identify criteria for trained personnel and response times needed to effectively mitigate an incident. AFRD identifies these SORC targets and goals for major hazards such as fires, EMS, technical rescue, and hazardous materials incidents. Measuring performance against standards of response coverage allows AFRD to determine if current resources and service objectives effectively address the assessed risks within the City of Atlanta.

An efficient pre-fire survey and inspection program not only secures our property insurance rating, but also increases emergency management efficiency through having prior knowledge of buildings before their involvement in fires. Fire and life safety hazards noticed and corrected during a fire inspection can eliminate a hazard and prevent loss. Through these processes, the overall emergency response needs for the City of Atlanta can be achieved.

### Emergency Medical Services

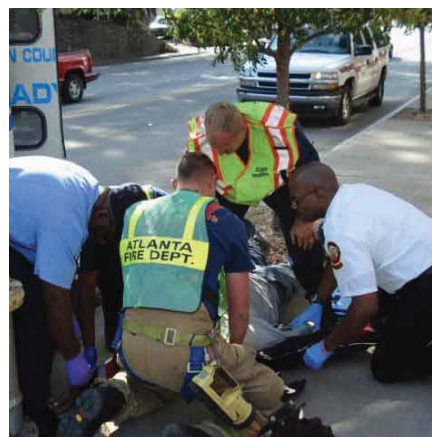
The provision of emergency medical care has significantly evolved over the last thirty years. No longer is critical care delayed until arrival at the hospital. Presently, thousands of lives are saved in the Atlanta area annually due to the advancements in on-site care provided by well-trained professionals.

Among these professionals are personnel of the Atlanta Fire Rescue (AFRD), which employs all levels of Emergency Medical Technicians (EMT) and Paramedics. The care provided by AFRD EMS includes, but is not limited to, assessment and care of ill and injured patients, initiation of intravenous lines, administration of advanced airway techniques, insertion of endotracheal tubes, interpretation of electrocardiograms and cardiac defibrillation.

The Atlanta Fire Rescue Department is an integral part of the Emergency Medical Services (EMS) system for the City of Atlanta, with the fastest response time of all EMS responders in the area. When critical incidents occur affecting



AFR drill at the Terminus Building.



AFR providing Emergency Medical Services.



Fire Station 11 in Atlantic Station, NPU E.

## Community Assessment - 5. Community Facilities and Services



Fire Station 1 on Elliot Street, NPU M.



Station 19 on North Highland Ave. NPU F.



Rendering showing proposed rehabilitation of Fire Station 19, NPU F.

City residents, the Atlanta Fire Rescue Department is the first on the scene with an average response time of just over five minutes.

The provision of emergency medical care has significantly changed the scope of services provided by AFRD. In 2009, Atlanta Fire Rescue Department responded to 56,785 calls, of which 27,791 (approximately 49%) were EMS demands for service. During the period from 1997 through 2002, the Atlanta Fire Rescue's EMS answered 187,383 medical calls.

AFR has made substantial advancements to enhance the quality of EMS response capabilities. First, all personnel receive state-of-the-art training and continuing education sufficient to meet State of Georgia and national standards. Secondly, all AFRD engines are minimally equipped and staffed to offer Basic Life Support (BLS) capability, including Hartsfield–Jackson Atlanta International Airport. Furthermore, twelve (12) in-town engines provide Advanced Life Support (ALS) capability, staffed with Paramedics. This upgrade is significant in that the availability of basic and advanced life saving care and resources are within minutes of all City of Atlanta residents.

### Specialized Project: Domestic Terrorism

No address on earth is beyond the capability of a determined team of terrorists to penetrate and destroy. In this age of proliferating nuclear, biological and chemical weapons in the arsenal of foreign and domestic terrorist, first responders such as the Atlanta Fire Rescue must be prepared for every disastrous event.

Security concerns caution against AFRD publicly revealing its defensive capabilities. The Atlanta Fire Rescue Department can acknowledge however, that it has received a sizeable Domestic Preparedness Equipment Support grant from the U.S. Department of Justice (DOJ). The intent of that grant is for the Atlanta Fire Rescue Department and the Atlanta Police Department to acquire the specialized equipment that each will need to carry out its mission in the event of a terrorist assault within the City of Atlanta. The designated terrorist response equipment has been procured and installed by the Atlanta Fire Rescue, in full compliance with the DOJ's terms and conditions. The Atlanta Fire Rescue continues to monitor and respond to federal funding opportunities designed to provide local responders with the training and equipment so vital to Homeland Security.

### Other Programs and Initiatives

- Provide 24-hour/365-day emergency response to emergencies and Disasters. This includes 24-hour on-scene emergency response by the Atlanta-Fulton County Emergency Management Agency (AFCEMA) Duty Officer, and 24-hour activation of the Emergency Operations Center (EOC). The EOC upgrade and improvement project will shorten the required time to fully activate the EOC.
- Provide 24-hour/365-day emergency warning and notification to multiple emergency response agencies and to the public. Emergency warning and notification systems include the Emergency Alert System (EAS), National Warning System (NAWAS), AFCEMA Notifier, Community Alert Network (CAN), NOAA Weather Radio, Weather



## Community Assessment - 5. Community Facilities and Services

Pager, and the Flood Notification System.

- Provide Coordination and support for the Fulton County Local Emergency Planning Committee (LEPC), which includes business and industry in the City. The Superfund Amendments and Reauthorization Act (SARA) of 1986, Title III, requires that facilities that use or store hazardous materials above certain quantities report their inventories. The legislation requires that the Local Emergency Planning Committee (LEPC) identify these 2,000 facilities and develop community emergency plans. In 2000, 430 facilities have reported their hazardous materials in Fulton County, most of which are in the City of Atlanta. The goal of compliance and this law is to decrease the risk of hazardous materials accidents in the City of Atlanta. SARA Title III also requires that information reported by facilities under SARA Title III be accessible to the public. The Atlanta-Fulton County Emergency Management Agency is currently working to make this information easily accessible by the public, first responders, and the Fire Rescue.
- Provide coordination and support for the Atlanta Metro Medical Response System (MMRS) and the Domestic Preparedness Program. The MMRS is managed and supported by AFCEMA, and combines resources from the Metro Atlanta area to respond to Weapons of Mass Destruction (WMD), including nuclear, biological and chemical incidents. AFCEMA has brought together a diverse team of local responders and has funneled over \$800,000 in federal resources to the team to better equip and train them for response to incidents involving weapons of mass destruction.
- Develop and coordinate emergency management presentations, brochures, pamphlets, public service announcements and other information for civic organizations, business and industry, emergency response agencies, government, media and the general public. The office conducts a broad range of information and education campaigns each year designed to increase the knowledge level of the general public in emergency preparedness. Among these are Severe Weather Awareness Month, City of Atlanta Youthfest, City of Atlanta Employee Excellence Week and Fire Prevention Week.
- Develop and coordinate mutual aid agreements with other local, state, federal and private agencies.
- Provide liaison with local, state and federal authorities during major emergencies and disasters.
- Develop, coordinate and conduct emergency management training and exercise programs.
- Coordinate with individual volunteers and volunteer organizations to provide information and training, including utilization in emergency and disaster situations.



Rendering for the new Fire Station 28, NPU D.



Fire Station 13 on Flat Shoals Road, NPU W.



The Night Train, a fire engine at Fire Station 15 on 10th street, NPU E.



# Community Assessment - 5. Community Facilities and Services

## Facilities, Equipment, Supplies and Technology

All equipment used in the delivery of emergency services must be of the highest quality and must always perform when needed. Equipment is critical to fulfilling the AFRD mission. Most issues relative to facilities, equipment, supplies, and technology can be planned and scheduled as necessary.

**Table 5-7: City of Atlanta Fire/ EMS Stations**

Station No.	Address	Year Built	Building Area (Sq Ft)	NPU
1	71 Elliot Street	1961	14,336	M
2	1568 Jonesboro Road, SE	1978	7,450	Y
3	3500 Peachtree Rd., NW	1991	9,064	B
4	309 Edgewood Ave	2002	10,000	M
5	2825 Campbellton Road	1991	9,600	R
8	1711 Marietta Blvd., NW	1969	7,910	D
9	3501 MLK Jr. Dr., SW	1967	8,465	H
10	447 Boulevard, SE	1958	6,817	W
11	165 16th Street, NW	2010		E
12	1288 Dekalb Ave. NE	1958	7,247	N
13	447 Flat Shoals Blvd, NE	2010		W
14	1203 Lee Street, SW	2002	6,500	S
15	176 10 <sup>th</sup> Street, NW	1987	8,150	E
16	1048 Simpson St, NW	1963	7,744	K
17	1489 RDA Blvd.	1988	8,190	T
18	2009 Oak View Rd, SW	2010		O
19	1063 N. Highland Ave. NE	1924	5,428	F
20	590 Manford Rd, SW	1938	4,068	X
21	3201 Roswell Rd, NE	1984	14,432	C
22	817 Hollywood Rd, NE	1938	2,653	J
23	1545 Howell Mill Rd, NW	1948	5,265	D
25	2349 Ben Mays Dr, SW	1948	5,549	S
26	2970 Howell Mill Rd, NW	1954	4,674	C
27	4260 Northside Dr, NW	1953	3,862	A
28	2040 Main Street, NW	1953	4,280	D
29	2167 Monroe Dr, NE	1958	6,845	F
30	10 Cleveland Ave. SW	1956	4,048	Z
31	2406 Fairburn Rd., SW	1958	4,703	P
34	3631 Southside Industrial Park	1989	8,528	Z
38	2911 Bankhead Hwy, SW	1972	8,028	G
39	4697 Wieuca Rd, NW	1975	19,648	B
<b>Hartsfield Jackson Atlanta International Airport Stations</b>				
24	330 Loop Road	1996	22,000	N/A
32	850 North Terminal	1982	12,800	N/A
33	1401 South Loop Rd	2006	14,610	N/A
35	2150 Central Cargo Circle	1992	14,610	N/A
40	4600 ASR Road	1975	9,063	N/A

### Facilities

Atlanta Fire Rescue Department (AFRD) maintains thirty-five (35) fire stations. Thirty (30) stations are within the city's limits and five (5) are at Hartsfield-Jackson Atlanta International Airport. The locations of existing fire stations are shown in Map 5-6 and listed in Table 5-7.

### Fire Station Replacement

Although Atlanta Fire Rescue Department (AFRD) has replaced and constructed five (5) new fire stations in the last fifteen years, the remaining inventory of stations is over 50 years of age and past their designed life-cycle. Historically and currently, AFRD did not possess the capital funds necessary to maintain a replacement and renovation schedule to keep pace with its aging facilities. In 2009, AFRD moved into a new administrative headquarters and Support Services annex. Airport Fire Station 24 was completely renovated and staffed in 2009. Fire Station 13 was rebuilt and staffed in 2010.

Based on an independent study, it was determined that fire station facilities should endure a 30 year life cycle. Currently, 14 of 35 fire station facilities are beyond the 30 year cycle. There are nine fire stations scheduled for replacement over the next ten years. See Table 5-8 for a prioritized list for fire station replacement. An AFRD fire station replacement study has identified 11



# Community Assessment - 5. Community Facilities and Services



## CITY OF ATLANTA

### FIRE STATION TERRITORIES



Map 5-6: Atlanta Fire Rescue Station Location

## Community Assessment - 5. Community Facilities and Services

**Table 5-8: Atlanta Fire Station in Need of Replacement**

Station Number	NPU
Fire Station # 28	D
Fire Station # 31	P
Fire Station # 30	Z
Fire Station # 22	J
Fire Station # 23	D
Fire Station # 25	S
Fire Station # 26	C
Fire Station # 27	A
Fire Station # 1	M

facilities in need of replacement and one new facility to be erected in the newly developed Atlantic Station commercial/residential district.

Fire station replacement and the updating of emergency fire vehicles are key anticipated actions. Both initiatives are paramount to the continued efficient and expanded services provided by the AFRD. Construction of new fire stations has been identified through a Station Replacement Schedule. The construction of these stations has already begun.

### Fire Apparatus Replacement

The Atlanta Fire Rescue maintains a fleet of sixty-five (65) vehicles. The average age of the fleet is 20 years. The National Fire Protection Association (NFPA) provides the fire protection industry with standards and guides to follow for procurement, maintenance, and disposal of fire apparatus. NFPA recommends that fire apparatus have a useful life of approximately ten (10) years, depending upon maintenance and response activity. AFRD received delivery of 38 apparatus in 2000-2001. Additional apparatus replacement is important and anticipated in the future.

The implementation of the basic life support engine concept provided each engine with the capacity to respond to medical emergencies has extended the services provided to the public. In 2009, there were over 28,000 EMS responses.

### Customer Service Programs

The Atlanta Fire Rescue Department is dedicated to identifying customer needs and then do everything possible to meet those needs. Serving the community through effective customer service will be an essential part of the fire service. In addition, responding directly to the needs of stakeholders is the most effective way to gain the support of local elected and appointed leadership. By gaining the trust of stakeholders and decision-makers, the department will be able to propose new programs and needs that are objectively considered. The public will trust the judgment of the department and thus become advocates and change agents. Some of AFRD's community oriented programs span the areas listed below.

- Cadet Program:** The Atlanta Fire Rescue Cadet Program is committed to providing participating youth with the skills necessary to help them to compete in the 21st Century workforce. Cadets receive classroom instruction and laboratory exercises in fire safety education; cardiopulmonary resuscitation (CPR) certification, life coping skills, home inspections, hydrant inspections, and first-aid training based on recognized national standards. Cadets also participate in activities to familiarize them with the services provided by the Atlanta Fire Rescue Department. Special emphasis is placed on encouraging participating youth to consider a career in the fire service. An analysis of the Cadets achievements during this program year supports its effectiveness.

Twenty-five Cadets completed the program in 2001. The fact that three of those cadets subsequently submitted an application for the position of firefighter aids further support the program's effectiveness.



Fire Station 25, NPU S.



Fire Station 22 on Hollywood Road, NPU J.



## Community Assessment - 5. Community Facilities and Services

Follow up services were enhanced in 2001. Thanks to the concern of AFRD personnel, thirty people came forth from AFRD's workforce to volunteer as mentors to the cadets program. Those mentors will not only follow-up with the Cadets during the school year, but they will also serve as citizenship role models.

- **Fire/Disaster Safety Education Programs:** The Atlanta Fire Rescue has implemented new and innovative fire safety, education and fire prevention programs in cooperation with the Atlanta Public Schools. These include: fire extinguisher training and fire safety education for adults and youth.
- **Car Safety Seat Installation:** Today, various styles and types of child safety restraints, seat belts and vehicle features can make proper installation of safety restraints very difficult. In fact, observational studies have shown that more than half of the child safety restraint systems used in Georgia have not been correctly installed. Every weekend, in communities throughout Georgia, childcare advocates, law enforcement, fire and emergency personnel, and other volunteers conduct child safety seat clinics. Even hospitals, law enforcement agencies, and some state governmental entities have certified child safety seat technicians available to assist parents with child safety seat installation assistance during normal business hours. To facilitate the process of checking child safety seats and ensure that the children of Georgia are properly secured in safety seats, AFRD will establish 25 Fitting Stations within the city limits of Atlanta.
- **Smoke Detector Distribution:** The Atlanta Fire Rescue Department has always championed the case for smoke detectors in every home. Realizing the life saving potential of smoke detectors, the AFRD established the Atlanta Smoke Alarm Program (ASAP). AFRD has distributed smoke detectors through this program to residents throughout the City. This distribution and monthly mass canvassing has promoted fire prevention awareness and a priority of customer service.



Fire Safety Education event.



Fire Station 12 on DeKalb Avenue, NPU N.

### Public Information, Education and Relations Program (PIER)

The AFRD strategic approach addresses the following:

- Establish a comprehensive community education program with a strong focus on injury prevention, heart health, stroke prevention, and management of diabetes;
- Fine-tune fire prevention and fire survival programs to target children and elderly citizens;
- Develop community wellness programs in cooperation with local health care systems
- Adopt more effective life safety codes;
- Use operational personnel to conduct neighborhood education and fire prevention;
- Develop a more effective relationship with the media;



Fire Station 4 on Edgewood Avenue, NPU M.

## Community Assessment - 5. Community Facilities and Services



Fire Station 17 on RDA, NPU I.

- Provide better information to elected and appointed leadership and community leadership; and
- Enhance public education in schools, nursing homes, and independent living communities for the elderly.

### Accreditation and ISO Rating

The Commission on Fire Accreditation International is dedicated to assisting fire and emergency service agencies throughout the world in achieving excellence through self assessment and accreditation in order to provide continuous quality improvement and the enhancement of service delivery to their communities.

The idea for fire service accreditation originated in the mid-1980s with a Memorandum of Understanding between the International Association of Fire Chiefs (IAFC) and the International City/County Management Association (ICMA). This Memorandum of Understanding (MOU) led the way for the creation of the National Fire Service Accreditation Program, the predecessor of the CFAI. In December 1996, the Agreement and Declaration of Trust for the CFAI was signed by the Board of Trustees and the new organization was created. The five-member Board of Trustees has financial oversight of the organization.

Fire Accreditation is a voluntary process that provides a well-defined, internationally recognized benchmark system used to measure the delivery of fire and emergency services to a community. AFR used the accreditation system as a mechanism to improve the ability to recognize and understand potential fire risks and hazards and other emergency protection needs; to reevaluate the allocation of resources needed in providing emergency service delivery; to improving the quality of life in communities served; and to achieve excellence in service delivery and establishing a plan for continuous improvement.

In 1999, AFR initiated the process for the department to achieve accreditation status. This mission was given to three “Steering Committee” members with project oversight given to a “Project Manager”. The work was then split into two main areas to produce major work products and supporting reports. The Self-Assessment Manual, or “SAM”, which consist of ten categories, were assigned to eight category leaders. Additional work products needed were two Risk Assessments, the Strategic Plan and the “Standards of Response Coverage”.

In the “Peer Assessor phase”, AFR made official request to the Commission on Fire Accreditation International (CFAI) to review the AFR SAM and travel to Atlanta and verify the information contained in the submitted documents. The Peer Assessors spent up to two months reviewing the AFR Self-Assessment Manual. The site visit process resulted in recommendation of the Peer Assessors was to award the AFR an “Award of Accreditation,” on March 23, 2002. This 5 year international accredited status was rewarded again to Atlanta Fire Rescue in August 2008. Presently AFR is designated as the 54th fire service entity so commended in the country. Such designation bestows “World Class” status for Atlanta’s fire service.



## Community Assessment - 5. Community Facilities and Services

In addition to Accreditation, AFRD monitors its activities for ISO assessment and rating. The Insurance Services Organization (ISO) rating for the Atlanta Fire Rescue is Class 3. ISO rating measures Fire Protection (50%), Water Supply (40%) and Communications. AFR is working with Watershed Management and Atlanta Police (Communications) to improve the City of Atlanta rating to Class 2.

### City of Atlanta Growth and Development and Fire Rescue Services

- Directing Development Patterns through Fire Rescue Services

Fire station facilities are located and relocated based on specific response data indicating the need for additional or reallocated resources. While growth and development patterns affect the services provided by Atlanta Fire Rescue, the service provided by AFRD does not direct development patterns. The allocation of resources should reflect residential and commercial growth patterns.

- Improving Infrastructure Efficiency to Accommodate Future Development

Based on an independent study it was determined that fire station facilities should endure a 30-year life cycle. Currently, 14 of 35 fire station facilities are beyond the 30-year cycle. To provide more efficient fire and rescue services, new and more efficient fire stations should be built to replace the aging fire stations. The current infrastructure should be improved to accommodate the potential demand on water supply for fire protection.

- Influence of Service Areas and Levels of Service on Future Development

The future growth of service areas and population will determine future development of facilities and levels of service.

## Community Assessment - 5. Community Facilities and Services

### Department of Corrections

The Department of Corrections is responsible for the effective delivery of public safety services to the citizens and business community of the City of Atlanta. The Department of Correction's mission is to protect the public, staff and offenders while maintaining an efficiently managed facility which assists offenders with reintegration back into the community. The Department of Corrections received its national accreditation from the American Correctional Association (ACA) in August 2010.

The Department's mission is carried out by a staff of 309, (250 sworn, 59 civilian) professional and dedicated employees. Their responsibilities include transporting, managing offenders, counseling and providing medical care for hundreds of detainees processed into the facility weekly; from all law enforcement agencies in the Atlanta metropolitan area, Municipal Court, and Grady detention. The Department of Corrections is comprised of the three major offices listed below.

The Office of the Chief manages functions associated with background investigations, agency accreditation; internal investigations and inspections; records management; media and community relations; research and legal affairs. This office is also responsible for administrative and support services for the department as a whole, including procurement, stores management, budget and accounting, payroll and personnel records and inmate accounts.

The Office of Detention Facilities is responsible for the security and care of both persons arrested for crimes in the City and awaiting pretrial court proceedings or trial, and those persons convicted of ordinance and misdemeanor offenses and sentenced to serve time. The office manages the custody of offenders during proceeding in the respective courts and during visits or stays in outside health facilities like Grady Hospital. The Office of Detention Facilities is also responsible for boarding federal and state inmates awaiting pre-trial court proceedings, trial or sentencing in other jurisdictions. On average, 30,000 City Ordinance violators are processed annually.

The Office of Correctional Administration is responsible for managing functions associated with staff recruitment, information technology, development and training providing a variety of inmate services and programs, including mental health services, religious programs, inmate classification, substance abuse programs, literacy training, offender grievance and complaint system and assessment services for Community Court, and institutional food services. This office is also responsible for providing medical and dental care to offenders.

#### Programs

**Inmate Programming:** The Department of Corrections provides rehabilitation programs, funded by inmate service charge backs, grants and inter-agency agreements, to promote successful offender integration into the community upon release from incarceration. Elements of the program are listed below.

- Computer-aided literacy training is provided for offenders serving court-imposed sentences.



The City of Atlanta Detention Center.



## Community Assessment - 5. Community Facilities and Services

- Post-release transitional housing, addiction treatments and job placement are provided for substance abusing ex-offenders.
- An on-site psychiatric team provides enhanced mental health treatment for the inmate population who has chronic mental illness.
- Medical, dental and pharmacy services have been expanded to address the high incidence of serious health conditions in the inmate population.
- Inmate legal library services have been upgraded to include access of Lexis Nexus in detainee housing units.
- An HIV/Aids counselor works to identify offenders who have these conditions and provides information on services available to them in their communities.
- A community based medical assessment and treatment team provides on-site services for female inmates.
- Clinical evaluators work with the Community Court team to complete assessments and referral of special needs inmates when they are released from incarceration.
- The Chaplaincy Program provides religious services and counseling to the offender population daily.

**Technology Initiatives:** The Department of Corrections progressively seeks to enhance department efficiency and accountability, expand interdepartmental and interagency communication and augment management decision-making using available information systems.

- The Corrections component of the Criminal Justice Information System (CJIS) is being upgraded to Police Central to generate more comprehensive and timely information for strategic planning and allow features such as real time reports and implementation of key features, previously unused to automate manual tasks. This new jail management system is scheduled to be on line by December 2010 and will allow the department to eliminate many of its paper tasks.
- The Mug Shot Photo Imaging System (Police Central) has been upgraded to provide law enforcement agencies on-line access to more accurate criminal photographic identification.
- The Automated Fingerprint Information System (AFIS) has been updated to enable nearly instantaneous computer verification of prisoner fingerprints and electronic transmission of records to law enforcement agencies. To reduce redundancy and improve efficiency, CJIS, AFIS and Police Central now are partially integrated to allow data to flow seamlessly in speeding the Booking and Identification processes.
- The Network infrastructure has been expanded to allow all



## Community Assessment - 5. Community Facilities and Services

facilities access to the Local Area Network (LAN) and Wide Area Network (WAN). The LAN is currently being expanded to allow users better access of shared resources. Numerous manuals and logs are being digitized to allow more readily available information.

- The Positive Identification System (PID) has been implemented to ensure valid identification of a detainee upon entering the facility and upon being released; using photographic and fingerprint identification technologies.
- Security cameras were installed throughout the jail to enhance security and procedural compliance. The electronic system for the outer perimeter was upgraded to enhance building security. An electronic key system was installed to manage and secure restricted departmental keys. New digital radios were added to enhance departmental communications and touch screen control stations were installed in all detainee housing units and the main control center to ensure staff safety and effective communication during routine and emergency facility operations.

**Revenue Generating Programs:** The Department of Corrections continuously seeks opportunities to shift jail system costs from taxpayers to financially able offenders and other system users.

- An inmate commissary has been implemented to require non-indigent offenders to pay for hygienic and other supplies.
- The federal inmate-boarding program is being expanded to increase revenues available to supplant City appropriations for jail operations.
- Surcharges on offender fines have been statutorily implemented to fund jail operations.
- The cost of property damage, telephone use and selected medical services are recovered from non-indigent inmates.

**Community Relations:** In an effort to increase youth awareness about the importance of making quality life decisions, staff provides tours of the facility to at-risk teenagers and students from local area schools, churches and other civic groups. The facility also participates in the community during Annual Fire Safety Awareness Month.



# Community Assessment - 5. Community Facilities and Services

## General Government

General government facilities are those City-owned and/or City-operated structures and grounds that provide the City with office, storage, maintenance, courts, and gathering space for the carrying out of community and government functions.

The Office of Enterprise Asset Management (OEAM) has facilities management responsibility for many of the general government facilities. Those facilities under the purview of OEAM are listed in Table 5 –9 and in Map 5-7.

Many of the facilities are centrally and strategically located. For example, the City Hall complex, Atlanta Detention Center, Public Safety Headquarters and Municipal Court are situated in the central business district (CBD), having easy access from major thoroughfares. City Hall East is on a main artery and is easily accessible during most hours of the day. The neighborhood centers are strategically located and are accessible to the neighborhoods and communities they serve.

The total square footage of the facilities under OEAM’s purview exceeds three million square feet. OEAM is responsible for the maintenance of both the grounds and buildings at the City Hall complex. Any additions or alterations to the buildings fall under its supervision.

The neighborhood centers lease space primarily to social service agencies that provide various services to area residents. The neighborhood centers are basically Class “C” office buildings that are more than 30 years old. Located in the southern and southeastern quadrants of the City, they serve residents in the surrounding neighborhoods and the City generally by providing a one-stop shop for a variety of social services. The three centers: Dunbar, Georgia Hill, and John C. Birdine provide office space at a reduced rate of \$10 per square foot annually, including utilities, to 35 public and private agencies, most of which are 501(c) (3) companies. In addition, three City groups occupy space in the centers in lieu of renting elsewhere. The three centers have a total of 78,443 square feet of leasable space, of which 60,645 SF (77.3%) is occupied; 10,689 SF by the City groups and 49,956 SF by paying tenants. The annual lease rate at the centers was increased in 2009 for the first time in at least seven years, from \$8.44 per SF to \$10 per SF.



City Hall Tower



Lenwood Jackson Justice Building aka Municipal Court Building.

Table 5-9: City of Atlanta General Government Facility	
Building Name	Location
City Hall - 68 Mitchell Street	68 Mitchell Street/55 Trinity Avenue
City Hall East	675 Ponce de Leon Avenue
Lenwood A. Jackson Justice Building (Municipal Court) -	150 Garnett Street
Three (3) neighborhood facilities	Georgia-Hill Neighborhood Center – 250 Georgia Avenue
	Dunbar Neighborhood Center – 477 Windsor Street
	John C. Birdine Neighborhood Center – 215 Lakewood Way
Atlanta Workforce Development Agency (AWDA)	818 Washington Street
Public Safety Headquarters	226 Peachtree Street
Public Safety Annex	3493 Donald Lee Hollowell Parkway
E911 Center	180 Peachtree Street
Police Precincts	7 Main Precincts and 9 Mini Precincts
36 Fire Stations	Throughout the City limits
Atlanta Police Department Training	Key Road and 180 Southside Industrial Parkway
Atlanta Detention Center	254 Peachtree Street