



# Housing Markets in Athens

Unlocking the Door  
To Affordable Housing

*New ideas. Better communities.*





# Our Mission

- ◆ Our Mission is to provide secure, affordable, quality housing and resources that encourage and sustain independence for wage earners, elderly, and families.



# Oak Hill



































# East Campus Village Dorms





# Common Myths

## MYTH

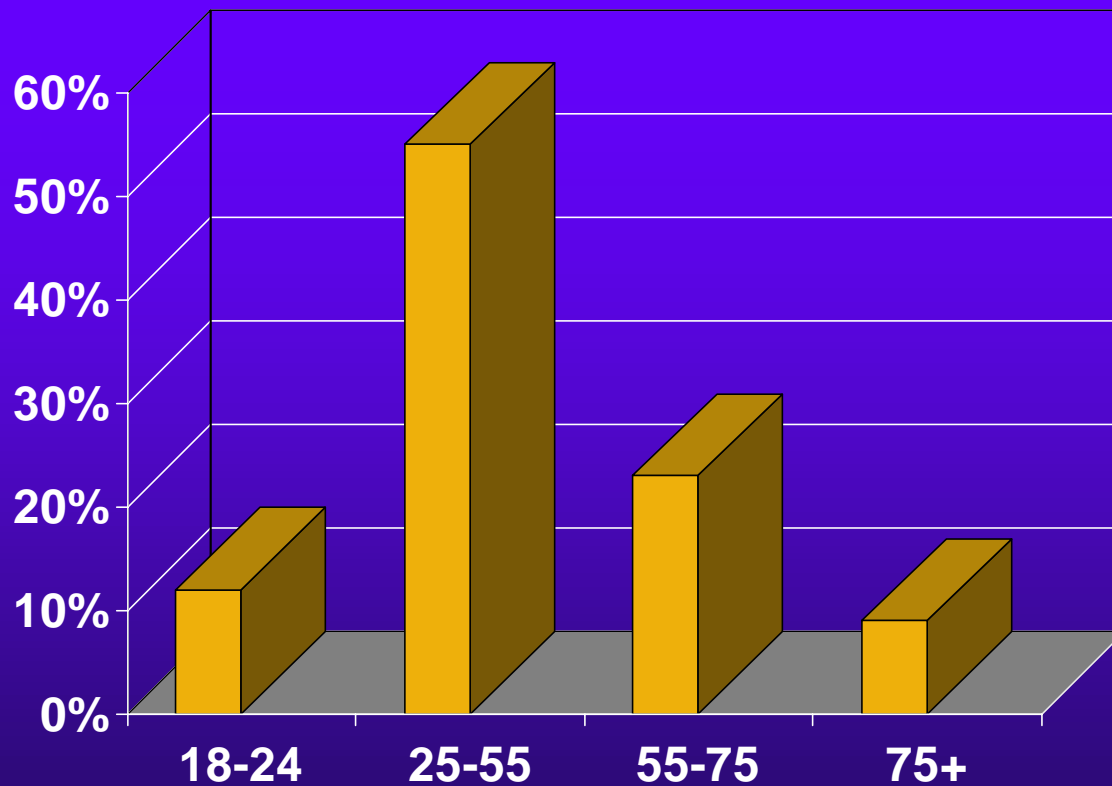
- ◆ Always Heavily Subsidized
- ◆ Dept of Local Government
- ◆ Uses Local Sales & Property Taxes
- ◆ Cause of Increased Number in Poverty
- ◆ High Crime
- ◆ Young, Unemployed Resident Population

## REALITY

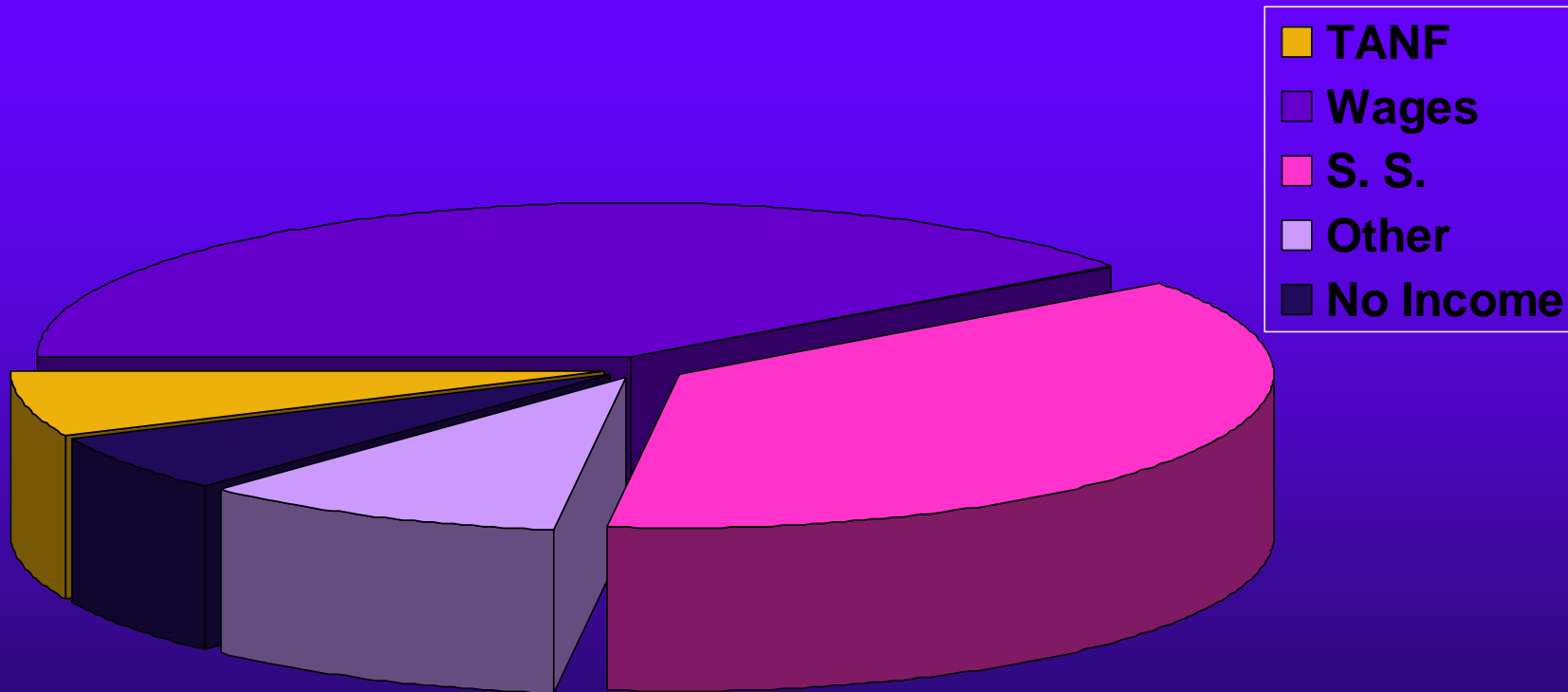
- ◆ Subsidized operations only after early 70's
- ◆ Independent Authority
- ◆ Takes NO Local Taxes -- Makes Payment in Lieu of Taxes every yr
- ◆ AHA houses same number as 20 yrs ago
- ◆ Low Part I/ Serious Crime
- ◆ Residents are Mainly Elderly and Employed



# Age of Heads of Household



# Sources of Income



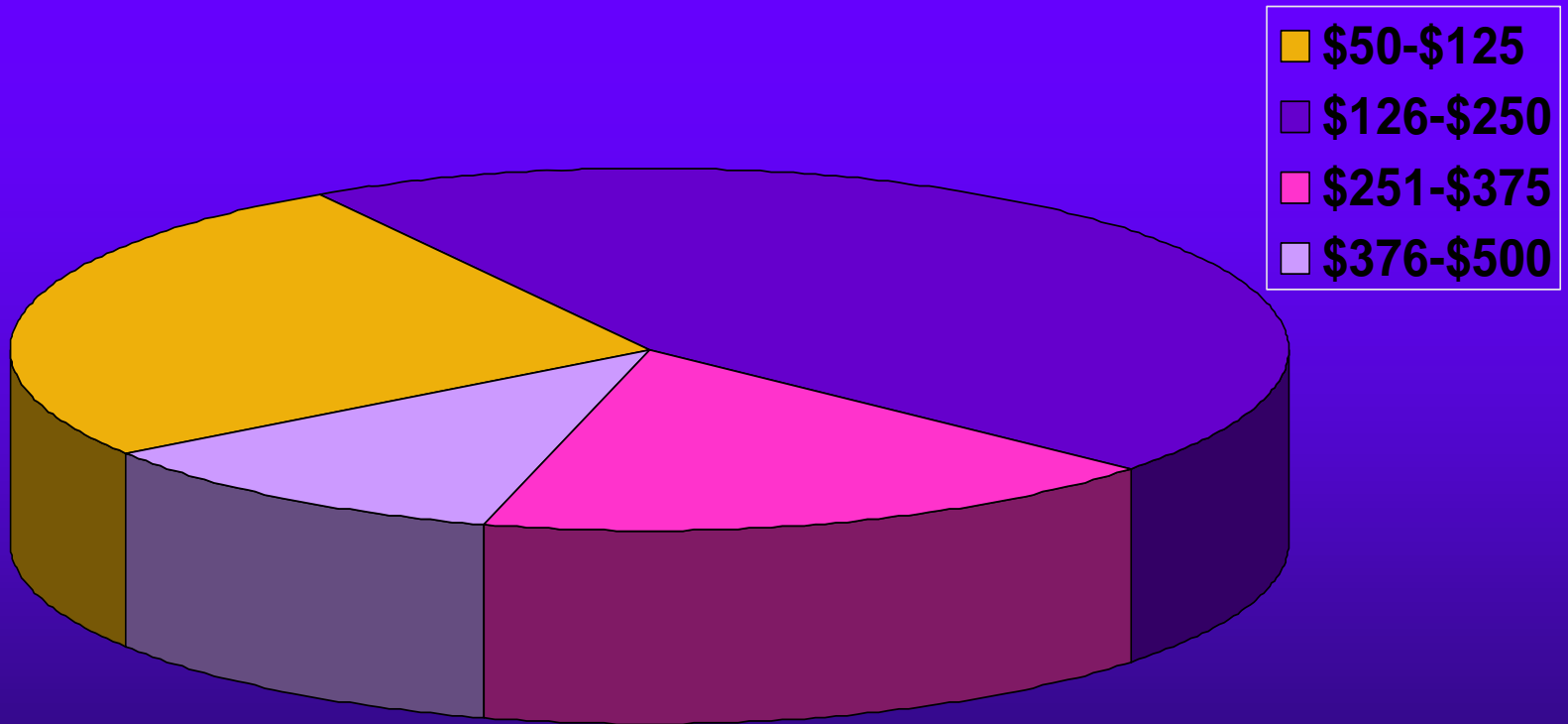




# Sources of Income

- ◆ TANF/Welfare – 7%
- ◆ Wages/Earned Income – 40%
- ◆ Social Security – 37%
- ◆ Other Income/Misc – 10%
- ◆ No Income/In Transition – 6%

# Resident Rents







# Resident Rents - Monthly

- ◆ \$50 to \$125 – 26%
- ◆ \$126 to \$250 – 45%
- ◆ \$251 to \$375 – 18%
- ◆ \$376 to \$502 – 11%



# AHA Apartment Survey Methodology

- ◆ Tax credit market survey expert used by Georgia Department of Community Affairs
- ◆ Targeted all apartment complexes over 24 units
- ◆ Student housing is defined as any apartment complex made up of  $> 50\%$  students
- ◆ Contact with management augmented with site visits and observation
- ◆ GIS mapping will be complete in July

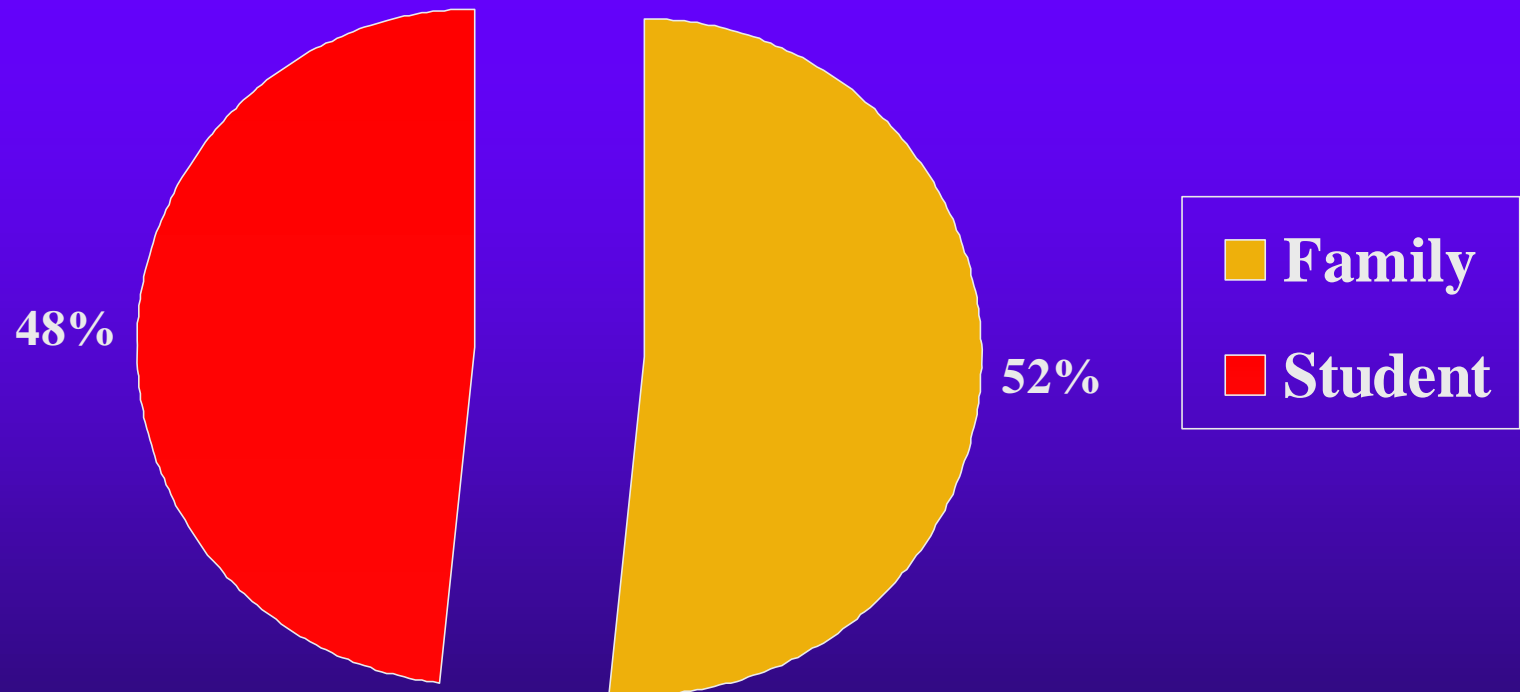




# The Private Marketplace

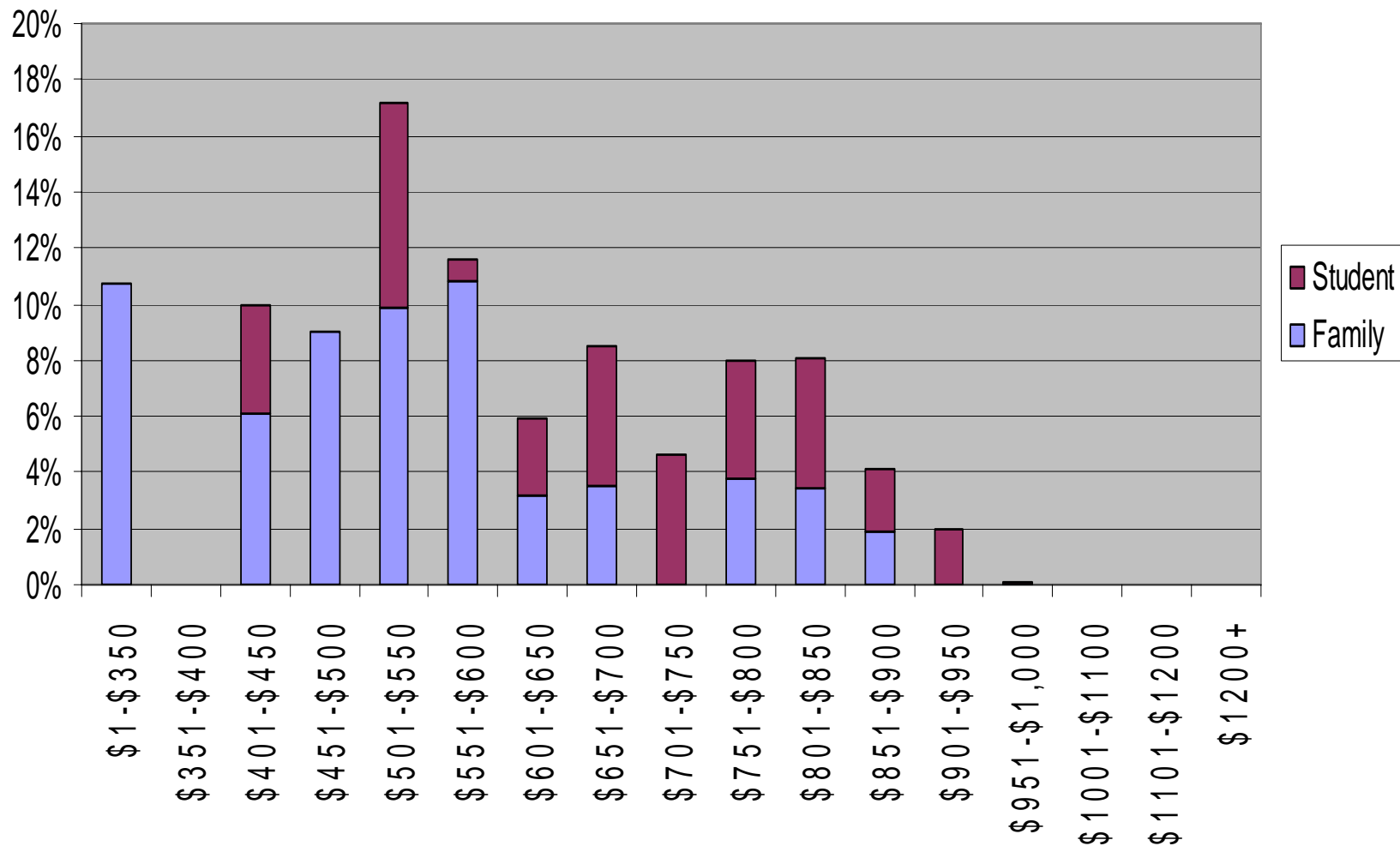
- ◆ Two distinct markets
  - Family
  - Student
- ◆ Student market is approximately the same size as the family market
- ◆ Student market does bid up the price of rental housing
- ◆ As a result gaps/breaks exist in monthly rents
- ◆ Larger bedroom sizes are the least affordable

# Apartment Unit Distribution

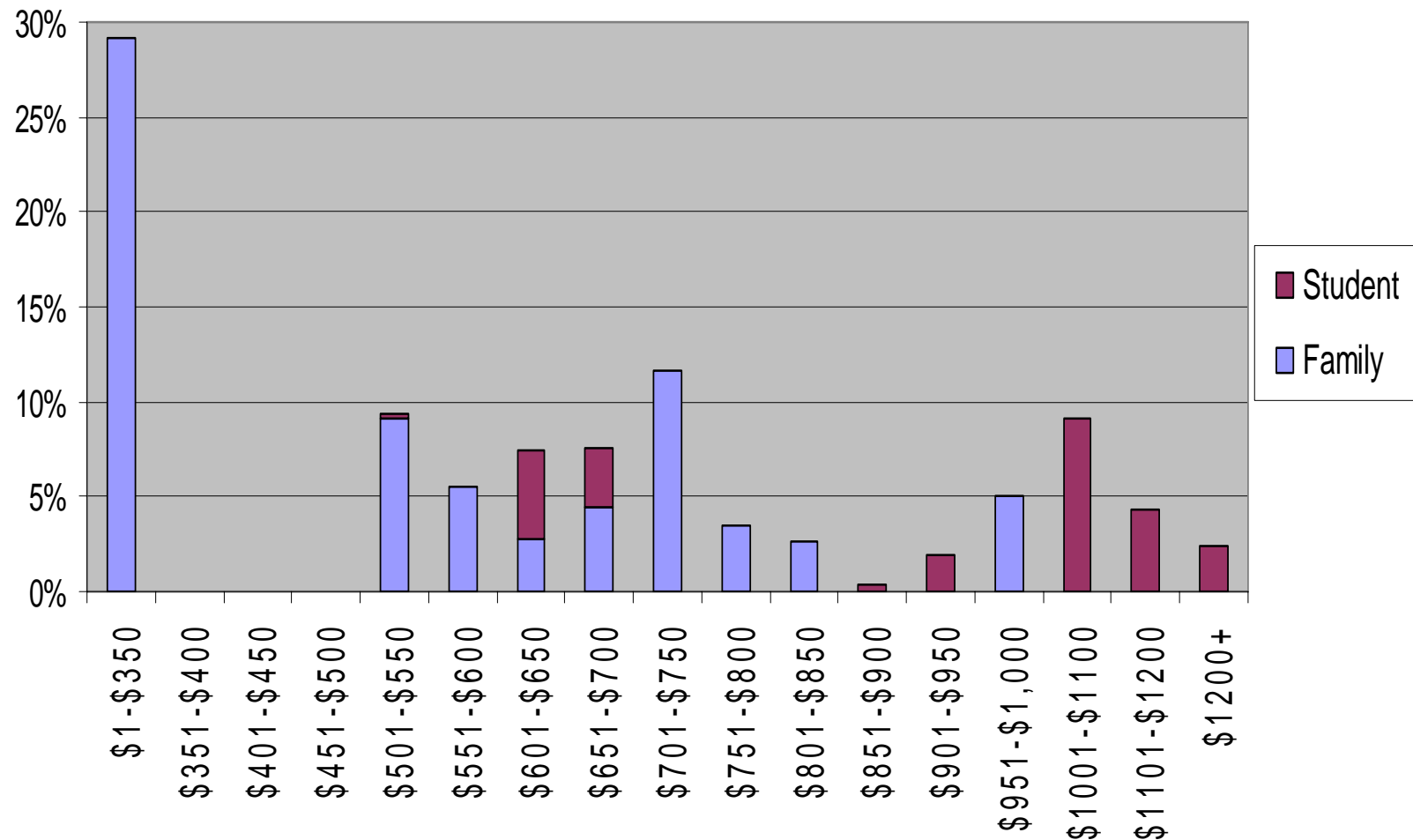




# 2 BR Market Distribution



# 3 BR Market Distribution



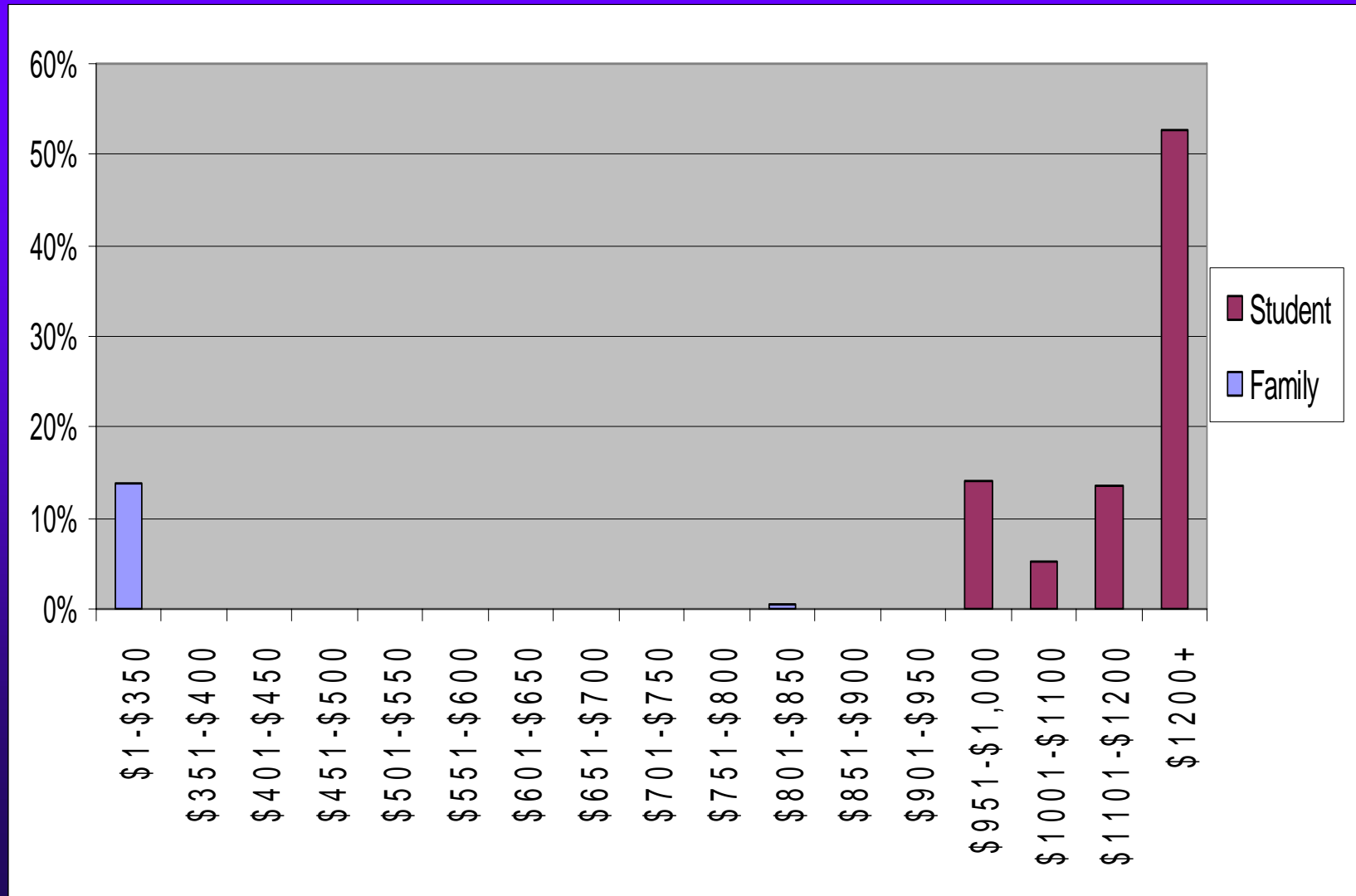




# What are we learning?

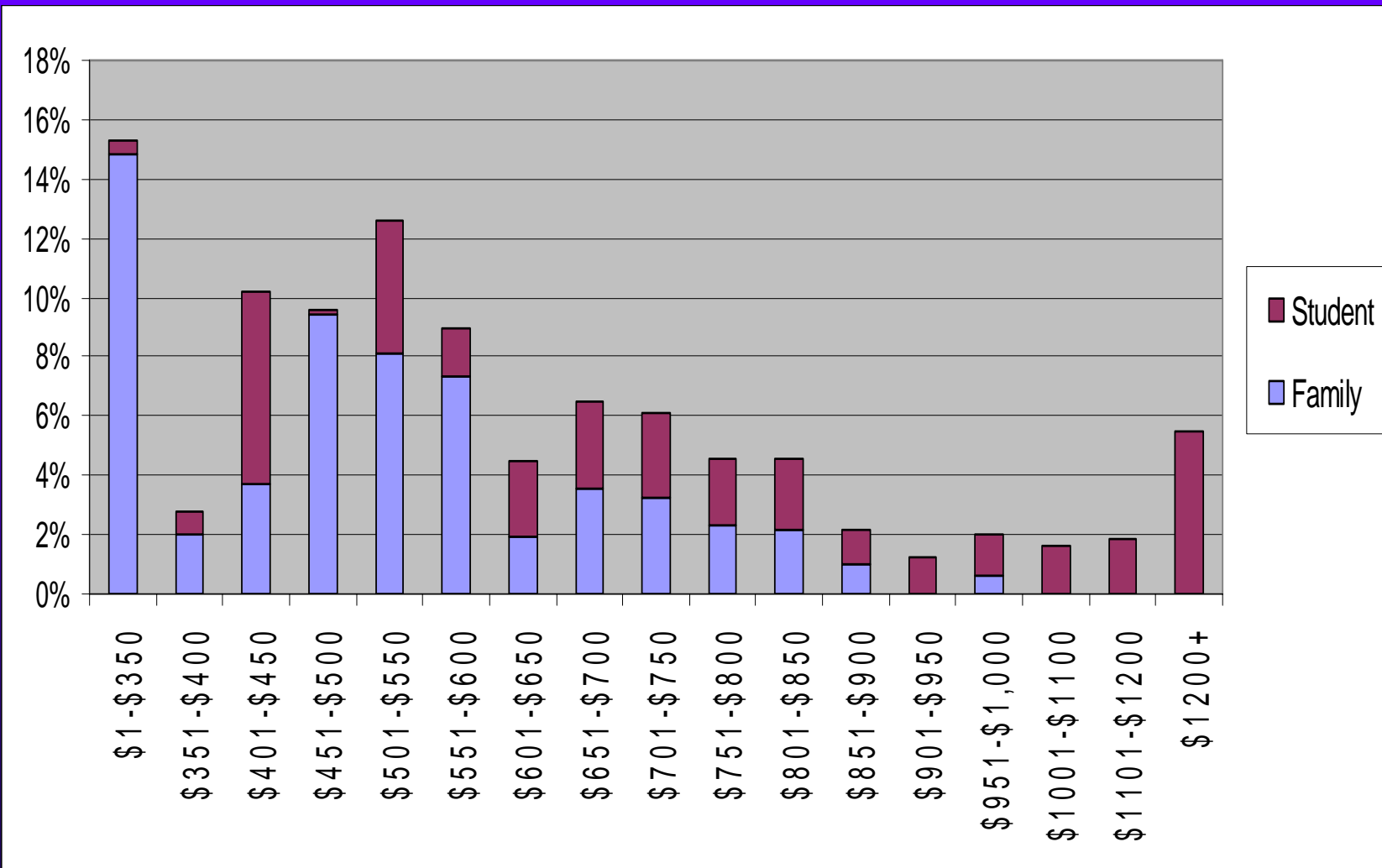
- ◆ Students bid up the price of housing..... especially in the larger bedroom sizes
- ◆ Students pay ~ \$350 to \$400 per bedroom
- ◆ Affordability problem for families earning less than \$24,000
  - \$500 rent + \$100 utilities = \$600 per month
  - 30% affordability = \$2,000 monthly income

# 4 BR Market Distribution





# Distribution of All Bedroom Sizes





# Other Lessons from the Data

- ◆ Census data underestimates median rent
  - \$450 vs. \$550 (students reporting per BR rent)
- ◆ Median rent is higher than assumed
- ◆ There is a shortfall in affordable housing
  - Vacancy analysis
  - Comparison to household income census data



# Affordable Family Vacancies

(50% of median income)

## ◆ Total Vacancies

◆ 1 BR - 38

◆ 2 BR - 131

◆ 3 BR - 17

◆ 4 BR - 0

## ◆ Minus 5 “High Vacancy” Properties

◆ 1 BR - 10

◆ 2 BR - 78

◆ 3 BR - 9

◆ 4 BR - 0





# Income vs. Rent

- ◆ Households below \$10,000 - 20.6%
- ◆ Units below \$350 per month - 15.3%
  - Shortfall of more than 600 units
- ◆ Households below \$24,999 - 24.7%
- ◆ Units below \$500 per month - 22.6%
  - Shortfall of 281 units



# Final Observations

- ◆ More study is needed
  - Sheer volume of data
  - BR size analysis
  - Location of units
  - Single family units for rent
- ◆ Below \$25,000 affordability is a problem
  - Problem for anyone making below \$10 per hour
- ◆ Above \$35,000 market seems to work



THE END

**Athens Housing Authority**

*New Ideas.*

*Better Communities.*