City of South Fulton, Georgia

Agenda

City Council Work Session

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Carmalitha Gumbs, District 2
The Honorable Helen Z. Willis, District 3
The Honorable Jaceey Sebastian, District 4
The Honorable Keosha B. Bell, District 5
The Honorable Natasha Williams-Brown, District 6
The Honorable Linda B. Pritchett, District 7

Tuesday, March 25, 2025 | **4:00 PM** | **City Hall 5440 Fulton Industrial Blvd. SW, South Fulton, GA 30336**

SOUTH FULTON CITY COUNCIL MISSION STATEMENT:
To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

Live-stream:	**Public Meeting Portal (Civic Clerk):** https://southfultonga.civicclerk.com
Public Comment:	https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings

I. Meeting Called to Order - Mayor khalid

II. Roll Call - Corey Adams, City Clerk

III. City Manager Items - Sharon D. Subadan, City Manager

A. Presentation of the RISE Employee of the Month Award

IV. Presentations

A. City of South Fulton Housing Assessment, Kristin Allin, Principal Planner, Atlanta Regional Commission

B. CORE Alliance Presentation, Carmen Davis, Assistant City Manager and Teresa Parhams, Senior Project Manager, Economic Development Department

V. Executive Session, if neccesary

VI. Adjournment of Meeting

Housing Assessment
City of South Fulton

ARC Community Development Assistance Program (CDAP)

Presentation to Council March 25, 2025

Vision

ONE great REGION

Mission

Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.

Values

Excellence | **Integrity** | **Equity**

Goals

Healthy, safe, livable communities in the Atlanta Metro area.

Strategic investments in people, infrastructure, mobility, and preserving natural resources.

Regional services delivered with **operational excellence** and **efficiency**.

Diverse stakeholders engage and take a regional approach to solve local issues.

A competitive economy that is inclusive, innovative, and resilient.

Project Overview

- Project goals:
  - Provide a better understanding of housing stock, future needs
  - Ensure development is focused, intentional, based on community need
  - Advance social equity in housing
  - Housing at all stages of life and income levels
  - Advance community resiliency, growth patterns
  - Holistic view of housing that includes historically marginalized residents

Stakeholder Committee

- Reginald McClendon
  - Managing Director, Community Development and Regulatory Affairs, City of South Fulton
- Karen Tominey
  - Senior Planner, Community Development and Regulatory Affairs, City of South Fulton
- Adriana Echols
  - Planner, Community Development and Regulatory Affairs, City of South Fulton
- Victoria Young
  - Senior Planner, Community Development and Regulatory Affairs, City of South Fulton
- Naylah Daniels
  - Special Projects Coordinator, Economic Development, City of South Fulton
- Tia McCoy
  - Neighborhood Engagement Director, Atlanta Habitat for Humanity
- Alvin Reynolds
  - South Fulton Resident
- Brian Dorelus
  - Aerotropolis Atlanta
- Felecia Kelley
  - Eleven 12 Properties
- Marcus Carter
  - President, Cliftondale Community Club Association
- Mary Wilson
  - Ubuntu Community Catalyst
- Michael Venable
  - South Fulton Resident
- Pamela Harvey
  - South Fulton Resident
- Stanley Wilson
  - Fulton County Health and Human Services
- Dr. Yolanda Snipes
  - Brookview Elementary School

Housing Assessment: Draft

- The Housing Assessment should provide residents, staff, and elected officials with detailed information about the South Fulton housing market to:
  - Determine actionable steps that address housing challenges and incorporate selected actions into future planning
  - Provide insights to help plan for new residents, provide appropriate mix of housing options, enable residents of all ages and incomes to live in South Fulton
- Part I: Key Findings
  - **Goal: Identify housing needs and issues within the community**
  - Nine Key Findings
  - Recurring Themes
  - Housing Affordability SWOT Analysis
- Part II: Next Steps
  - **Define community-supported actions to meet the City of South Fulton needs and address identified issues**
  - Years 1-2
  - Years 3-5
  - 5+ Years

Summary of Survey Responses

Survey September to November 2024:
141 Participants,
2,542 Responses

The highest percentage of responses were in the following categories:

- 50% earn under $100k per household
- 32% want homes priced under $300k
- 25% want rentals priced $1,500 to $2,000 per month

53% of respondents believe housing prices do not meet the needs of the community. Responses included support for added workforce housing, and housing for graduates and young people.

Additionally, the survey found support for a variety of types of senior housing as well as accessible housing.

Respondents cited the need for affordable and mixed-use housing, more housing options including townhomes and condos, and a better mix of rentals and owner housing.

Respondents want to ensure new housing and greenspace are considered so that natural space is preserved, and that walkability is a factor in new housing development, as well as live-work-play.

The type of home most requested is the single family home, and the need for home renovations and home repairs as well as the concern of increased corporate ownership and blight.

Recurring Themes

Housing to meet needs of the community, especially those earning 100% AMI and below

Workforce housing, housing for young people and recent graduates, housing accessible to seniors

Live, work, play including housing + greenspace + walkability, mixed-use and mixed-income housing, areas of densification to increase amenities

Increased options for rentals, home ownership, targeted growth through zoning, incentives, and partnerships

SWOT Analysis

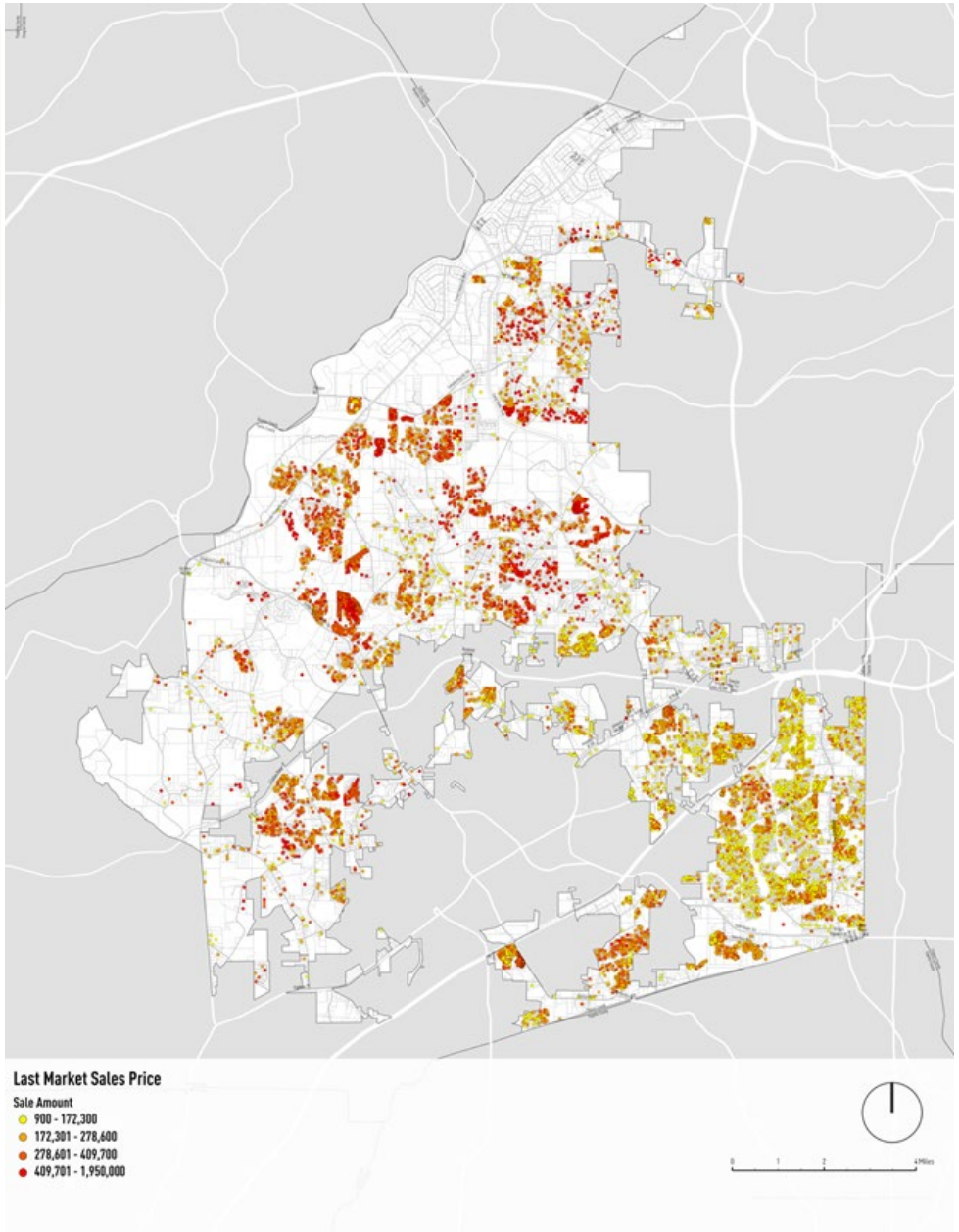
Strengths	Weaknesses
• Relatively affordable stock • High ownership rates • Tax Allocation Districts • Development Authority • Newer housing overall: 61% built 2000+	• Low number of rental units • Lack of density around amenities • Lack of smaller homes, diverse housing types • Some indication of crowding • Lack of senior housing • Low growth of high wage sectors
Opportunities	**Threats**
• Forecasted population and job growth • Vacant and underutilized land • Areas of economic development targets • Opportunity for housing to help shape identity	• Rising costs, home prices, rents • Lack of affordable subsidized housing • High, increasing cost burden • 39% of homes built before 2000 • Areas of higher vacancy, blight

PART 1 : KEY FINDINGS

1

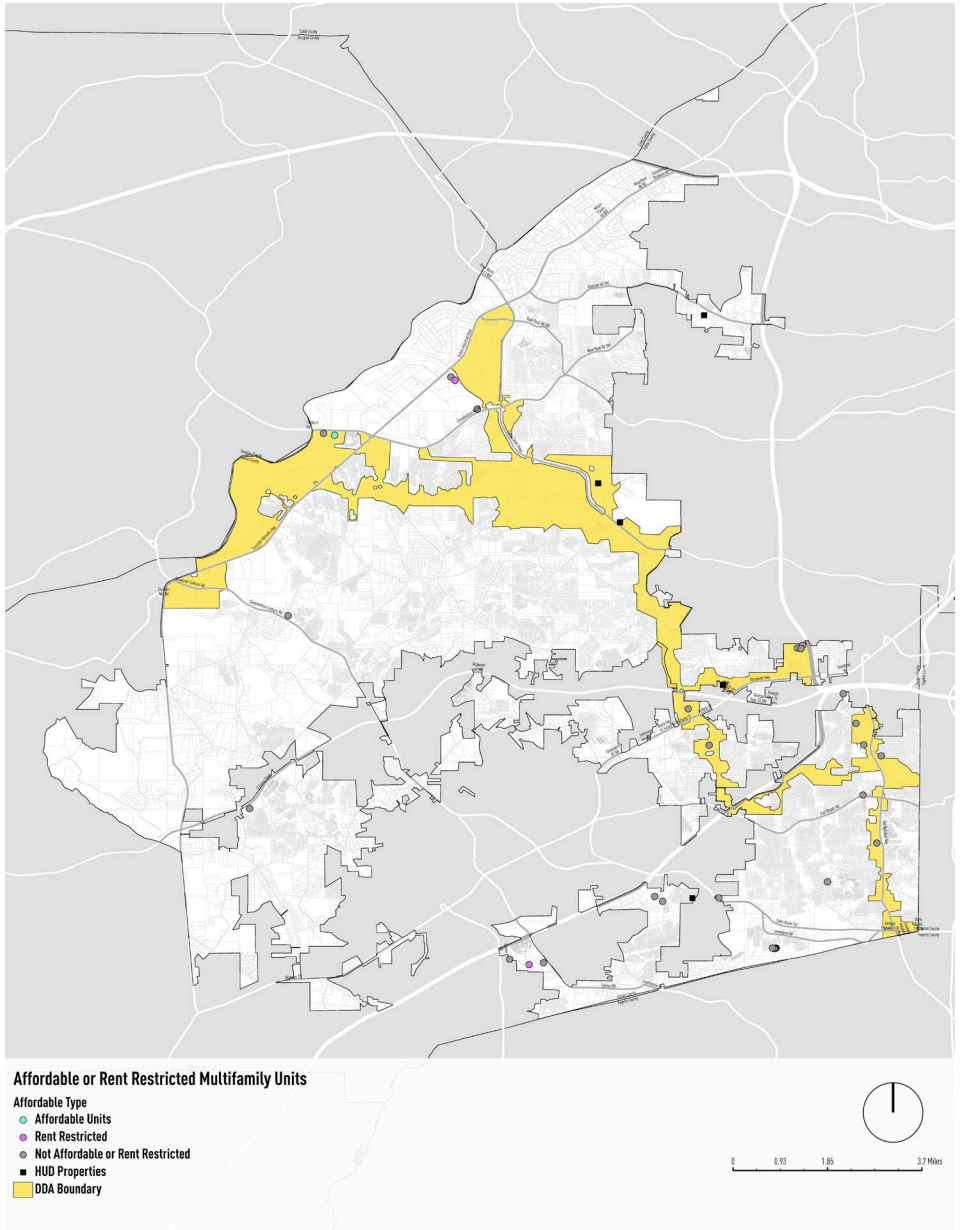
KEY FINDING #1: The City of South Fulton has approximately 43,893 housing units, of which an estimated 1,014 (2.3%) are affordable through subsidized federal programs and housing vouchers. Rising home prices of existing sales and new market rate homes indicates that housing overall is becoming less affordable for existing residents and current income levels.

- **Summary: Housing is becoming less affordable in the City of South Fulton.**
- Residents cited the affordability of housing as the top reason they chose to live in the City of South Fulton, and the second-ranked "top asset" of the city.
  - Average home value (2023 Census): $270,600
  - Home sales in 2024 (ATTOM data):
    - Single Family: $320,760
    - All Homes: $306,558
    - Homes built 2022-2024: $426,011



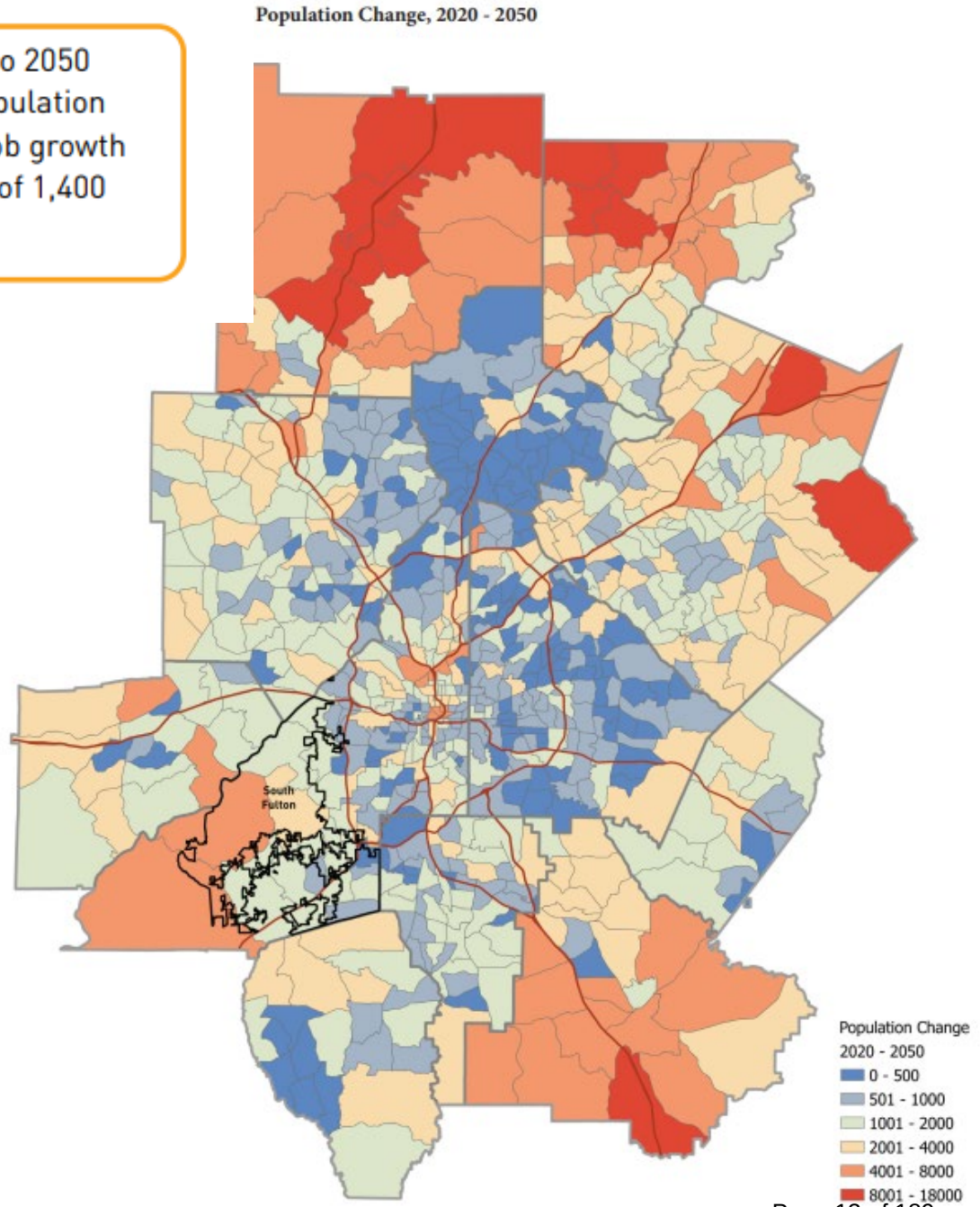
Affordable or Rent Restricted Homes in South Fulton

- Although South Fulton has a good supply of existing older and smaller homes, with an average value in the affordable range of $270,670 (2023 Census), the supply of affordable subsidized housing makes up only 2.3% of housing stock.
- Survey: “If you were to move out of your current residence today, do you think you would find a home in South Fulton that you could afford?”
  - YES: 30%
  - NO: 45%
  - UNSURE: 25%



2 ARC estimates approximately 11,500 housing units will be needed from now to 2050 in all Census Blocks in and surrounding the City of South Fulton based on population growth. In addition, over 7,500 homes may be needed to accommodate new job growth in this greater South Fulton area. The past ten years shows underproduction of 1,400 units, based on Census data.

- **Summary: Forecasted growth in jobs and population will necessitate new housing unit production.**
- Population in South Fulton increased from 77,702 in 2010 to 109,157 in 2023
- Forecasted population growth (2050) of 29,180 residents for all census tracts
  - Approximately 11,534 new homes
- Forecasted job growth (2050) at 19,499 jobs
  - Approximately 7,707 new homes



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Gap: Population vs. Housing Unit Growth

- The increase in the number of housing units is approximately 3.53% below the population growth
- This translates into an approximate underproduction of 1,400 units using the current household size of 2.53 persons/household

3

KEY FINDING #3: Housing will be needed for new jobs, and the range of affordability for the homes for employees in these positions indicates a need for increased workforce housing. The largest projected job sectors by 2050 are:

- Transportation, warehousing, and utilities
- Professional, scientific, management, administration
- Educational services, heath care, social assistance
- Retail & Wholesale Trade (direct-to-consumer & business-to-business)
- Arts, entertainment, recreation, accommodation and food services

Summary: Wages for projected jobs fall mostly into affordable housing levels for home ownership and rental housing.

Transportation, Warehousing & Utilities

- Average Salary (2022) $63,923 / $59,030
- Affordable Home Ownership: $135,540 - $299,280
- Affordable Rental Levels: $1,129 - $1,677

Retail Trade

- Average Salary (2022) $42,950
- Affordable Home Ownership Level: none
- Affordable Rental Levels: $941 - $1,398

Wholesale Trade

- Average Salary (2022) $75,387
- Affordable Home Ownership Levels: $180,720 - $374,100
- Affordable Rental Levels: $1,506 - $2,795

Professional, Scientific, Administrative

- Average Salary (2022) $88,194
- Affordable Home Ownership Level: $180,720 - $374,100
- Affordable Rental Levels: $1,506 - $2,795

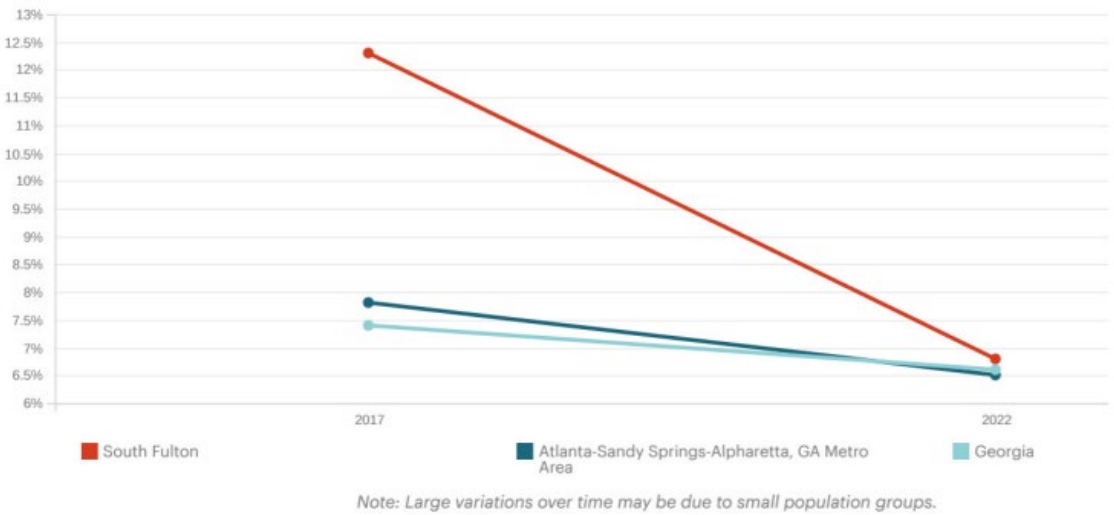
Accommodations and Food Services

- Average Salary (2022) $27,593
- Affordable Home Ownership Level: none
- Affordable Rental Levels: $565 - $934

Source: FY 2024 GA HUD Metro FMR Area Median Income, Atlanta-Sandy Springs – Roswell, DATA USA Home: Efficiency – 4-bedroom. Rental: Efficiency – 3-bedroom

KEY FINDING #4: Although existing home ownership stock includes homes with values at or below $300,000, new market-rate prices trend at over $400,000 per home.

Summary: New housing stock prices are rising and the low vacancy rates, especially for home ownership, indicate increasing pressure on the housing supply in South Fulton.



Note: Large variations over time may be due to small population groups.

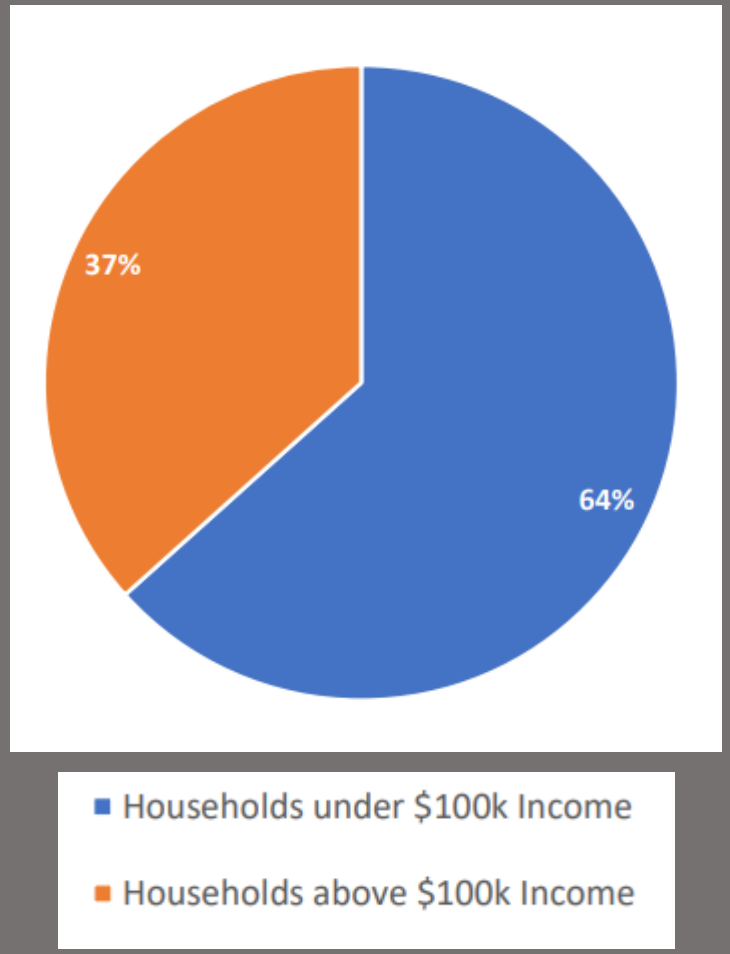
- The average home sale price increased from $186,000 in 2018 to over $300,000 in 2024
- The highest price for a new construction home was $690,000 in 2024
- According to the U.S. Census data the vacancy rate for home ownership was 1.8% and the rental vacancy rate was 6.8% in 2022
- Very low and declining vacancy rates indicate increasing pressure on local housing supply

5

KEY FINDING #5: The median household income in the Metro Atlanta Region for a family of four is $107,500. The majority of residents in the City of South Fulton are at or below this level, with 64% of households earning below $100,000 per year.

Summary: 64% of South Fulton households have an income below $100,000 per year.

- Median Household Income in the City of South Fulton increased from $54,751 in 2010 to $81,798 in 2023, according to ARC estimates using Census data.
- Home prices that rise above median household income can:
  - Cause tax assessments to rise, thereby decreasing homeowner stability
  - Limit the ability for current residents to move within their neighborhood or jurisdiction
  - Can cause displacement, and potentially homelessness
- 64% of current South Fulton residents earn below $100,000 for their household.



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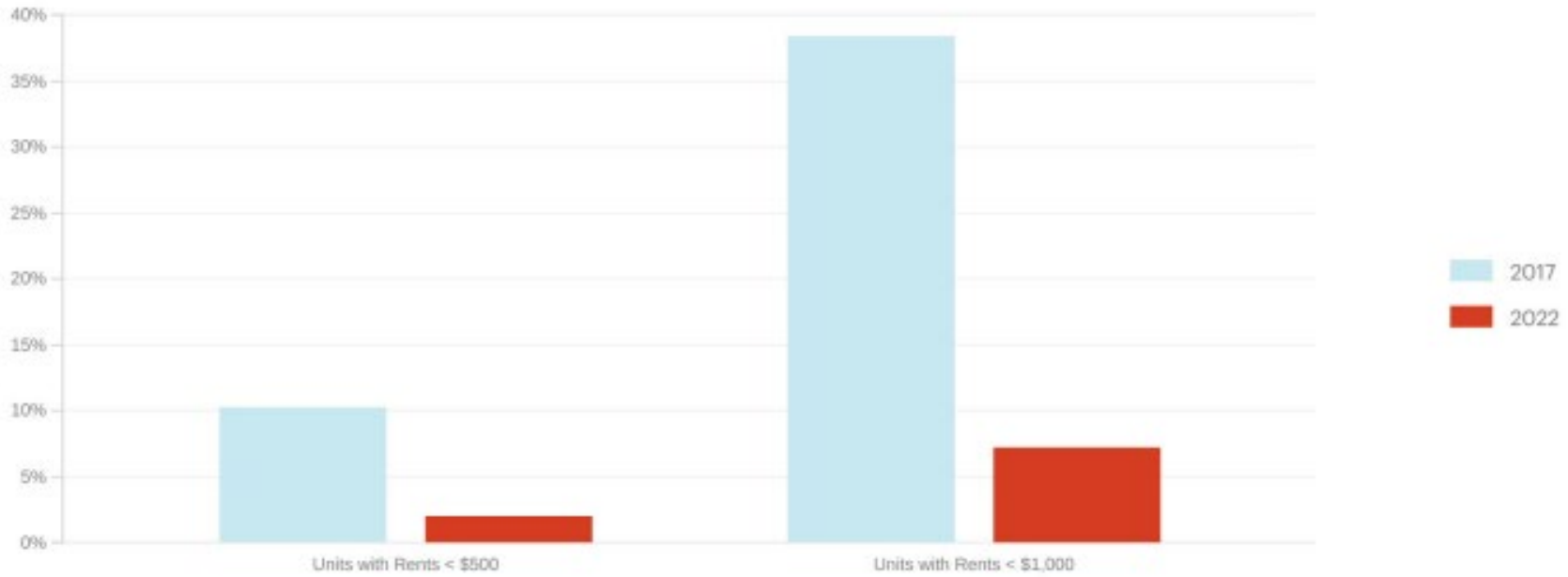
KEY FINDING #6: South Fulton's percent of rental stock is below that of the region and the state of Georgia.

Summary: South Fulton has room to grow its rental housing stock.

- As of 2022, 30.8% of households in South Fulton were renters, lower than the renter percentage in Georgia (35.0%) and lower than the renter percentage in the U.S. (35.2%)
- Rental units with rental cost of $1000 or less decreased from 38.3% in 2017 to 7% in 2022



Housing Gap: Affordable Rental Stock

- The National Low Income Housing Coalition publishes an annual GAP report that provides the gap in Affordable and Available units at the lower AMI income levels (under 80% AMI). The chart below provides the gap in affordable and available housing units at below 30% AMI, below 50% AMI, and below 80% AMI

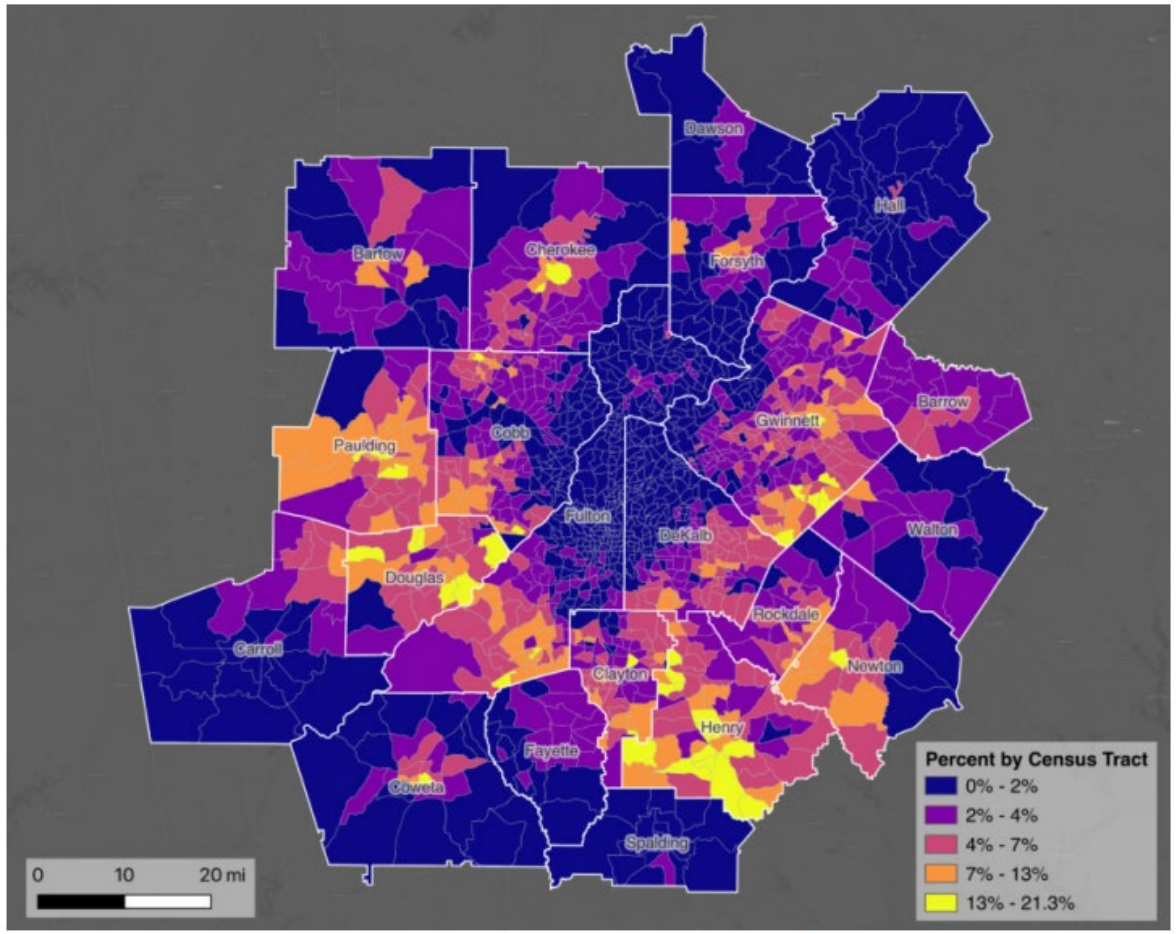
Affordable and Available Unit Deficit / Surplus		
Percentage of AMI	Renter Households	Deficit/Surplus
<= 30%	2,125	(1,750)
<= 50%	4,405	(2,265)
<= 80%	6,955	610

Source: National Low Income Housing Coalition, The GAP Report

Single Family Rentals

Summary: South Fulton has approximately 6,000 single-family rental homes.

- The map to the right shows the corporate rental landscape in the metro region.
- Seven corporations own the majority of single-family detached rentals and is captured by ParclViewer
- The Census identifies the number of all single-family detached rentals
- Estimated number of rentals:
  - Corporate Rentals, ParclViewer (2024): 5,261
  - All Single-Family Rentals: ACS (2022): 6,129

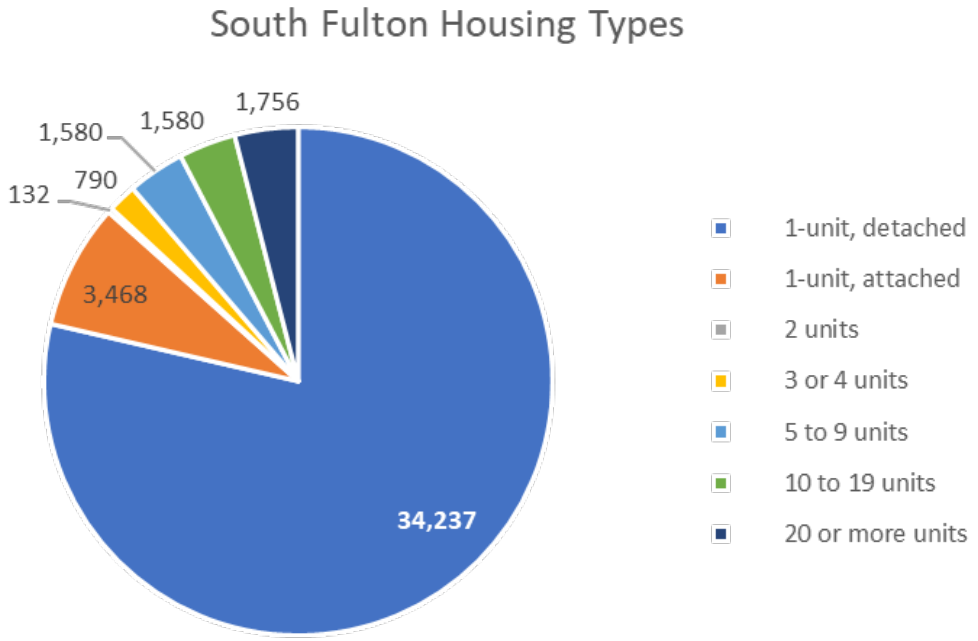


Source: https://33n.atlantaregional.com/housing/corporate-landlords-in-atlantas-rental-market

7

KEY FINDING #7: South Fulton's housing stock consists primarily of single-family homes (attached and detached). The City of South Fulton's housing stock is primarily single-family detached (78%) followed by single-family detached (townhomes) at 7.9%. Apartment or multi-family buildings with 5 or more units comprise only 11.2% of existing housing stock, and only 2.1% of housing stock is "missing middle:" duplexes, triplexes, or quadplexes.

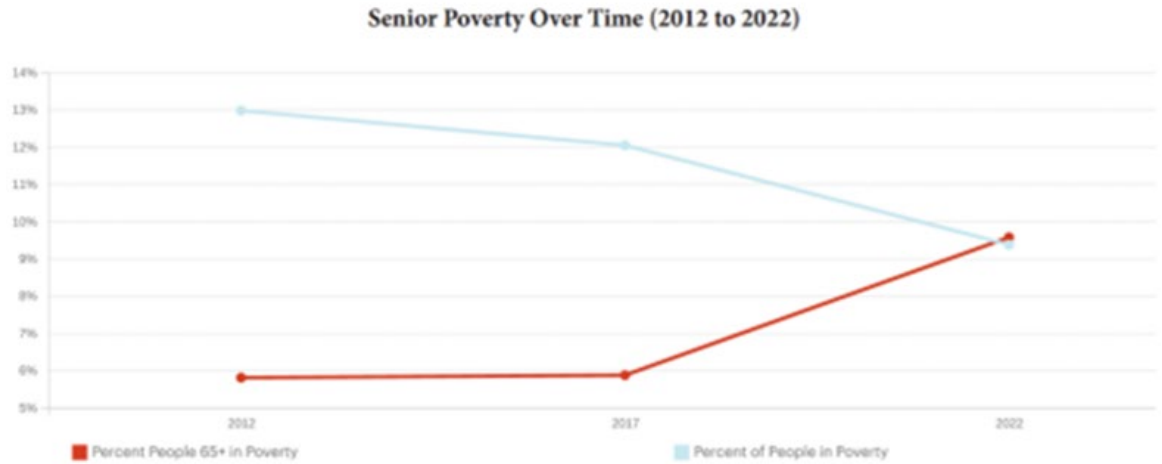
Summary: A lack of a variety of housing types and price points may increase cost burden.



- Total housing units in the City of South Fulton (2023): 43,893
- Housing stock composition:
  - Single-Family Detached 78%
  - Single-Family Attached 7.9%
  - Multi-Family 5+ Units: 11.2%
  - Missing Middle 2.1%

Housing Types and Average Prices

- Having a diversity of housing options provides residents with options for housing costs and types (2024 ATTOM Data)
  - Average Single-Family sale price: $320,760
  - Average Townhome sale price: $247,227
  - Average Small Multi-Family sale price: $189,900
- The largest number of households in the city are 1-person (14,970)
- By 2030, more than 1 in 5 people in the U.S. will be 65 or older (AARP)
- Senior poverty is rising in South Fulton



America Is Changing

The first step to rebalancing the mismatch between the diversity of the households in the United States and the homogeneity of our housing is a better understanding of the cultural trends and demographic shifts at play.

The five snapshots presented on the following pages dig deeper into defining our contemporary households, which the exhibition characterizes as:

- The Aging Nation
- Family Fluidity
- Going Solo
- Parenting Alone
- The Shrinking Middle

The numbers make it clear that these are long-term trends, decades in the making, not simply short-term trajectories. The implications for the housing market are significant.

22%
of Americans will be age 65 or older in 2050

32%
of young adults live at home

48%
of adults are single

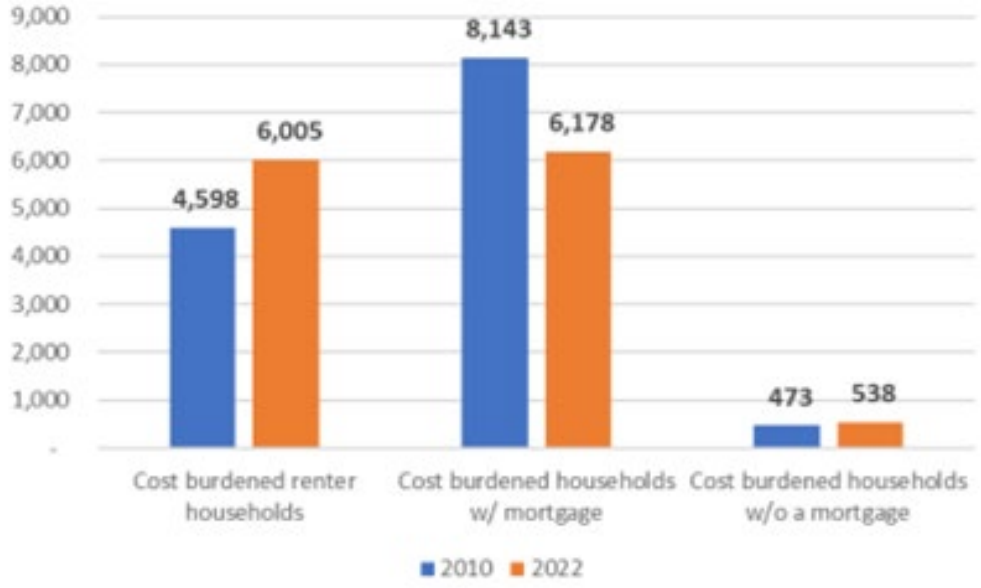
27%
of children live with a single parent

11%
fewer American households were middle class in 2015 than in 1971

Source: Source: AARP: Making Room, Housing for Changing America

Cost Burden in South Fulton

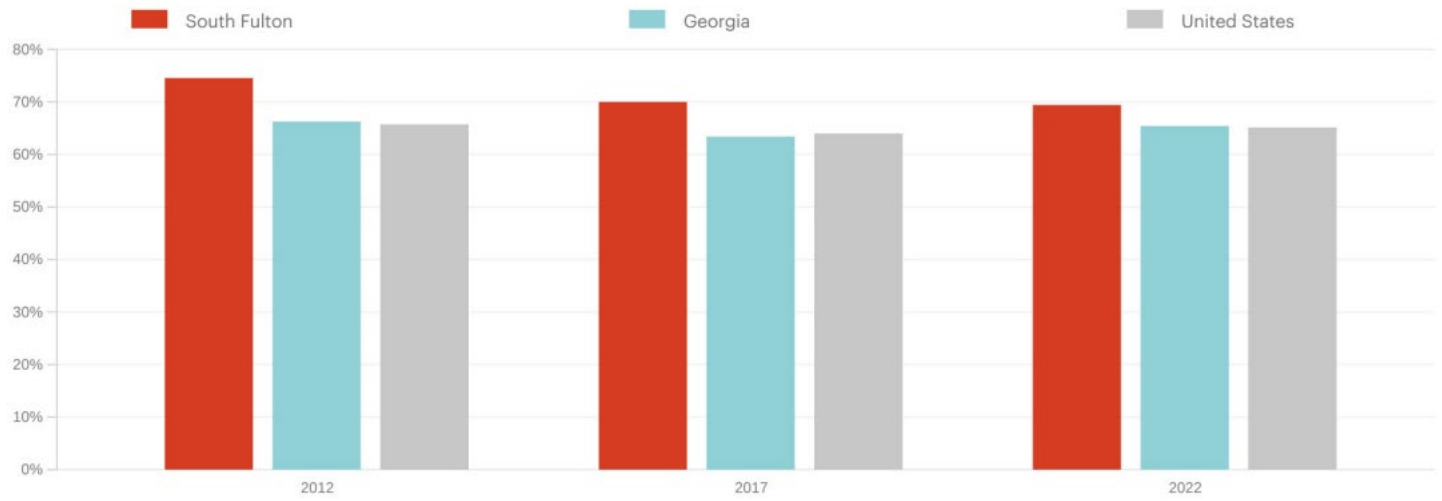
- Cost burden has increased in rental households in South Fulton (6,005) and owners w/o a mortgage (538)
- Cost burden has increased in households earning $20,000 to $75,000 per year
- Senior living in poverty increased to 9.4% in 2022



Source: 2010: ARC estimates using 5-year census; 2022 5-year ACS

KEY FINDING #8: South Fulton has a high ownership rate among all residents, and the ability to own a home in South Fulton is considered a strength. However, homeownership rates fell slightly from 2012 to 2022.

- **In 2022, 69.2% of households in South Fulton owned their homes.**
- This is higher than the state of Georgia (65.0%) and higher than the homeownership rate in the United States (64.8%)
- Between 2017 and 2022, the homeownership rate in South Fulton fell by 0.4 percentage point(s)



Source: PolicyMap

Promoting Home Ownership

- Allowing smaller homes, condominiums, ADUs
- Programs including Down Payment Assistance, financial assistance and literacy
- Partnerships with non-profit builders and philanthropy
- Pilot projects, innovative housing types
- Affordable rentals that allow residents who rent to save for home purchases

9

KEY FINDING #9: Alignment exists between past and current planning in the City of South Fulton and increasing home ownership, housing, and affordable housing.

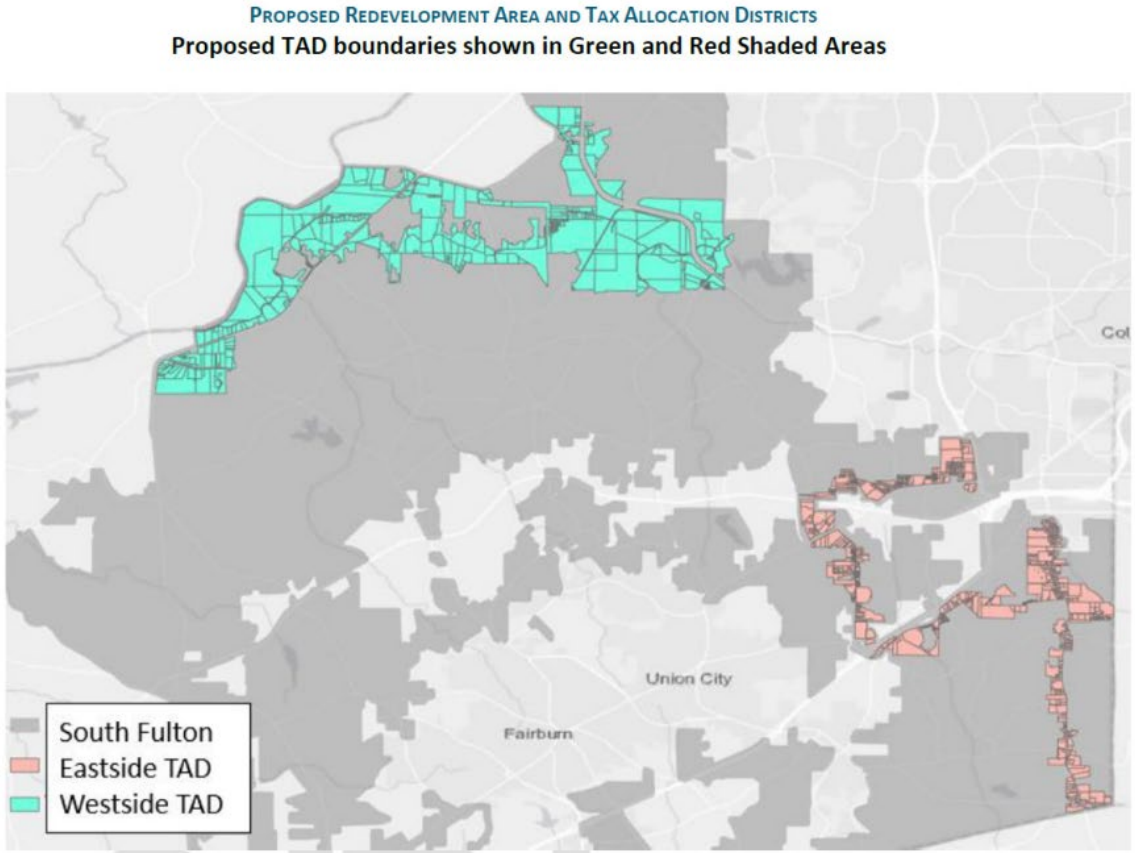
Summary: South Fulton has housing and affordability in past planning, should continue to plan for housing, and lean into existing tools and programs.

- The following reports include housing recommendations and can be further updated to further South Fulton's housing goals:
  - Comprehensive Plan Update, 2021
  - Consolidated Plan FY2020-2024
  - Economic Development Strategic Plan, June 2020
  - Strategic Plan, 2020-2023
  - Tax Allocation District Redevelopment Plan, 2020
  - South Fulton LCI Plan, Old National Highway, 2022

- Comprehensive Plan Update 2021
  - Develop a City Housing Strategy
  - Participate in GICH
  - Create overlays for key areas within the city
- Consolidated Plan FY2020-2024
  - Address blight
- South Fulton LCI Plan, Old National Hwy, 2022
  - Diversity of Land Uses
  - LIHTC
  - TOD Development

Tax Allocation Districts

- Tax Allocation District Redevelopment Plan, 2020
- Plan bases its recommendations on the Economic Development Strategic Plan
- Plan analyzed the focus areas in both TAD #1 (Eastside) and TAD #2 (Westside)
  - TAD #1: 4,222 residential units estimated
  - TAD#2: 5,174 residential units estimated
- TAD tools
  - TAD Bonds (pre-development)
  - PAY-GO (post development)
  - TAD Grants



Workforce and affordable housing can be incorporated into incentive programs.

PART 2 : NEXT STEPS

Housing Unit Numbers Recap

- **Projections:**
  - **To fill Housing Gaps**:
    - To fill production gap between population and housing units (2010-2022): 1,400 units
    - To meet projected 2050 Population Growth: 11,500 units
    - To provide homes for all employees of 2050 Projected Jobs: 7,707 units
      - Majority of units should be priced below 100% AMI based on top industries
    - To fill the deficit of affordable units identified by the NLIHC Gap Analysis: 2,265
      - Below 50% AMI
  - **To relieve Cost Burden**:
    - To address cost burdened owners without a mortgage: 538 stabilized
    - To address needs of cost burdened owners with a mortgage: 6,178 stabilized
    - To address needs of cost burdened renters: 6,605 stabilized
  - **How to best address**?
    - Identify areas for housing growth/densification and pilot projects
    - Recommendations could include mixed-income, mixed use housing
    - Workforce housing, developments that include a mix of housing types
    - Subsidized affordable and senior housing
    - Smaller homes, condos, townhomes to enable mix of home ownership types

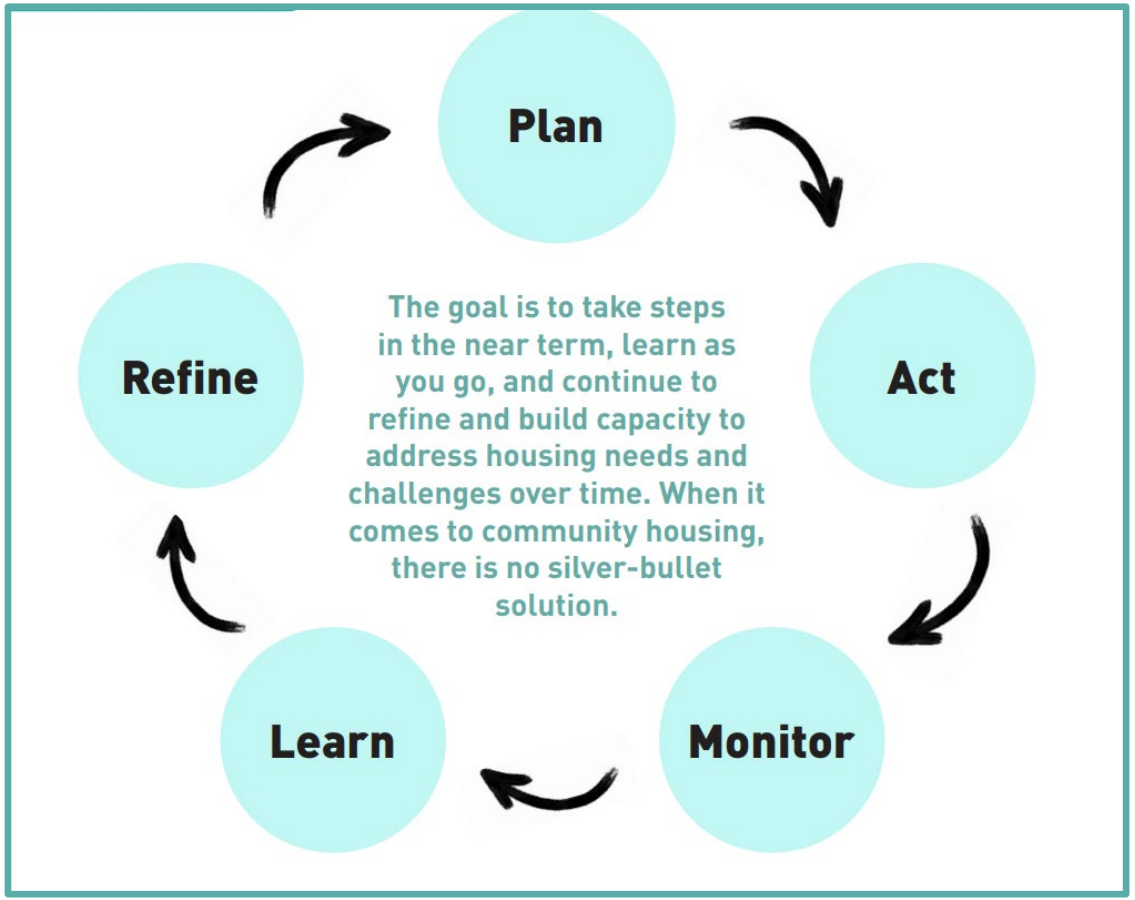
ARC Metro Atlanta Housing Strategy Toolkit

- Visit the toolkit here: https://metroatlhousing.org/cities/south-fulton
- The City of South Fulton includes seven different housing submarkets
  - Submarket 7: Below Median Priced Suburban Neighborhoods (53%)
  - Submarket 9: Below-Median Priced Rural (15
  - Submarket 8: Below-Median Priced Suburban Employment Corridors and Town Centers (12%)
- The term Below-Median refers to the home sale price in 2023 in South Fulton as compared to the region as a whole

Top Action Steps Across City of South Fulton:	
Increase Supply:	
#1 Action Step	Identify areas appropriate for higher density
#2 Action Step	Support smaller homes and homeownership opportunities
Preserve Affordable Supply:	
#1 Action Step	Create preservation programs and partnerships
#2 Action Step	Address blight
Expand Capital Resources:	
#1 Action Step	Identify regional funding mechanisms
#2 Action Step	Establish local housing funding resources and programs
Promote Housing Stability:	
#1 Action Step	Identify and educate on housing stability
#2 Action Step	Establish housing stability policies and programs
Develop Leadership and Collaboration on Affordability:	
#1 Action Step	Identify housing needs through planning
#2 Action Step	Support local leaders through regional programs
Reduce Housing and Transportation Costs:	
#1 Action Step	Increase walkability
#2 Action Step	Reduce cost of housing near transit and amenities

Select Recommendations: Years 1-2

- Develop targets for the number of units and percentage of new affordable and workforce housing in each growth area
- Consider zoning reform, density bonuses
- Consider housing types that encourage rental and home ownership
- Consider a Housing Trust Fund / Development Fund and home repair program or partnership(s)
- Foster development partnerships
- Leverage TAD tools when possible
- Identify land and housing targets, balance
- Create a housing work group and strategy



Select Recommendations: Years 3-4

- Create and inventory all land suitable for housing
- Increase partnerships and engage employers, ARC
- Implement programs including those to address housing stability, blight
- Plan to increase walkability
- Pilot innovative housing types
- Encourage mixed-income and affordable housing in target areas
- Update and include housing goals in planning documents

Select Recommendations: Years 5+

- Assess status and completion of housing goals and tasks
- Track housing growth, population
- Track new affordable and accessible units, subsidies, partnerships
- Update LCI plan
- Update Housing Assessment

Questions?

Thank You

Kristin Allin, Principal Planner

kallin@atlantaregional.org

ARC
Atlanta Regional Commission

CDAP
Community Development Assistance Program

CITY OF SOUTH FULTON
HOUSING ASSESSMENT

Atlanta Regional Commission Community Development Assistance Program (CDAP)

March 2025

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Vision

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A competitive economy that is inclusive, innovative, and resilient.

Values

Excellence – A commitment to doing our best and going above and beyond in every facet of our work allowing for innovative practices and actions to be created while ensuring our agency's and our colleague's success.

Integrity – In our conduct, communication, and collaboration with each other and the region's residents, we will act with consistency, honesty, transparency, fairness and accountability within and across each of our responsibilities and functions.

Equity – We represent a belief that there are some things which people should have, that there are basic needs that should be fulfilled, that burdens and rewards should not be spread too divergently across the community, and that policy should be directed with impartiality, fairness and justice towards these ends.

ARC
Atlanta Regional Commission

229 Peachtree Street, NE | Suite 100
Atlanta, Georiga 30303

atlantaregional.org

ACKNOWLEDGMENTS

The community development team at the Atlanta Regional Commission appreciates the opportunity to work with the City of South Fulton - residents, employers, organizations, and City of South Fulton staff - who are dedicated to obtaining a better understanding of the City of South Fulton's housing issues and needs and working towards solutions. Many stakeholders gave their time, assistance, knowledge, and expertise during this process. The information in this report relied on the participants and community to help understand the data and trends related to housing needs and next steps to help set the City of South Fulton up for its most prosperous future.

A special thank you goes to the members of the Project Management Team and Stakeholder Committee who were instrumental in connecting us with the community and assisting us throughout the process.

COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM (CDAP)

The Atlanta Regional Commission's Community Development Assistance Program (CDAP) provides planning assistance to local governments, CIDs, & non-profits across the metro Atlanta region, with a priority placed on projects that advance equity and climate resiliency.

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Prepared in cooperation with the Department of Transportation, State of Georgia, and the Federal Highway Administration.

ARC
Atlanta Regional Commission

Prepared by the Atlanta Regional Commission with design support from Sizemore Group.

Unless otherwise specified, all photos are provided by the project team or courtesy of the City of South Fulton.

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HOUSING IN THE ATLANTA REGION

"How can we be one great region if our residents can't afford, without burden, to live here?"

- Anna Roach, Executive Director & CEO, Atlanta Regional Commission (ARC)

The Atlanta Regional Commission (ARC) is working to help local governments, nonprofit organizations, and other stakeholders to better understand the region's housing challenges and explore potential solutions. Good housing options should be widely available, in communities large and small, urban and suburban. We all need places to live that won't break our budgets while offering access to vital resources like healthy food, proximity to job centers, quality education and transportation options.

As the Atlanta region continues to grow in population and jobs, it is also tasked with maintaining its prosperity across all industries and for all residents as it seeks to preserve the unique fabric of its varied communities while embracing progress. Providing adequate, attainable housing to all income levels is a key building block in ensuring economic stability and maintaining a high quality of life in the region.

This report includes two parts: the Key Findings from the ARC's housing assessment and the actionable Next Steps. The goal of this Housing Assessment is to evaluate the City of South Fulton as a vital participant in the health and viability of the region and to help leadership and community members understand current and forecasted housing needs for the City of South Fulton based on the following categories:

1. Housing Inventory
2. Cost Burden
3. Housing Supply
4. Housing Gap
5. Demographic Trends and Forecasted Growth

The Next Steps are specific to the City of South Fulton to help address the housing needs in this jurisdiction. Key Findings and Next Steps are based on recurring themes and data found in the assessment and aligned with recommendation categories of the ARC's Metro Atlanta Housing Strategy[1]:

INCREASE SUPPLY | PRESERVE AFFORDABLE SUPPLY | REDUCE HOUSING & TRANSPORTATION COST | EXPAND CAPITAL RESOURCES | PROMOTE HOUSING STABILITY | DEVELOP LEADERSHIP & COLLABORATION ON AFFORDABILITY

Our region is better equipped for sustained success when its leaders and communities understand local housing needs and challenges and are equipped with a Housing Assessment to set the City of South Fulton up for its most prosperous future.

1 ARC's Metro Atlanta Housing Strategy www.metroatlhousing.org

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EXECUTIVE
SUMMARY

1 PART 1 — KEY FINDINGS

Identify housing needs and issues within the community

2 PART 2 — NEXT STEPS

Define community-supported actions to meet the City of South Fulton needs and address identified issues

COMMUNITY OUTREACH & ENGAGEMENT

The City of South Fulton housing assessment process was driven by the Department of Community Development and Regulatory Affairs for the City of South Fulton staff in partnership with Atlanta Habitat for Humanity. A Stakeholder Committee of sixteen residents, business owners, and community organization members steered the process. The goals of the Stakeholder Committee members was to review and understand the relevant data, identify and solicit community feedback, recommend a set of key findings and next steps for housing in South Fulton, and present findings for incorporation into future planning.

Input from the community was gathered through the Stakeholder Committee and an online survey which had 141 participants and gathered 2,542 responses.

City of South Fulton Housing Assessment Survey Project Engagement

783	141	2,542	142
Views	Participants	Responses	Comments

PART 1 — KEY FINDINGS

HOUSING INVENTORY AND METRICS

43,893 Total Housing Units (2023)
1,696 LDP Permitting (2024)

32.0% of Householders Live Alone

2.53 People per Housing Unit

Renter Cost Burden
49.5% Occupied Rental Units

11.8% Live in 2+Unit Structures
26.3% Live in Renter-Occupied Units

1.3 % Homeowner Vacancy Rate
9.2% Rental Vacancy Rate

39% of Homes Built Prior to 2000
61% of Homes Built 2000 or After

87.4% Live in 1-Unit Structures
73.7% Live in Owner-Occupied Units

1,014 Affordable/Rent Restricted Units
123 Vouchers
2.3% of Units are Affordable

Owner Cost Burden
29.0% with a Mortgage
21.6% without a Mortgage

Source: 1-year ACS, 2023 | 5-year ACS 2022, CoStar 2024 Multifamily Data

RECURRING THEMES

Housing to meet needs of the community, especially those earning 100% AMI and below

Workforce housing, housing for young people and recent graduates, housing accessible to seniors

Live, work, play including housing + greenspace + walkability, mixed-use and mixed-income housing, areas of densification to increase amenities

Increased options for rentals, home ownership, targeted growth through zoning, incentives, and partnerships

HOUSING AFFORDABILITY SWOT ANALYSIS

STRENGTHS

- Relatively affordable stock
- High ownership rates
- Tax Allocation Districts
- Established Development Authority
- Newer housing overall: 61% built 2000+

WEAKNESSES

- Low number of rental units
- Lack of density around amenities
- Lack of smaller homes, diverse housing
- Some indication of crowding
- Lack of senior housing
- Low growth of high wage sectors

OPPORTUNITIES

- Forecasted population and job growth
- Vacant land
- Underutilized property
- Areas of economic development targets
- Opportunity for housing to shape identity

THREATS

- Rising costs, home prices and rents
- Lack of affordable subsidized housing
- High, increasing cost-burden
- 39% of homes built before 2000
- Areas of higher vacancy and blight

KEY FINDINGS

1

The City of South Fulton has approximately 43,893 housing units, of which an estimated 1,014 (2.3%) are affordable through subsidized federal programs and housing vouchers. Rising home prices of existing sales and new market rate homes indicates that housing overall is becoming less affordable for existing residents and current income levels.

2

ARC estimates approximately 11,500 housing units will be needed from now to 2050 in all Census Blocks in and surrounding the City of South Fulton based on population growth. In addition, over 7,500 homes may be needed to accommodate new job growth in this greater South Fulton area. The past ten years shows underproduction of 1,400 units, based on Census data.

3

Housing will be needed for new jobs, and the range of affordability for the homes for employees in these positions indicates a need for increased workforce housing. The largest projected job sectors by 2050 are:

- Transportation, warehousing, and utilities
- Professional, scientific, management, administration
- Educational services, heath care, social assistance
- Retail & Wholesale Trade (direct-to-consumer & business-to-business)
- Arts, entertainment, recreation, accommodation and food services

4

Although existing home ownership stock includes homes with values at or below $300,000, new market-rate prices trend at over $400,000 per home.

5

The median household income in the Metro Atlanta Region for a family of four is $107,500. The majority of residents in the City of South Fulton are at or below this level, with 64% of households earning below $100,000 per year.

6 South Fulton's percent of rental stock is below that of the region and the state of Georgia.

7 South Fulton's housing stock consists primarily of single-family homes (attached and detached). The City of South Fulton's housing stock is primarily single-family detached (78%) followed by single-family attached (townhomes) at 7.9%. Apartment or multi-family buildings with 5 or more units comprise 11.2% of existing housing stock, and 2.1% of housing stock is "missing middle:" duplexes, triplexes, or quadplexes.

8 South Fulton has a high ownership rate among all residents, and the ability to own a home in South Fulton is considered a strength. However, homeownership rates fell slightly from 2012 to 2022.

9 Alignment exists between past and current planning in the City of South Fulton and increasing home ownership, housing, and affordable housing.

PART 2 — NEXT STEPS

YEARS 1 - 2

Increase Supply

- Develop targets for the percentage of new affordable and workforce housing needed in each growth area.
- Understand which housing types may need to be allowed and where density should be increased to meet goals.
- Identify areas that may be appropriate for zoning reform to allow for smaller units, increased density, incentives, or density bonuses.
- Consider ensuring zoning allows smaller housing types that are affordable to first time buyers.
- Develop plans, procedures, and goals for participation in the Metro Atlanta Land Bank.

Preserve Affordable Housing

- Consider creating a Housing Trust Fund and Home Repair Program.
- Inventory affordable housing, determine expiration dates, determine policies, programs, and partnerships to address loss of existing affordable housing.

Promote Housing Stability

- Foster partnerships to ensure affordable and senior housing is created to meet need, starting with local housing developers from both the non-profit and for-profit sectors interested in providing diverse and accessible housing types.
- Contact Fulton Housing Authority for status updates for this organization and possible ways to partner.
- Partner with or create home repair programs, targeted homestead exemptions, other assistance.

Expand Capital Resources

- Utilize city-based incentives including TAD funds and other tools to provide housing to meet planning goals and community need.
- Identify and track funding resources for housing, specifically through DeKalb County, and the State of Georgia through the Department of Community Affairs, including Low Income Housing Tax Credits, CHIP and HOME funds.
- Utilize tools and funding resources available for the City, DDA, Development Authority, Urban Redevelopment Authority, etc (see resources on page 88).

Reduce Housing and Transportation Costs

- Identify land for housing while considering a balance between new housing and greenspace, infrastructure, transportation.
- Use the planning process to identify areas to increase walkability between homes, jobs, transit, and amentities, , which could include commercial districts, retail, schools, churches, trails, and parks.

YEARS 1 - 2

Develop Leadership & Collaboration on Affordability

- Increase housing planning within economic development areas and residential areas to identify potential growth locations for both multi-family, rentals, and home ownership.
- Include housing unit and affordability targets in small area plans and citywide plans.
- Encourage staff and elected leaders to participate in ARC and partner housing education programs.
- Create a committee, work group, or task force committed to addressing housing need and creating a housing strategy for the city or for target areas.
- Contact DCA regarding participation in DCA's GICH program.

YEARS 3 - 4

- Create a city wide inventory of land suitable for housing, particularly close to amenities, transit.
- Increase partnerships including those with housing providers, housing funders, and housing developers from the public, private, non-profit, and philanthropic sectors.
- Engage local employers in housing work and planning.
- Identify appropriate housing programs that may be implemented by the city, including those that assist first time buyers, seniors in need of home repair, to address blight, and that increase housing stability.
- Plan for walkability with housing development and align new housing with amenities and economic development to meet goals, increase trail access, connect to amenities.
- Pilot innovative housing on identified land, including smaller homes, senior homes, and affordable/ mixed-use developments.
- Ensure housing planning and progress is reflected and updated in planning reports including Comprehensive Plan updates, Strategic Planning, and others.

5+ YEARS

- Access completion of housing planning goals in existing planning documents.
- Track growth in population and housing units development.
- Track new affordable and accessible units that are subsidized with local, state, or federal funds.
- Update LCI area plan.
- Ensure growth is meeting the needs identified through the planning process.
- Continue to pilot affordable housing projects and partnerships.
- Update Housing Assessment.

INTRODUCTION

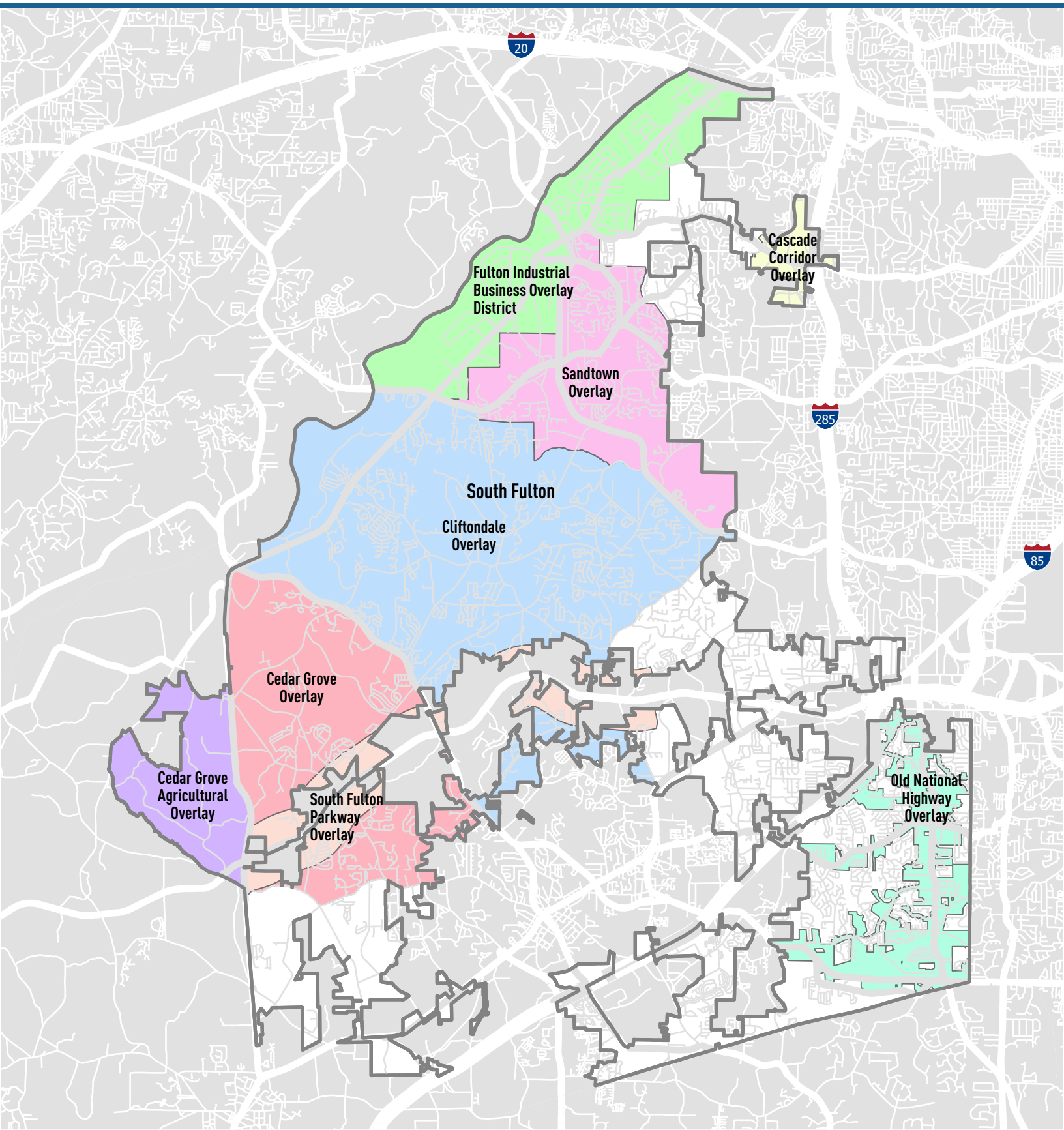
INTRODUCTION

PURPOSE

The housing assessment touches many of the priority issues. The most pertinent is housing affordability. The goal of the housing assessment is to provide residents, staff, and elected officials with detailed information about the South Fulton housing market that they can use to make actionable steps that address housing challenges. The housing assessment will allow the city to best plan for new residents, appropriate mix of housing options and accessible housing that allows residents of all incomes and stages of live to thrive

The City sponsored this Housing Needs Assessment to provide Key Findings and Next Steps to:

1. Provide a better understanding of the existing stock and future housing need and identify appropriate housing metrics and strategies.
2. With the rapid growth in the City of South Fulton, assist in ensuring that development is focused, intentional, based on community need, and supportive of a vision for a vibrant and thriving community.
3. Advance social equity by highlighting that a safe, comfortable, and affordable place to live is a basic human right.
4. Ensuring that comfortable housing is an attainable goal for residents within the City of South Fulton at all stages of life and all income levels. To honor the fact that the personal wealth of many residents is invested into their home.
5. Advance community resiliency by assessing the overall housing stock and growth patterns within the city.
6. Allow planners and developers to look at housing developments more holistically to reinforce areas of weakness and vulnerability that have historically been left in the planning blind spots.



Overlay Districts

OvrlayName

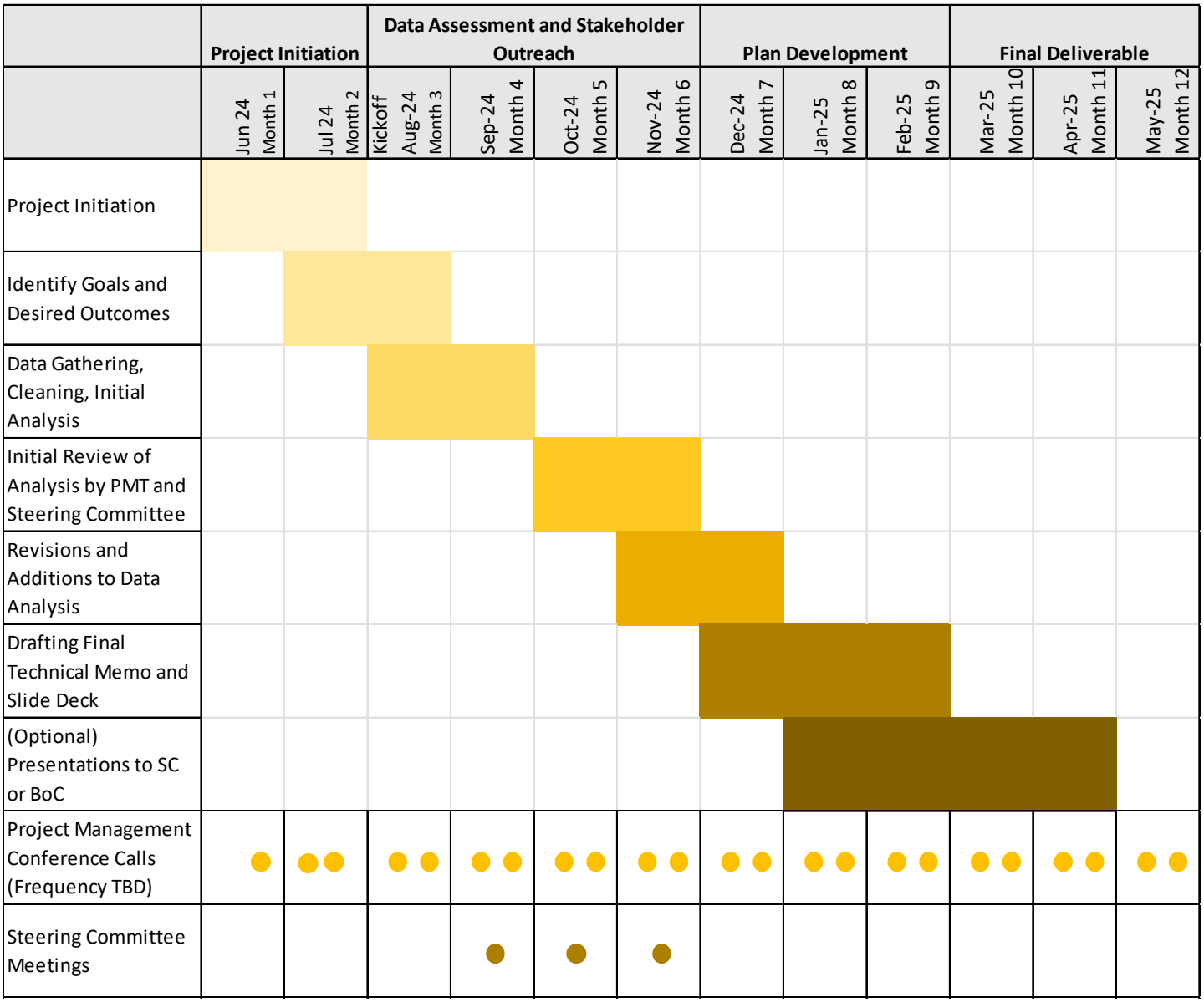
- Cascade Corridor Overlay
- Cedar Grove Agricultural Overlay
- Cedar Grove Overlay
- Cliftondale Overlay
- Fulton Industrial Business Overlay District
- Old National Highway Overlay
- Sandtown Overlay
- South Fulton Parkway Overlay

0 1.25 2.5 5 Miles

PROCESS

Project Timeline

The City of South Fulton Housing Assessment process began with a preliminary meeting between ARC and City of South Fulton Staff on June 26, 2024. The first Project Management Team meeting occurred on July 10th, and ARC staff traveled to South Fulton for a site visit on July 24th. The Stakeholder Committee was formed, and the meetings were held on September 12th, October 10th, and November 14th. ARC presented housing data to the Cliftondale Community at the Community Center on October 14th. Additionally, a community survey was made live on September 1st and closed on November 14th. The full schedule included in the project scope is provided below.



METHODOLOGY

Data Sources

- U.S. Census Estimates 2018 - 2023, 1-year and 5-year American Community Survey
- ARC Series 17 Forecasts
- 2050 ARC Forecast Data calculated by Block Group
- HUD Housing Data: Active Multifamily Portfolio-Property Level Data
- CoStar Real Estate Data
- ATTOM Data Solutions, Home Sale Data
- City of South Fulton Land Disturbance Permit Data, 2024
- ARC Employment Projections 2050
- Data USA, Average Salary by Industry
- U.S. Department of Housing and Urban Development (HUD) Area Median Income, Limits and Price Maximums
- Policy Map, City of South Fulton Housing Data, 2024
- National Low Income Housing Coalition (NLIHC), The GAP Report
- ParclViewer, 2024
- ARC Metro Atlanta Housing Strategy Toolkit

COMMUNITY ENGAGEMENT

Engagement Process and Participation

Engagement for the South Fulton Housing Assessment was accomplished primarily through project stakeholders and through the community survey. Stakeholders met three times during the housing assessment process and included members who are residents of South Fulton, business representatives, educators, city staff, and community based organizations.

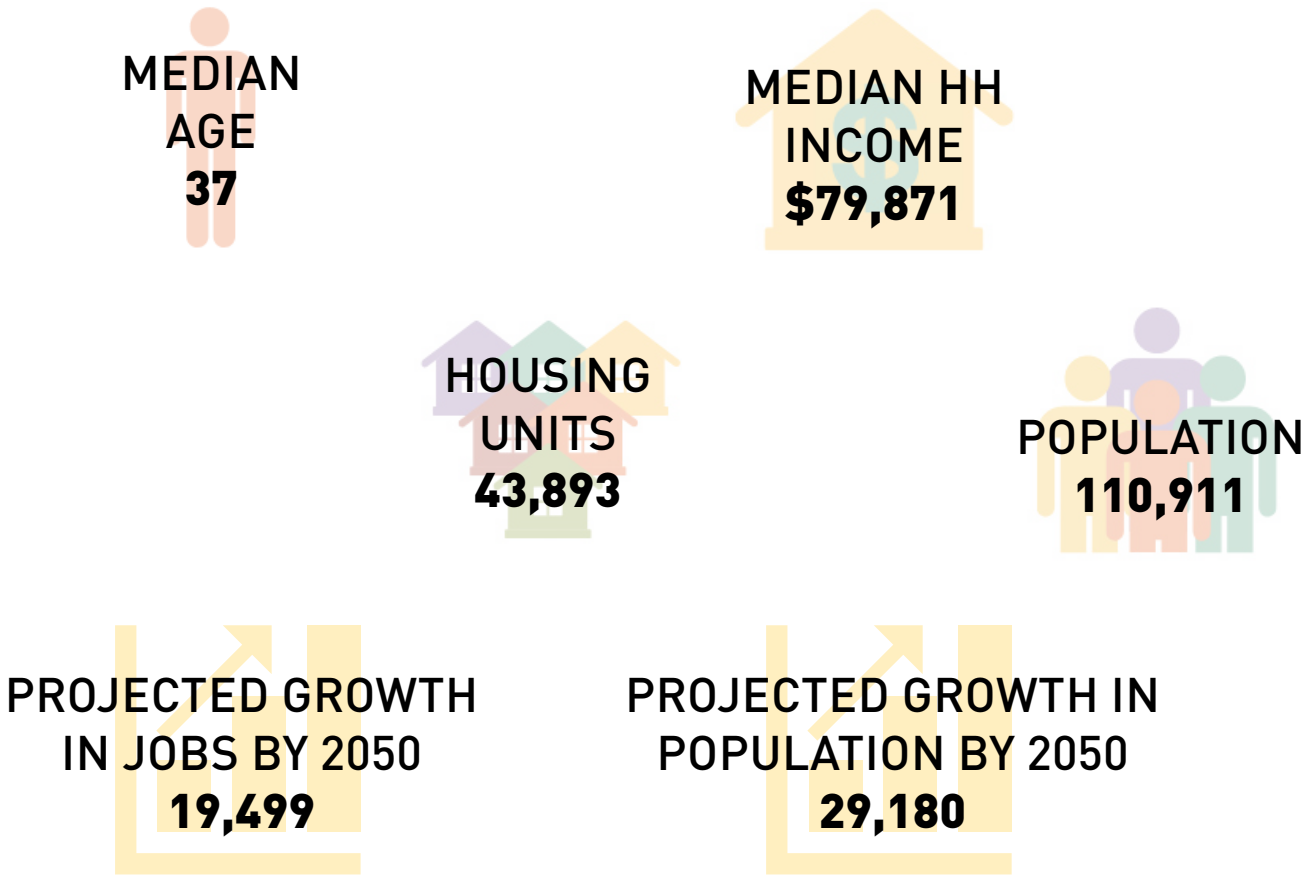
The community survey was posted on PublicInput, a link was provided to the survey from the City of South Fulton web page, and a flyer and QR code was provided to stakeholders to distribute to those within their communities. ARC received 2,542 responses and 142 comments from a total of 141 participants for the survey.

On October 4, 2024, ARC presented the housing data for the report to the Cliftondale Community members at a community meeting. The draft Housing Assessment was presented to South Fulton Council Members on March 25, 2025 and the plan was adopted by the South Fulton Council on April 22, 2025.

CITY OF SOUTH FULTON OVERVIEW

The City of South Fulton was incorporated in May 2017 as part of the Metropolitan Atlanta area. Prior to incorporation, the City of South Fulton was a part of unincorporated Fulton County and served the largest population of low-moderate income residents within the county. South Fulton is the third largest city in metro Atlanta and the 8th largest city in the state of Georgia, serving the population of approximately 110,000 according to the US Census Bureau's report estimate for 2022 census projections.

The City is home to the South Fulton Parkway Corridor, which is only minutes from Hartsfield-Jackson Atlanta international Airport. The Old National Highway Corridor is one of the region's most densely populated areas and serves as the largest commercial corridor within the City's limits. South Fulton has experienced substantial growth over the past decade and is expected to continue its upward trend. According to the Atlanta Regional Commission's Series 17 Forecasts, South Fulton is projected to experience a high rate of population growth and job growth by 2050 compared to other parts of the region.



Source: U.S. Census Bureau, 2022, 2023, ACS 1-year data, ARC Series 17 Forecasts. Projected growth is for all Block Groups that contain part of the City of South Fulton.

SUMMARY OF HOUSING DATA

In 2023, South Fulton had 43,893 total homes. New home permits (LDP) as of 2024 include 1,696 newly permitted homes.

The average number of people per home in South Fulton is 2.53, and 32.0% of householders live alone.

1.3 % of homes are vacant and 6.8% were vacant as of the 2022 Census.

39% of homes are older and built prior to 2000 and 61% of homes are newer and built 2000 or after.

South Fulton has 1,014 affordable or rent restricted units (2.3% of housing stock) according to HUD and CoStar, and residents use 123 HUD vouchers to help pay rent.

49.5% of renters are cost burdened.

29.0% of owners with a mortgage are cost burdened, and 21.6% of owners without a mortgage are cost burdened.

87.4% of residents live in 1-unit structures. 73.7% of residents own their homes.

11.8% of residents live in 2+unit structures. 26.3% rent their homes.

SUMMARY OF SURVEY RESPONSES

The highest percentage of responses were in the following categories:

- 50% earn under $100k per household
- 32% want homes priced under $300k
- 25% want rentals priced $1,500 to $2,000 per month

53% of respondents believe housing prices do not meet the needs of the community. Responses included support for added workforce housing, and housing for graduates and young people.

Additionally, the survey found support for a variety of types of senior housing as well as accessible housing.

Respondents cited the need for affordable and mixed-use housing, more housing options including townhomes and condos, and a better mix of rentals and owner housing.

Respondents want to ensure new housing and greenspace are considered so that natural space is preserved, and that walkability is a factor in new housing development, as well as live-work-play.

The type of home most requested is the single family home, and the need for home renovations and home repairs as well as the concern of increased corporate ownership and blight.

PART 1
KEY FINDINGS

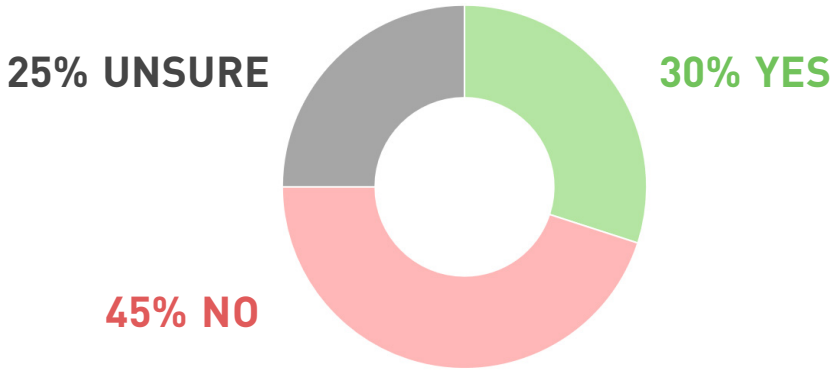
1

KEY FINDING #1: The City of South Fulton has approximately 43,893 housing units, of which an estimated 1,014 (2.3%) are affordable through subsidized federal programs and housing vouchers. Rising home prices of existing sales and new market rate homes indicates that housing overall is becoming less affordable for existing residents and current income levels.

In the 2020 Economic Strategic Development Plan for the City of South Fulton, residents cited the affordability of housing as the top reason they chose to live in the City of South Fulton, and the second-ranked "top asset" of the city.

The City of South Fulton has an abundant stock of homes valued at affordable levels, based on US Census data. The median home value of owner-occupied homes in South Fulton is $242,200 as of the 2022 Census. However, trends in home prices along with increasing population relative to home production rates are raising home prices. Home sales in 2024 reveal a higher sale price for single-family homes at $320,760 and a higher sale prices for all home types at $306,558. Newly built single-family homes, those built between 2022 and 2024, sold at an average price of $426,011 in 2024. For rentals, the median gross rent is $1,461.

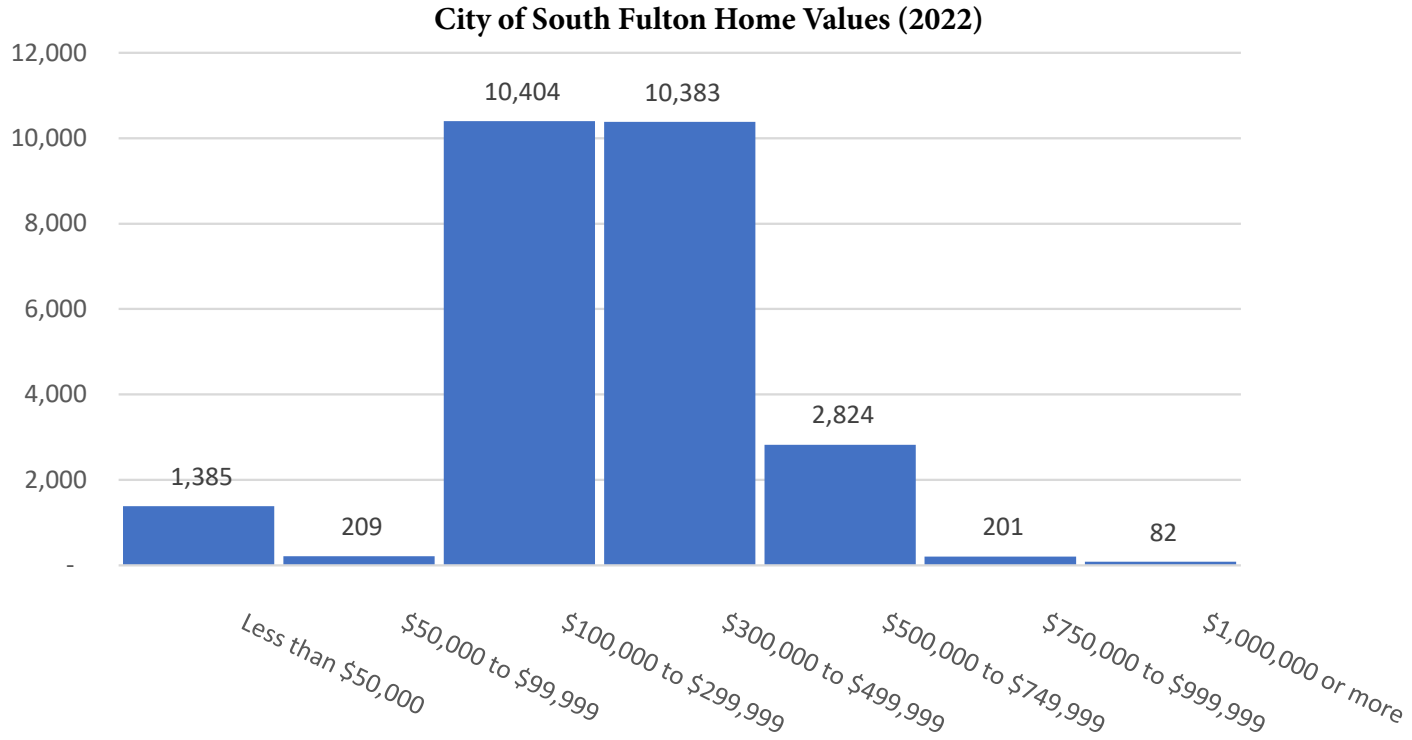
The ARC Survey for the South Fulton Housing Assessment posed a question: **If you were to move out of your current residence today, do you think you would find a home in South Fulton that you could afford?** Responses are shown in the graph to the right.



The housing market is projected to continue to add new homes and rentals at higher price points. Due to the discrepancy in pricing between new homes and existing stock, the city of South Fulton will need to develop strategies plans to add housing at price points that meet the needs and affordability for current and future residents, as the market adds homes for those at higher income levels. The city has the capability to use tools, such as zoning and incentives, and partnerships to ensure a portion of new homes and rental units are affordable to residents at lower and moderate income levels. These capabilities include ensuring zoning allows housing types, densities, and price points that are affordable to lower and moderate income residents, as well as utilizing planning, partnerships, tax credits, and subsidies to target areas for affordable and mixed-income homes.

Existing Home Values Vs. New Home Sale Prices, South Fulton

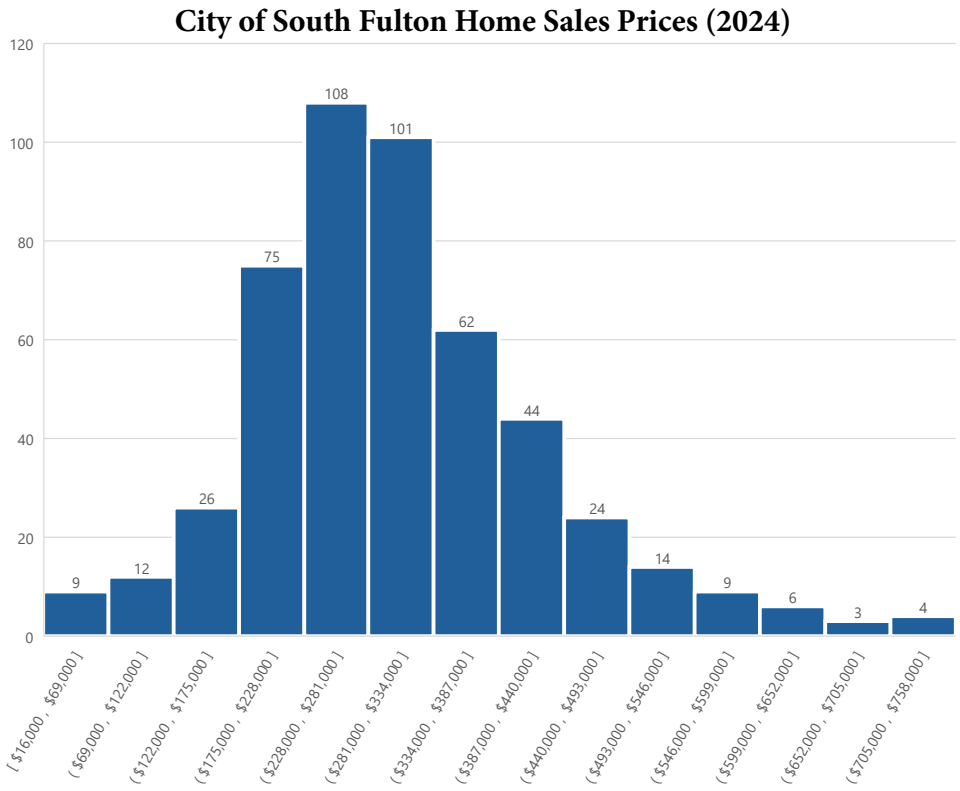
The majority of home values in the City of South Fulton, according to Census data, are between $100,000 and $499,999, with the median home value of owner-occupied units $242,200 (5-year ACS 2018-2022).



Source: Census data, ACS 5-year averages, 2022.

However, home sales are trending much higher, with the average sale price of a single-family home at $320,760 in 2024, with newly built home sale prices averaging $426,011 from 2022-2024, according to 2024 ATTOM Home Sales Data.

Source: ATTOM Home Sales Data, 2024

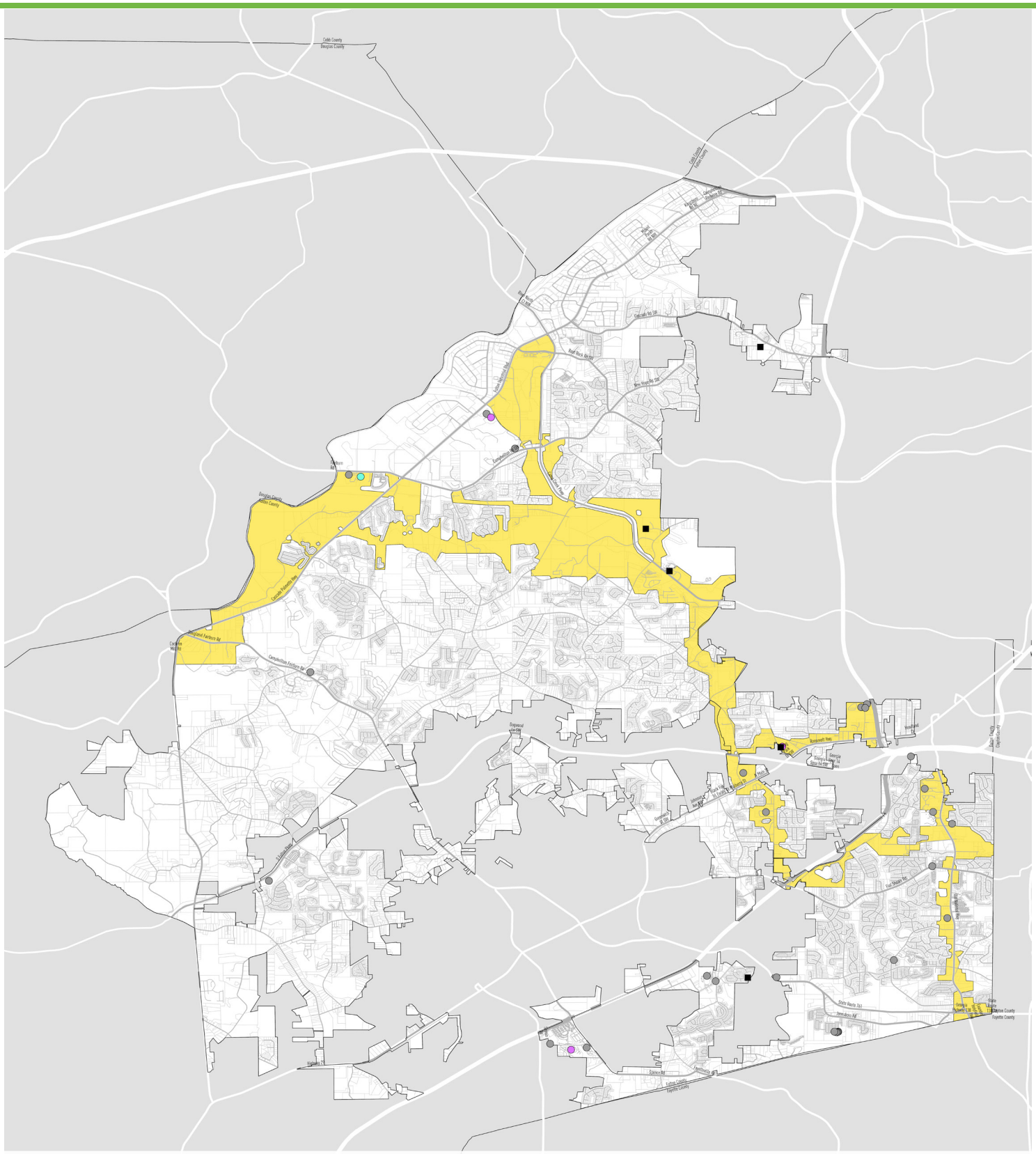


Subsidized Affordable Housing In South Fulton

To evaluate the number of affordable housing units in the City of South Fulton, ARC used both the U.S. Department of Housing and Urban Development (HUD) Active Portfolio Property Data (2024) as well as properties identified by CoStar as either "Affordable" or "Rent Restricted." Results are shown to the right.

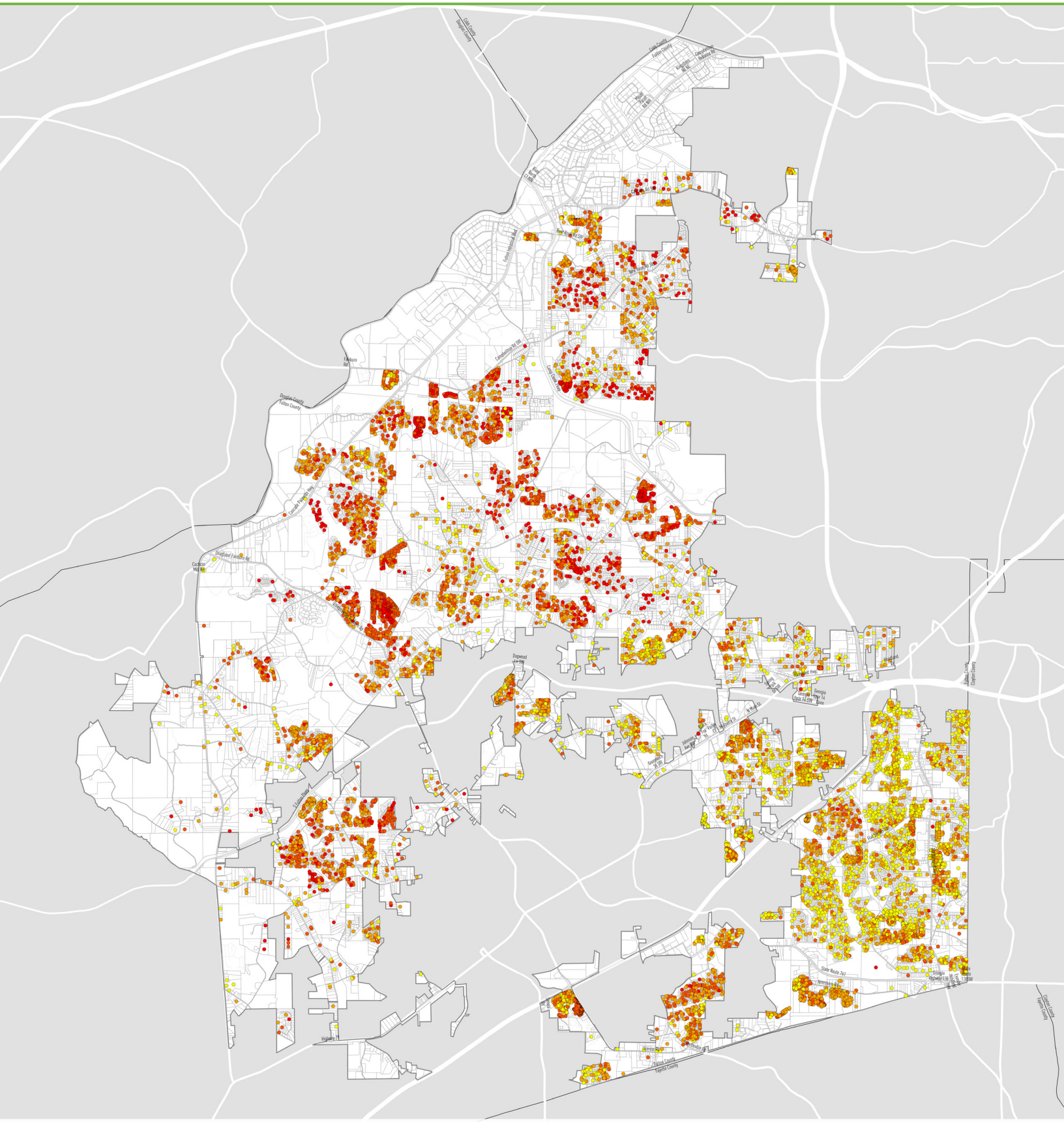
The number of "HUD Assisted Units" at 123 provides an estimated number of housing vouchers used to supplement rent. Two developments, Harmony Park Apartments and Freedom Park Apartments, are rated class C, which may indicate the need for repairs or renovation in these complexes.

APARTMENT NAME	# OF UNITS
Harmony Park Apartments	116
Orchard Springs	220
Anthem	80
Country Gardens Senior Living	40
Walton Lakes	305
Village Of St. Joseph	47
Freedom Park Apartments	142
QLS Villa	64
TOTAL UNITS	**1,014**


Affordable or Rent Restricted Multifamily Units
Affordable Type
Affordable Units
Rent Restricted
Not Affordable or Rent Restricted
HUD Properties
Development Autourity Boundary
0
0.93
1.85
3.7 Miles

Home Sales Price Map, South Fulton, 2018 To 2024

The Home Sales Price Map indicates the location of home sales at different price ranges in the City of South Fulton. Most of the lower priced homes are located in the southeast portion of the city, whereas higher priced homes are more concentrated in the western half of the city. By understanding patterns, using the planning process to identify areas appropriate for diverse housing types and price points, and utilizing partnerships, South Fulton can work to ensure equitable home prices across the city.



Source: ATTOM Home Sales Data, 2018 to 2024

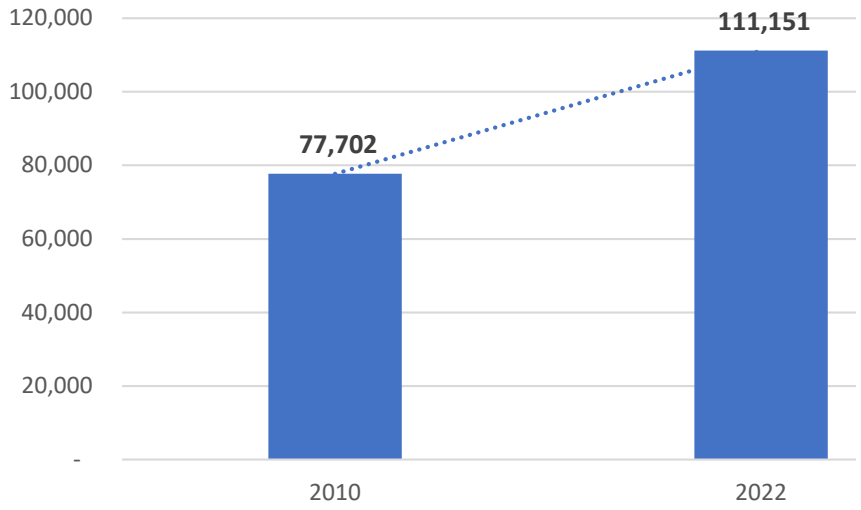
2

Key Finding #2: ARC estimates approximately 11,500 housing units will be needed from now to 2050 in all Census Blocks in and surrounding the City of South Fulton based on population growth. In addition, over 7,500 homes may be needed to accommodate new job growth in this greater South Fulton area. The past ten years shows underproduction of 1,400 units, based on Census data.

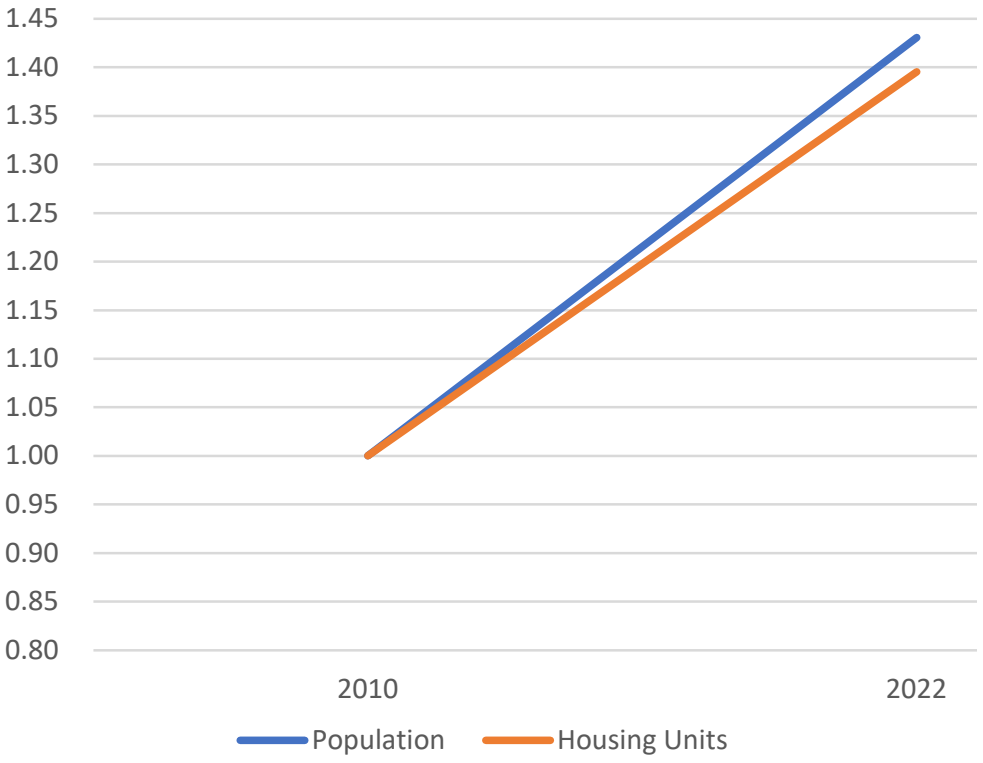
Because the City of South Fulton is too new to have two non-overlapping 5-year periods from the ACS, ARC created a custom re-estimation of 2010 5-year ACS data to yield historical estimates and change measures. Using this data and the 2023 Census (1-year) population estimate, the population of the City of South Fulton increased by approximately 33,000 residents from 2010 to 2022, using the ACS 5-year estimate for 2022 population.

Source: ARC Custom Re-Estimation 2010, ACS 5-year 2022.

Total Population



Housing Unit and Population Growth



Housing Underproduction Estimates

Demand for homes is expected to increase in the City of South Fulton. Although the city has approved new home permits in 2024, there has been underproduction of homes in the past ten years compared to population growth and therefore demand and prices have increased, and vacancy has decreased.

Population in South Fulton increased from 77,702 in 2010 to 111,151 in 2022. The increase in the number of housing units is approximately 3.53% below the population growth. This translates into an approximate underproduction of 1,400 housing units compared to housing need based on population, as of 2022 and using the current person/household rate of 2.53 persons/household.

Index to 1.00 @2010*

** Indexing values refers to establishing a base value for which to compare any percentage increase or decrease in this value in the following years. For this report, the 2010 value is used as the base value, and the percent increase or decrease from the base number (2010) is indicated in the chart for 2022. ARC used Census Data and custom assessments to estimate the population within city boundaries in 2010.*

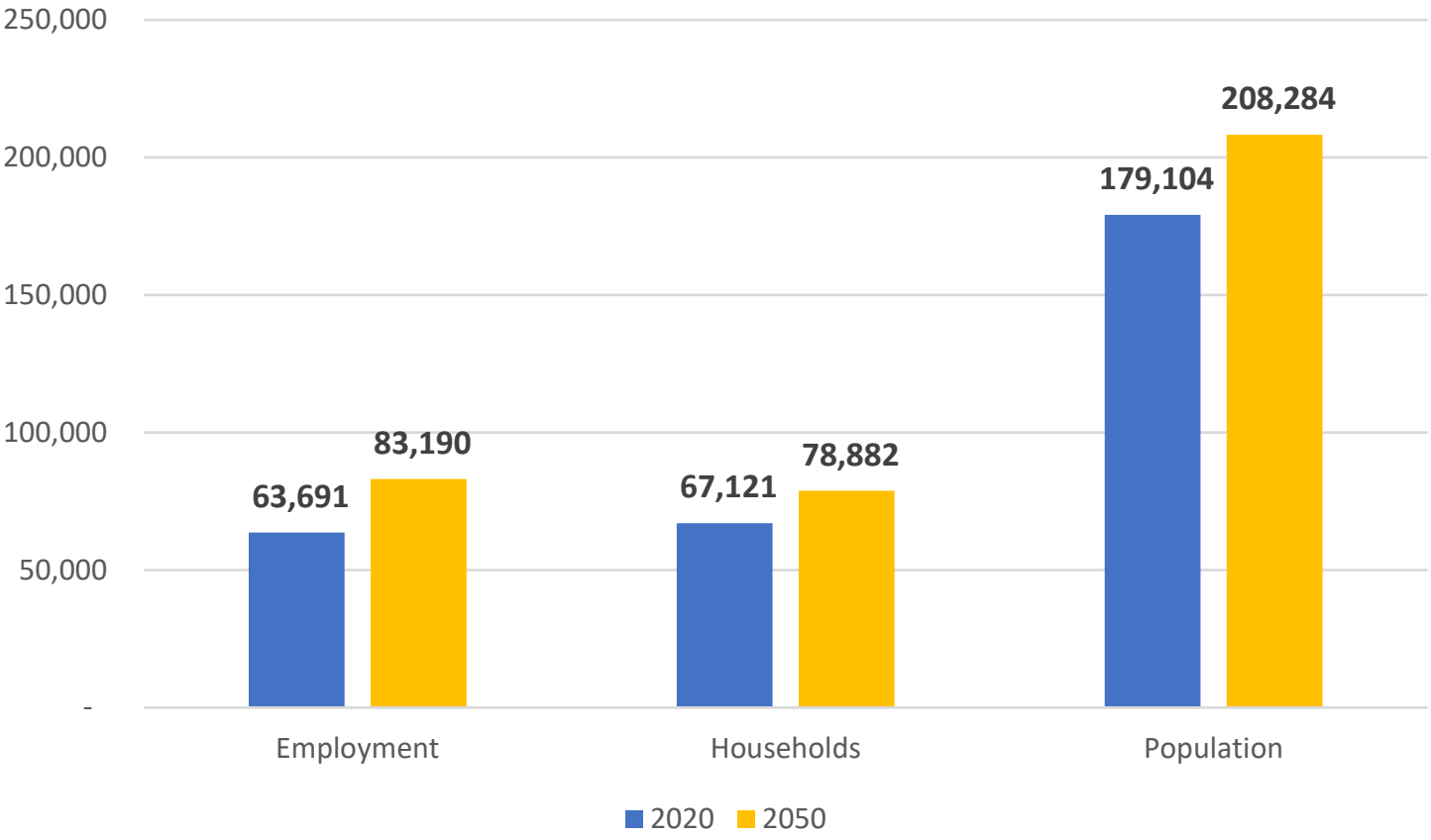
Land Disturbance Permits, South Fulton (2024)

The City of South Fulton provided approximately 1,696 Land Disturbance Permits (LDPs) for residential construction in 2024. The types of permits issued are as follows:

- 431 residential lots
- 1,090 single-family residential
- 125 townhome residential
- 50 listed as “Wellspring Living” and “Community Living Arrangement/Disability”

2050 Forecasts: South Fulton Block Group Data

ARC forecast employment, household, and population growth for the City of South Fulton using Census Block Groups as seen in the map on page 35 and in the appendix. Forecasted growth in each category is shown below.

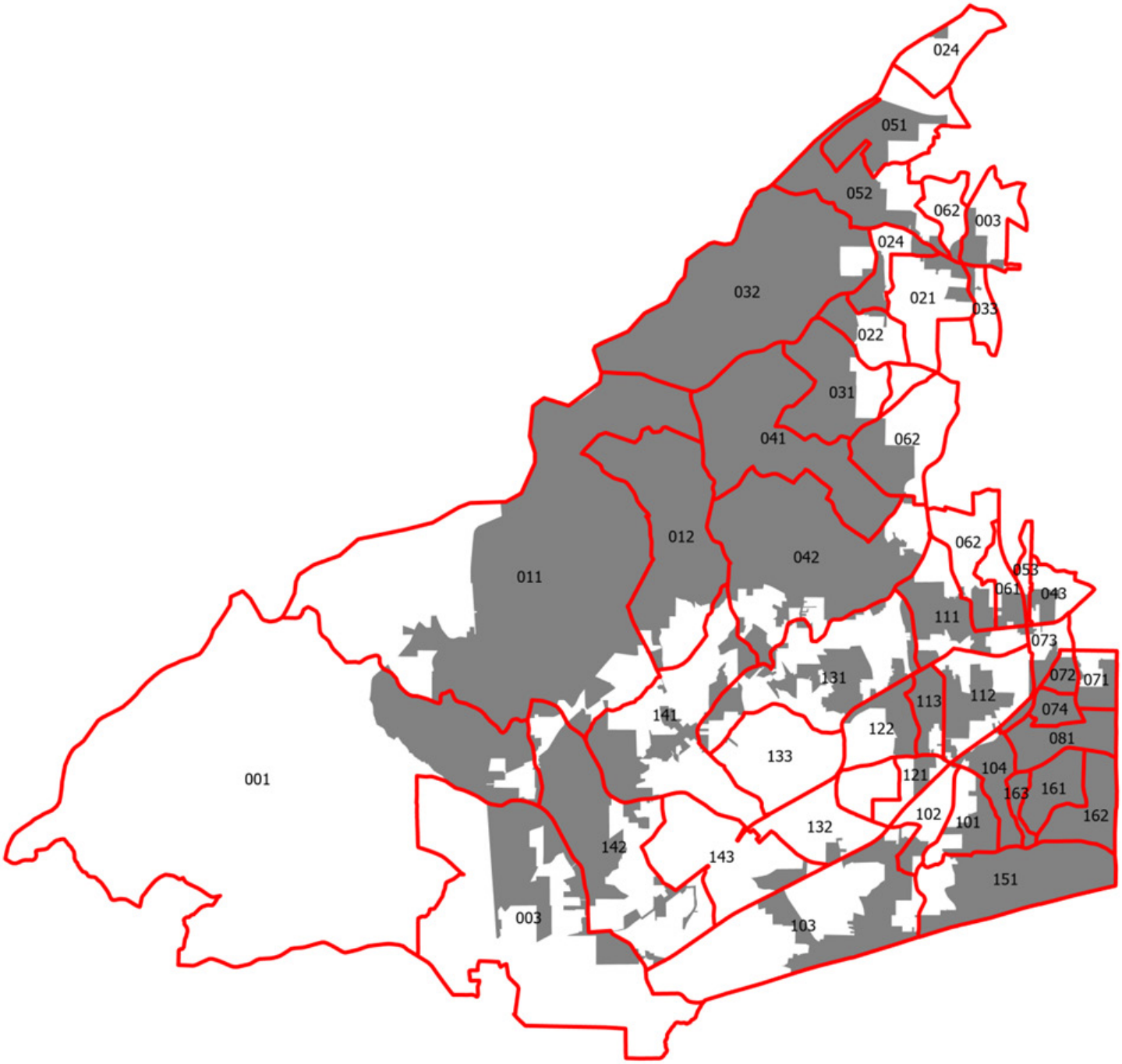


	2020	2050	# Change	% Change
Employment	63,691	83,190	19,499	30.6%
Households	67,121	78,882	11,761	17.5%
Population	179,104	208,284	29,180	16.3%

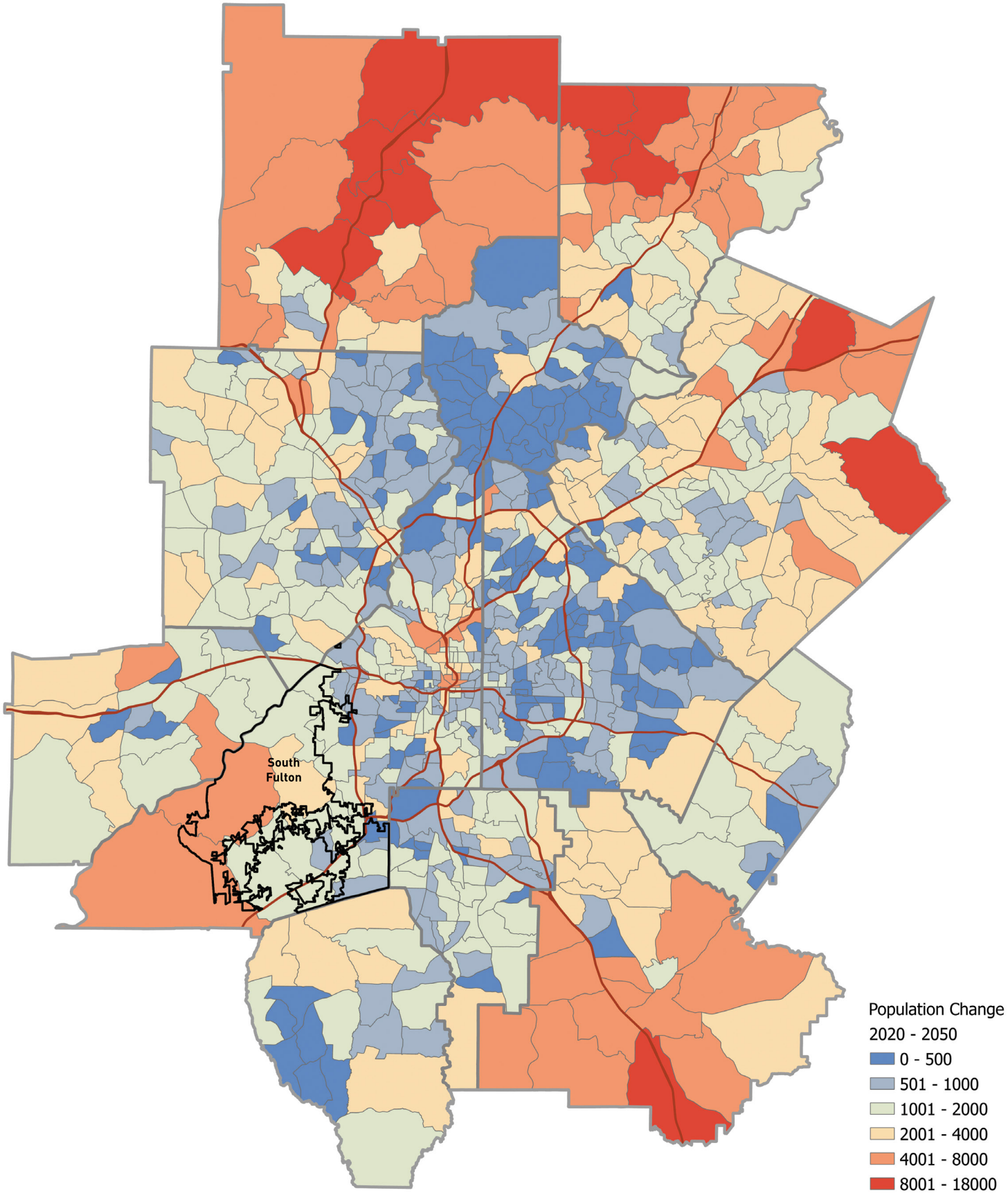
Using the average number from the Census data of 2.53 people per household, the forecasts for the number of housing units needed in the map area to accommodate population of an estimated 29,180 residents is11,534 new homes. This number aligns closely with the number of projected households in this geographic area in 2050 of 11,761.

Additionally, to accommodate the job growth of 19,499 jobs, an estimated 7,707 new homes should be built.

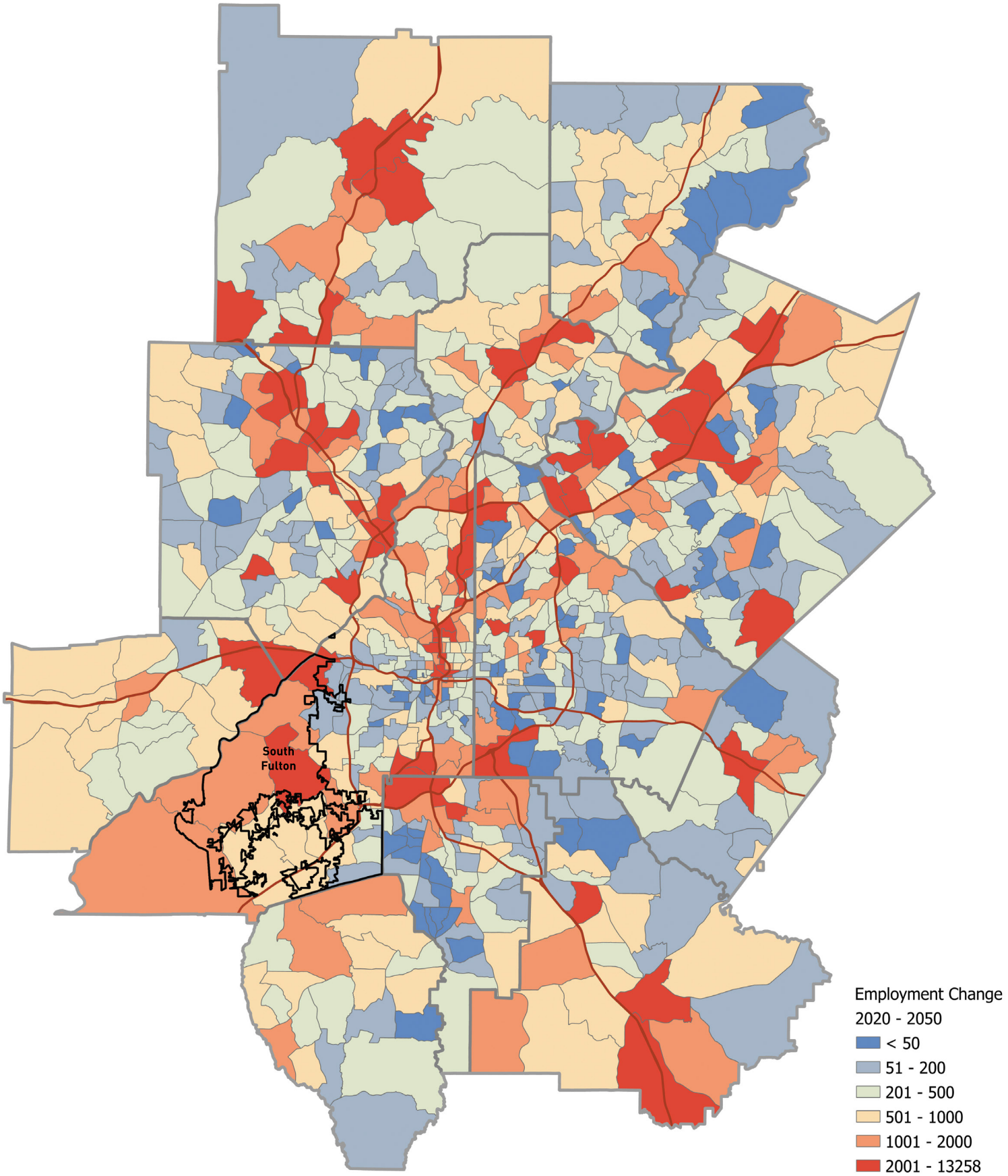
Because the boundaries of the Census Block Groups extend beyond the city boundary of the City of South Fulton, these areas outside of the city boundary should be taken into account with the estimates. The appendix contains detailed growth projections for each Census Block Group shown below.



ARC S17 Population Forecasts: Population Change, 2020 - 2050



ARC S17 Employment Forecasts: Employment Change, 2020 - 2050



3

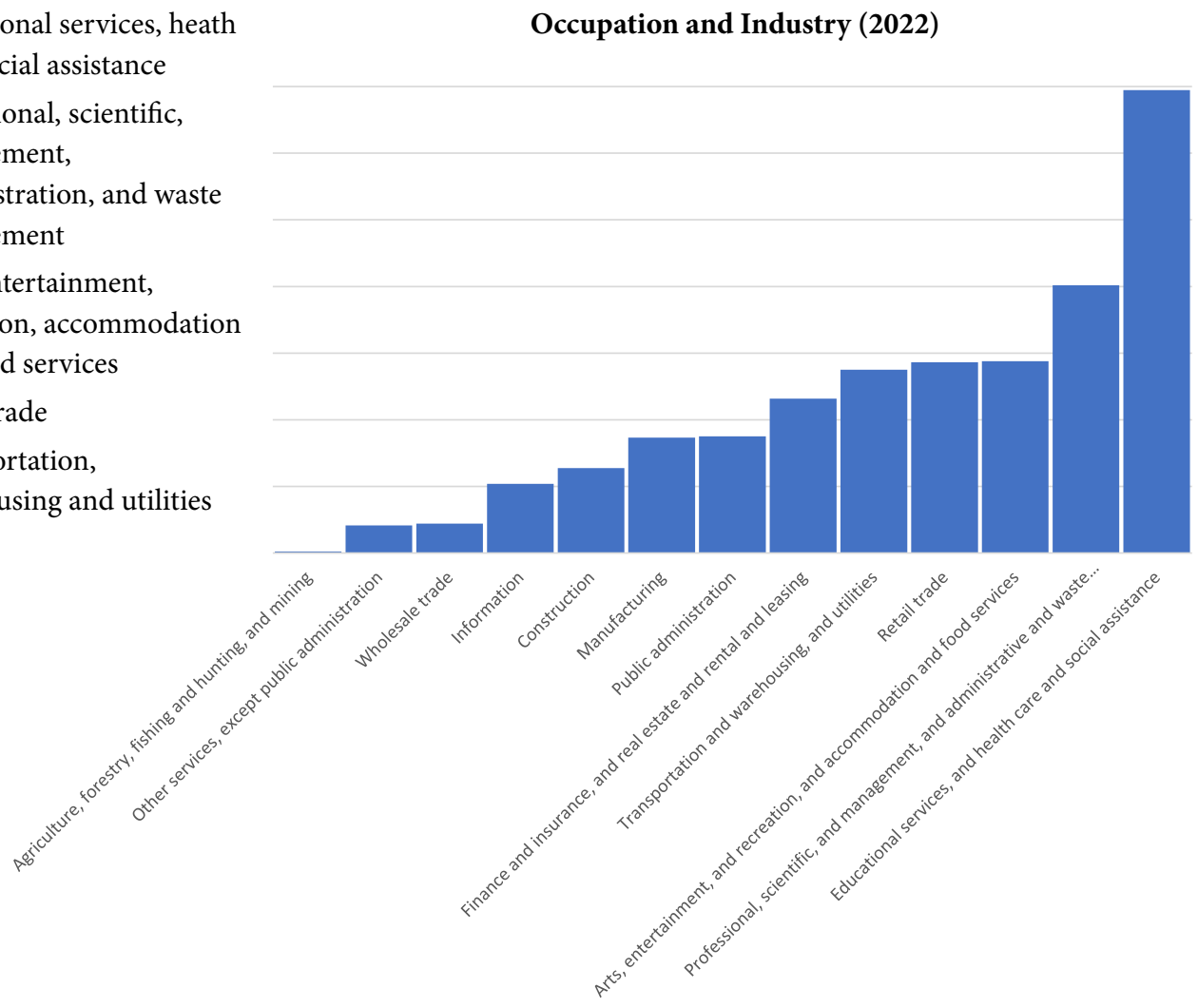
KEY FINDING #3: Housing will be needed for new jobs, and the range of affordability for the homes for employees in these positions indicates a need for increased workforce housing. The largest projected job sectors by 2050 are:

- Transportation, warehousing, and utilities
- Professional, scientific, management, administration
- Educational services, heath care, social assistance
- Retail & Wholesale Trade (direct-to-consumer & business-to-business)
- Arts, entertainment, recreation, accommodation and food services

Top Employment Sectors, City Of South Fulton (2022)

Census data from 2022 lists the largest employment sectors in the City of South Fulton as:

- Educational services, heath care, social assistance
- Professional, scientific, management, administration, and waste management
- Arts, entertainment, recreation, accommodation and food services
- Retail trade
- Transportation, warehousing and utilities



Source: Census Data, ACS, 2022 5-year averages

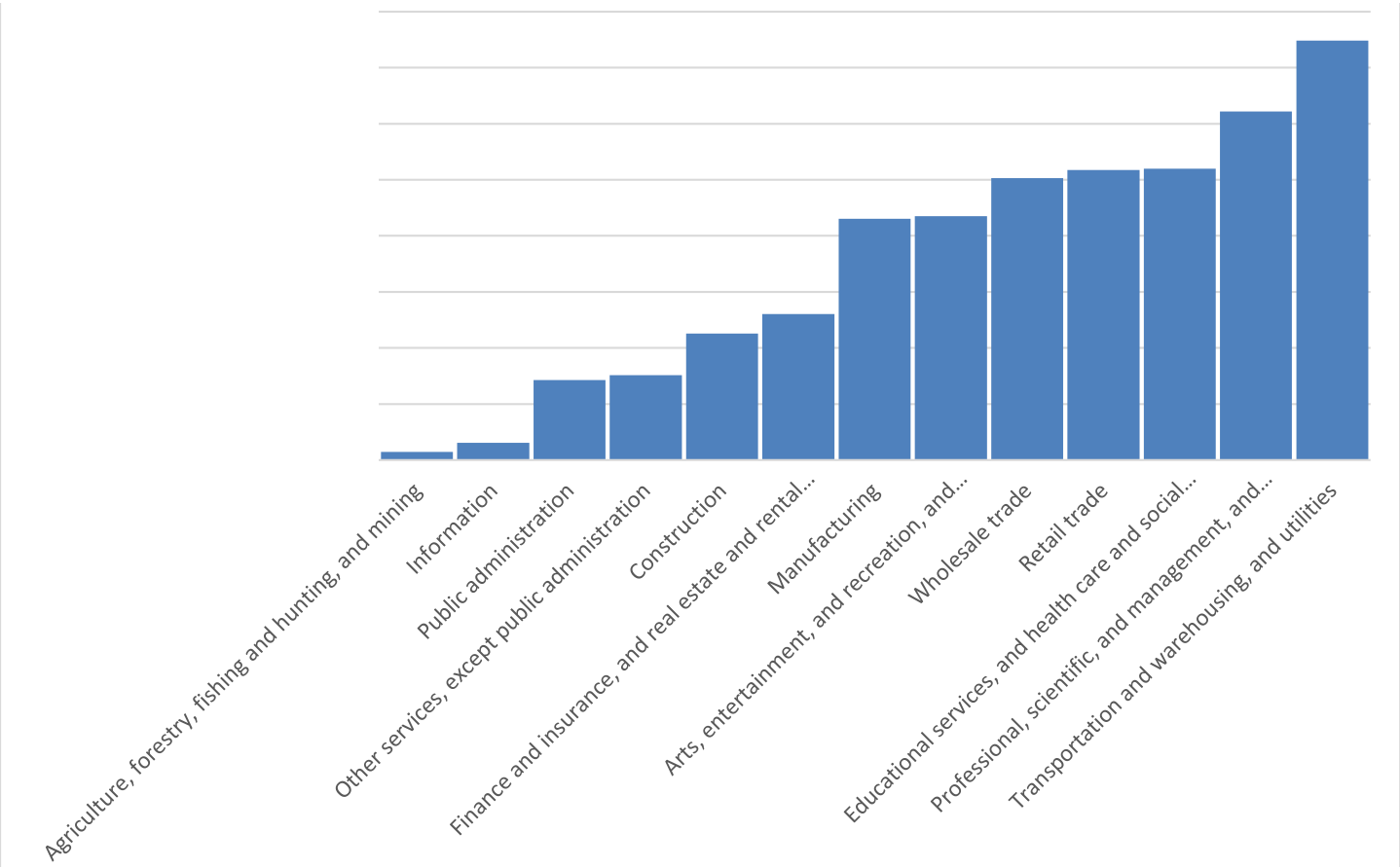
Projected Employment Sectors, South Fulton (2050)

The ARC projects approximately 19,500 new jobs will be added in the Census Blocks in the South Fulton area, which includes the City of South Fulton, by 2050. Using the current number of people per household (2.53), this translates into a need for 7,707 new homes in the South Fulton area.

Aligning housing with jobs provides many community benefits including reduced car trips and commute times, ensuring a stable workforce which creates economic stability, increased mental and physical health of workers, reduced transportation cost, and increasing the likelihood that amenities will locate in the vicinity of new jobs and housing. Currently, more residents in South Fulton commute alone via auto (76.7%) than in Atlanta (59.8%) and the U.S. overall (73.2%), and a higher percent of South Fulton residents have commute times between 30 - 90 minutes than those in Atlanta and the U.S. The projected growth by job sector is shown below, with the largest projected job sectors in:

- Transportation, warehousing, and utilities
- Professional, scientific, management, administration
- Educational services, heath care, social assistance
- Retail & Wholesale Trade (direct-to-consumer & business-to-business)
- Arts, entertainment, recreation, accommodation and food services

Projected Occupation and Industry (2050)



Source: ARC projections using Census data, population and growth projections, commutes: bestplaces.net

Wages and Affordability For Top Industries

The U.S. Department of Housing and Urban Development (HUD) publishes a chart of Housing Limits and Pricing Maximums each year. This chart is found in the appendix and includes income ranges in the Metro Atlanta Statistical Area, based on the number of people per household and the percent of Area Median Income (AMI), and the related affordability maximums for rental and ownership. Based on the industries above, housing affordability ranges are as follows:

Transportation & Warehousing, and Utilities/ Education

- Average Salary (2022) $63,923 / $59,030
- AMI Level: 60% AMI to 80% AMI
- Affordable Home Ownership Levels: $135,540 - $299,280
- Affordable Rental Levels: $1,129/month - $2,494/month

Retail Trade

- Average Salary (2022) $42,950
- AMI Level: 50% AMI
- Affordable Home Ownership Levels: None
- Affordable Rental Levels: $941/month to $1,558/month

Wholesale Trade

- Average Salary (2022) $75,387
- AMI Level: 80% AMI to 100% AMI
- Affordable Home Ownership Levels: $180,720 - $374,100
- Affordable Rental Levels: $1,506/month - $2,795/month

Professional, Scientific, Administrative

- Average Salary (2022) $88,194
- AMI Level: 80% AMI to 100% AMI
- Affordable Home Ownership Levels: $180,720 - $374,100
- Affordable Rental Levels: $1,506/month - $2,795/month

Accommodations and Food Services

- Average Salary (2022) $27,593
- AMI Level: 30% AMI
- Affordable Home Ownership Levels: None
- Affordable Rental Levels: $564/month - $935/ month

Source: DATA USA

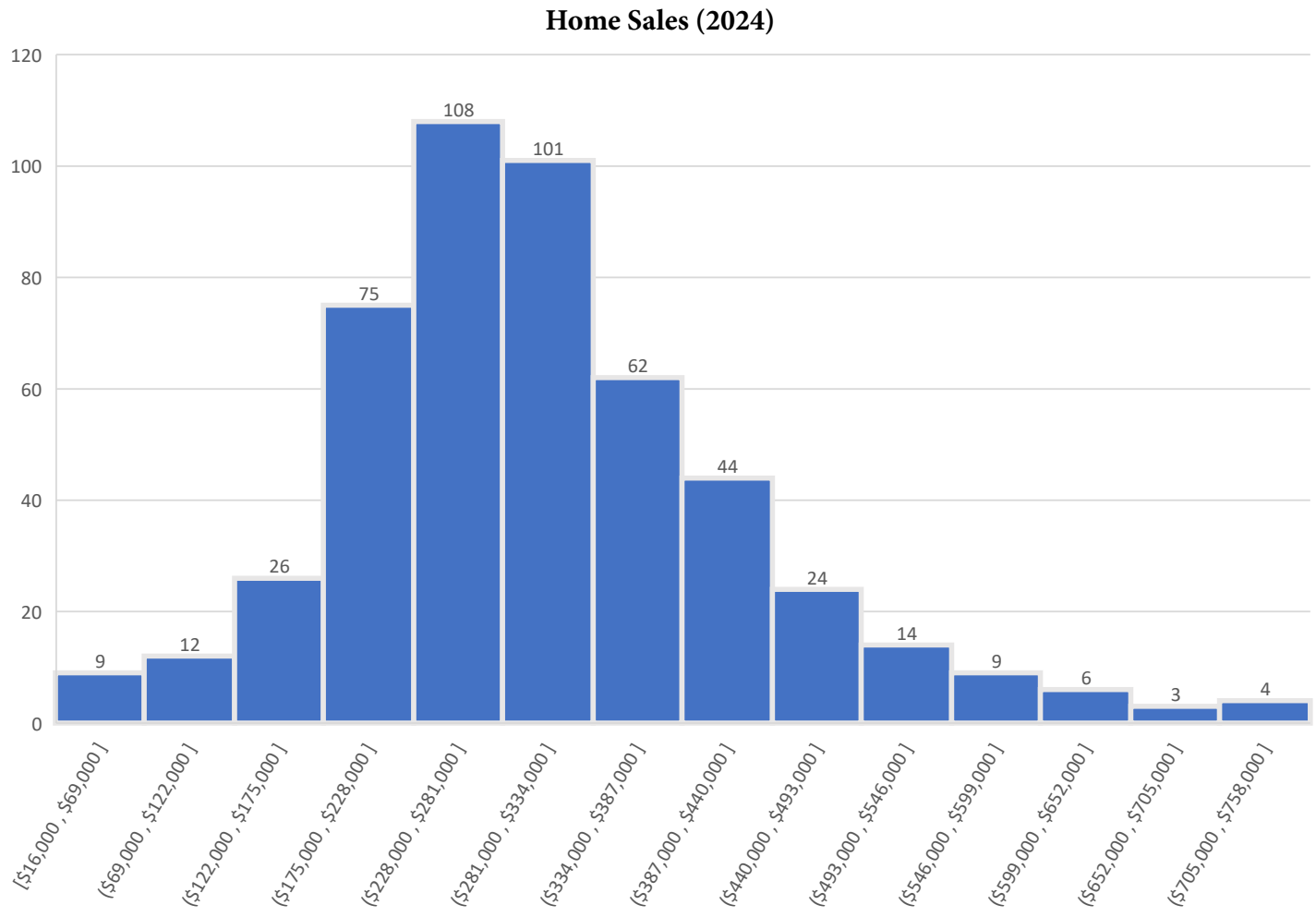
KEY FINDING #4: Although existing home ownership stock includes homes with values at or below $300,000, new market-rate prices trend at over $400,000 per home.

The fourth key finding is that the average home sale price for all housing types has increased, especially the type and price point for new construction homes. The average home sale price for all housing types has increased from around $186,000 in 2018 to over $300,000 in 2024. The highest sale price for a new construction home was $690,000 in 2024. Vacancy rates in South Fulton show high demand, particularly for home ownership.

Sales Of All Housing Types, South Fulton, 2024

When sales of all housing types are factored in, the average sale price from 2022-2024 is $383,382 in South Fulton. For sales of single-family homes only the average sale price is $426,011. Average sales prices for townhomes in 2024 were $247,227 and for the average condominium unit were $55,200.

For homes constructed in 2022, sales prices ranged from $382,900 to $690,000 in 2024.



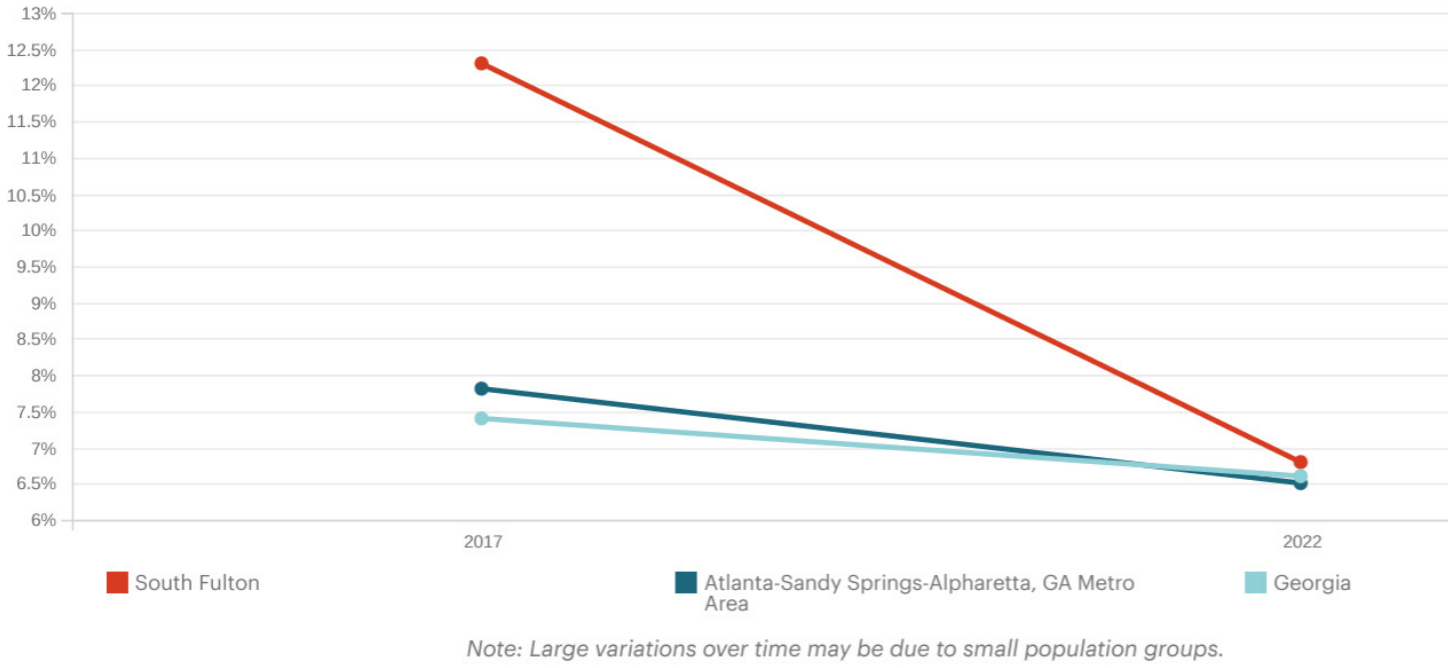
Source: ATTOM Data Solutions, 2024

Vacancy Rates, South Fulton (2024)

According to U.S. Census data the vacancy rate in the City of South Fulton was 6.4% in 2022. The Homeownership vacancy rate was very low at 1.8% and the rental vacancy rate was 6.8%.

Very low and declining vacancy rates indicate increasing pressure on local housing supply. Increasing rental prices combined with very low rental vacancy rates are indicators of increased homelessness.

Since 2017, the vacancy rate in South Fulton fell by 5.5 percentage point(s) (the number of vacant rental units decreased from 955 to 891). As of 2022, the rental unit vacancy rate in South Fulton was 6.8%, and has been higher than the state of Georgia's rate, which was 6.6% in 2022. All else being equal, higher vacancy rates are a sign of a softer housing market, in which there are fewer signs of supply limitations. Dropping rental vacancy rates may indicate increasing pressure on a local jurisdiction's rental housing supply.



Source: US Census, PolicyMap

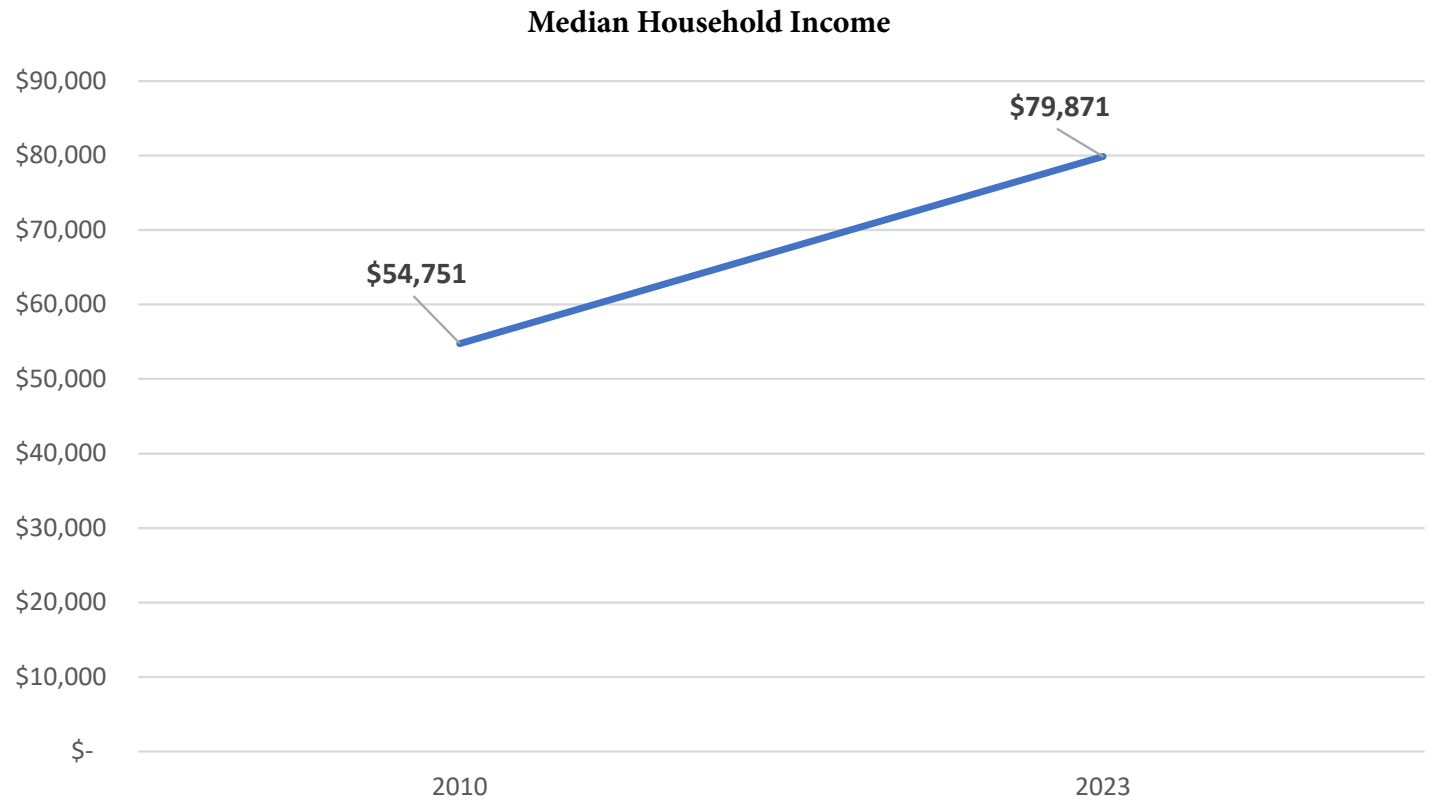
5

KEY FINDING #5: The median household income in the Metro Atlanta Region for a family of four is $107,500. The majority of residents in the City of South Fulton are at or below this level, with 64% of households earning below $100,000 per year.

Home prices that rise above the median income can affect the market in different ways. As home prices rise, property tax assessments follow this increase in values, and property taxes begin to rise. This can impact lower income households and those on fixed incomes most severely. Rising home prices can limit the ability for current residents to move within the neighborhood or jurisdiction, and can cause displacement. Increasing the housing supply can help increase the tax base without substantially raising home and rental prices, if done intentionally to increase lower and median priced homes and apartments.

For lower income renters, rising rental rates and home prices accompanied by low housing supply is a lead indicator of a potential rise in homelessness.

Median Household Income In The City Of South Fulton Increased From $54,751 In 2010 To $79,871 In 2023, According To ARC Estimates Using Census Data. The median household income in South Fulton is approximately 75% of the Atlanta Metro AMI.

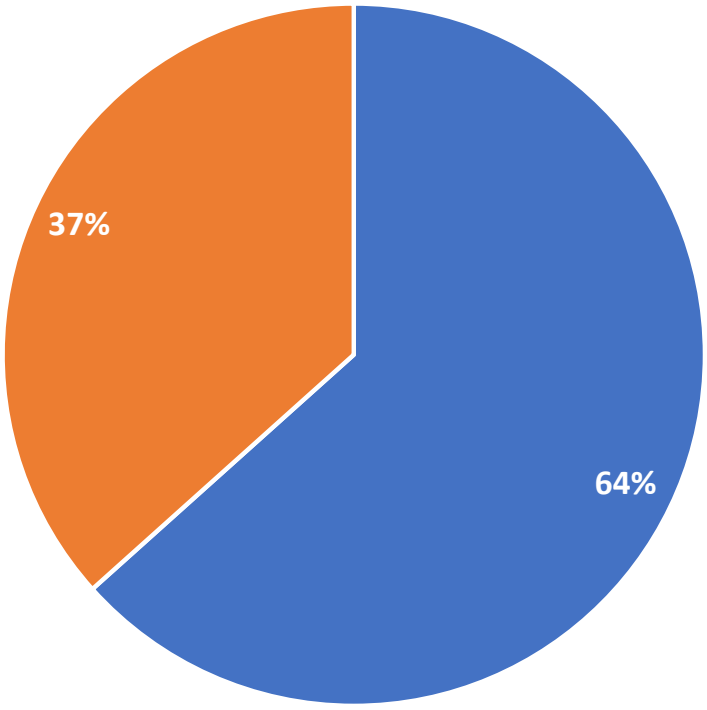


Source: 2010 ARC estimate using Census data, 2022: 5-year ACS

Percent of Household Incomes Below $100,000

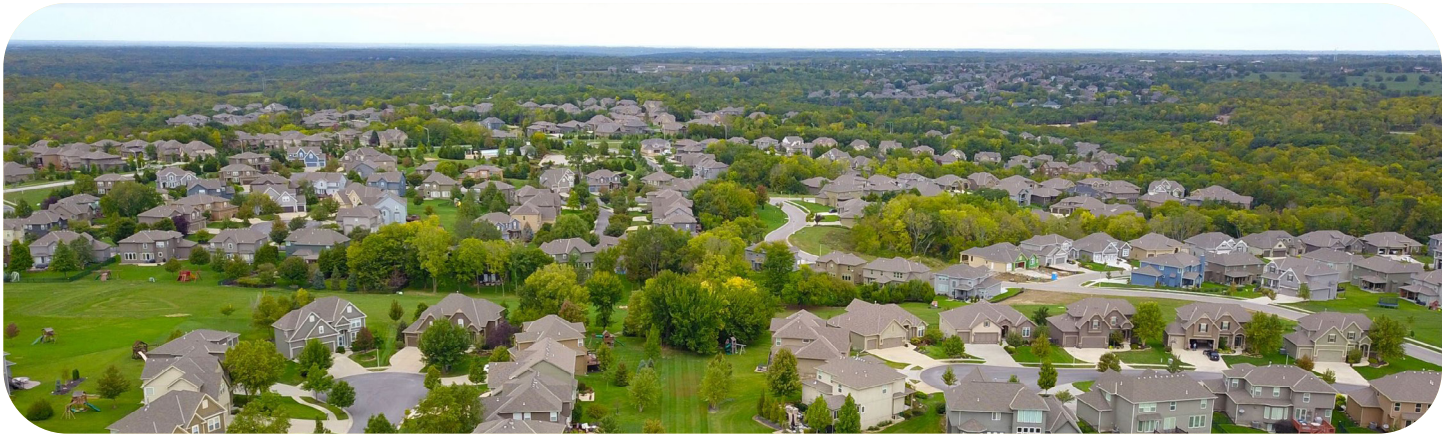
The housing assessment survey revealed that the majority of respondents (45%) did not feel they would find a home in South Fulton that they could afford if they moved out of their home today.

Policy considerations to address the needs of the majority of current residents will range from ensuring home stability for current residents, to allowing or incentivizing housing options to suit both current and future needs.



South Fulton Household Income

Total Households	40,298	
Households under $100k Income	25,589	64%
Households above $100k Income	14,749	37%



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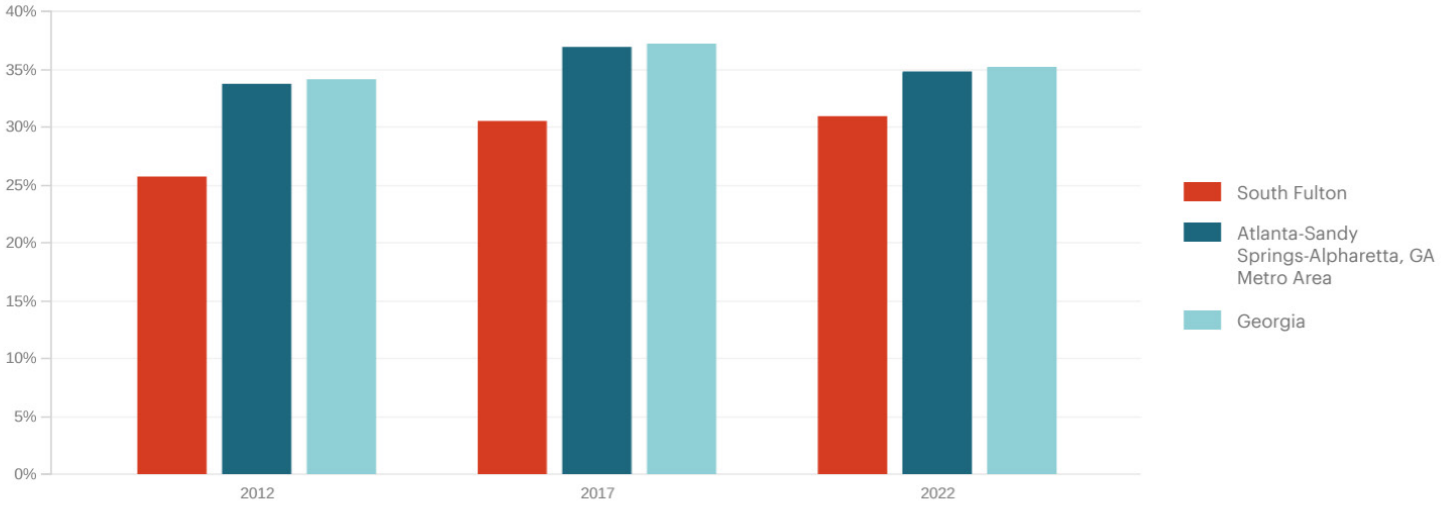
KEY FINDING #6: South Fulton's percent of rental stock is below that of the region and the state of Georgia.

South Fulton has room to grow its rental housing stock. As of 2022, 30.8% of households in South Fulton were renters, lower than the renter percentage in Georgia (35.0%) and lower than the renter percentage in the U.S. (35.2%). The share of South Fulton households who rent increased from 25.6% in 2012 to 30.8% in 2022.

Share of Households Who Rent, Georgia / Metro / South Fulton

The graph from PolicyMap indicates the share of households who rent (2012 to 2022). In most localities, a significant share of households rent, underscoring the importance of quality affordable rental housing. Localities where few households rent compared to the state may want to consider increasing the stock of rental housing in the jurisdiction. As of 2022, 30.8% of households in South Fulton were renters, lower than the renter percentage in Georgia (35.0%) and lower than the renter percentage in the U.S. (35.2%). The share of South Fulton households who rent increased from 25.6% in 2012 to 30.8% in 2022.



Source: US Census Data

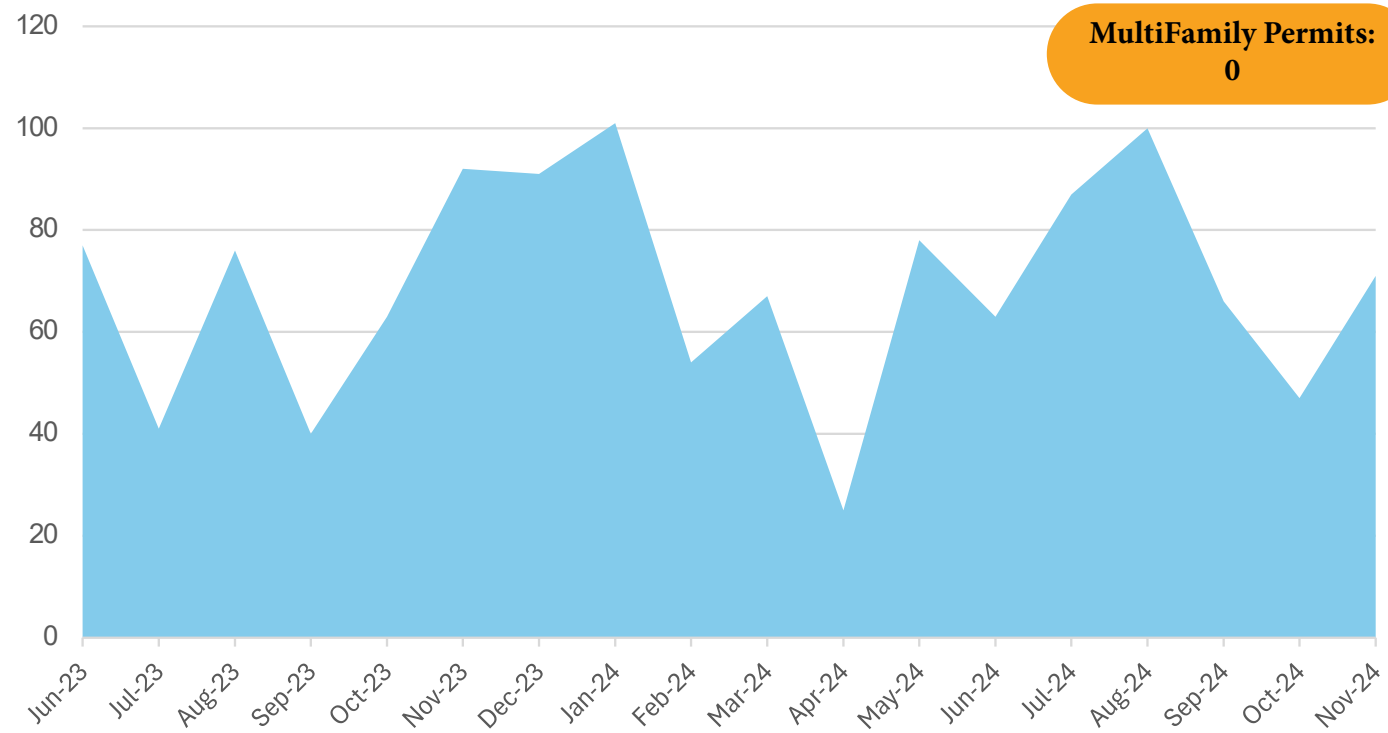
Metro Atlanta Building Permit Tracker

ARC's Metro Atlanta Building Permit Tracker, updated monthly, provides data on residential building permits issued across the 11-county Atlanta region. The data for this dashboard were collected from the U.S. Census Building Permits Survey, and underscores the trend in the City of South Fulton for construction of predominately single-family homes.

Permits Issued in City of South Fulton, Trailing 18 Months

Single-Family Permits: 1,239

MultiFamily Permits: 0



Source: HUD Building Permits Tracker

Rental Housing Gaps

The National Low Income Housing Coalition publishes an annual GAP report that provides the gap in Affordable and Available units at the lower AMI income levels (under 80% AMI). The chart below provides the gap in affordable and available housing units at below 30% AMI, below 50% AMI, and below 80% AMI.

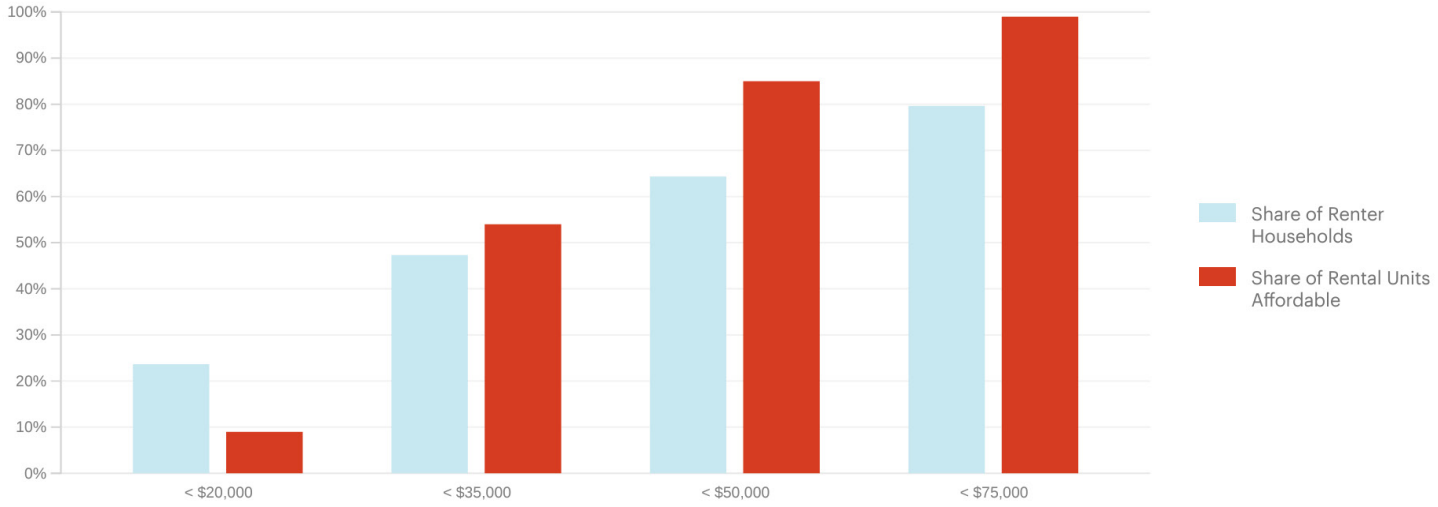
Affordable and Available Unit Deficit / Surplus

Percentage of AMI	Renter Households	Deficit/Surplus
<= 30%	2,125	(1,750)
<= 50%	4,405	(2,265)
<= 80%	6,955	610

Source: National Low Income Housing Coalition, The GAP Report, provided to ARC for the City of South Fulton, 2024

Share of Renters Compared to Rental Stock at Income Levels

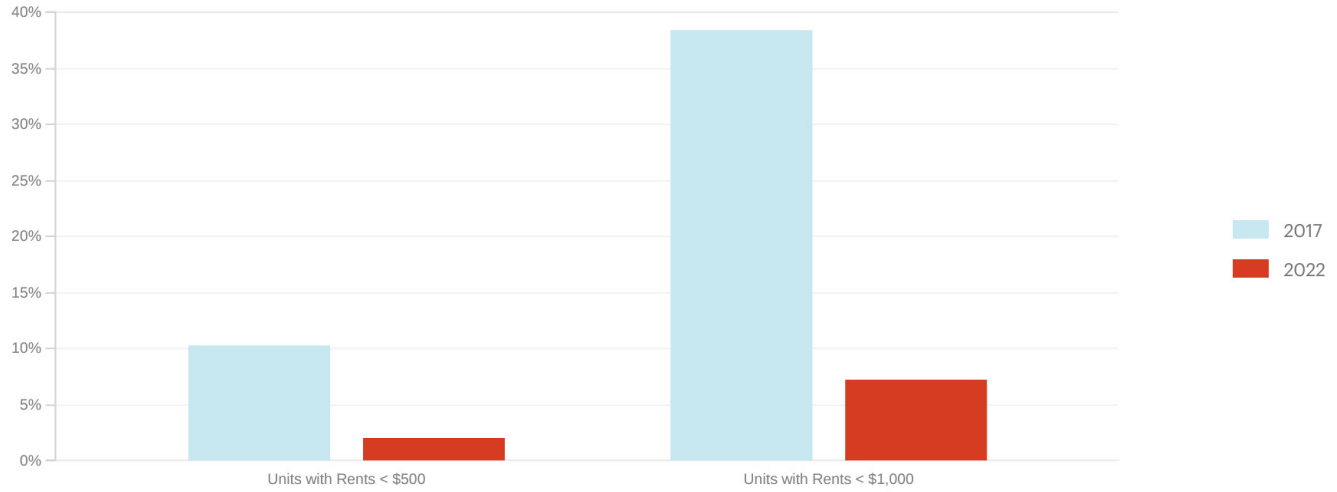
This chart compares the cumulative share of renters below specified income levels to the share of the rental stock affordable to households with these incomes. This can be helpful for identifying supply shortages at different income levels. Keep in mind that some of the units identified as affordable to people of a particular income level may in fact be occupied by households with higher incomes, reducing the stock available for lower income households. There are deficits in affordable supply for the lowest income households in nearly all markets (note: visualization includes public housing which mainly serves those lowest incomes). One issue to examine is how far up the income spectrum the deficit extends.



Source: PolicyMap, Local Housing Solutions, May 2024

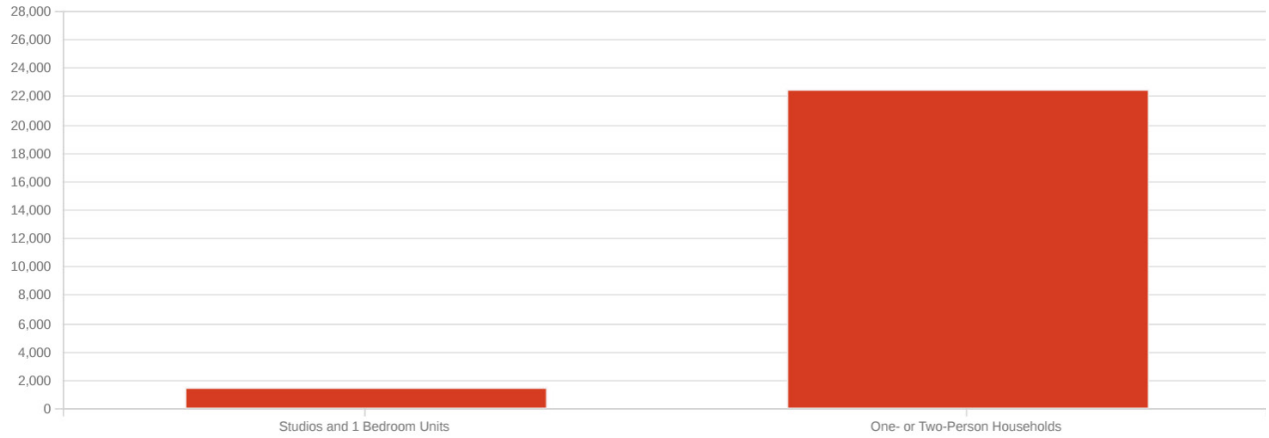
Loss of Rentals $500 and $1000 Per Month

Some localities are experiencing a reduction in the stock of units with low rents as owners renovate housing or simply align rents with a rising market. In South Fulton, 1.9% of rental units in 2022 had a monthly rent of $500 or less, and 7.0% of units rented for $1,000 or less monthly. This is a smaller share than in 2017, when 38.3% of rented units in South Fulton had a gross rent of $1,000 or less. Note that these figures reflect nominal dollars and have not been adjusted for inflation. Based on affordability standards defining an affordable rent at or below 30% of income, monthly rent levels at $500 and $1,000 are affordable to households with annual incomes of $20,000 and $40,000, respectively.



Gap in Smaller Housing Units Compared to Smaller Household Sizes

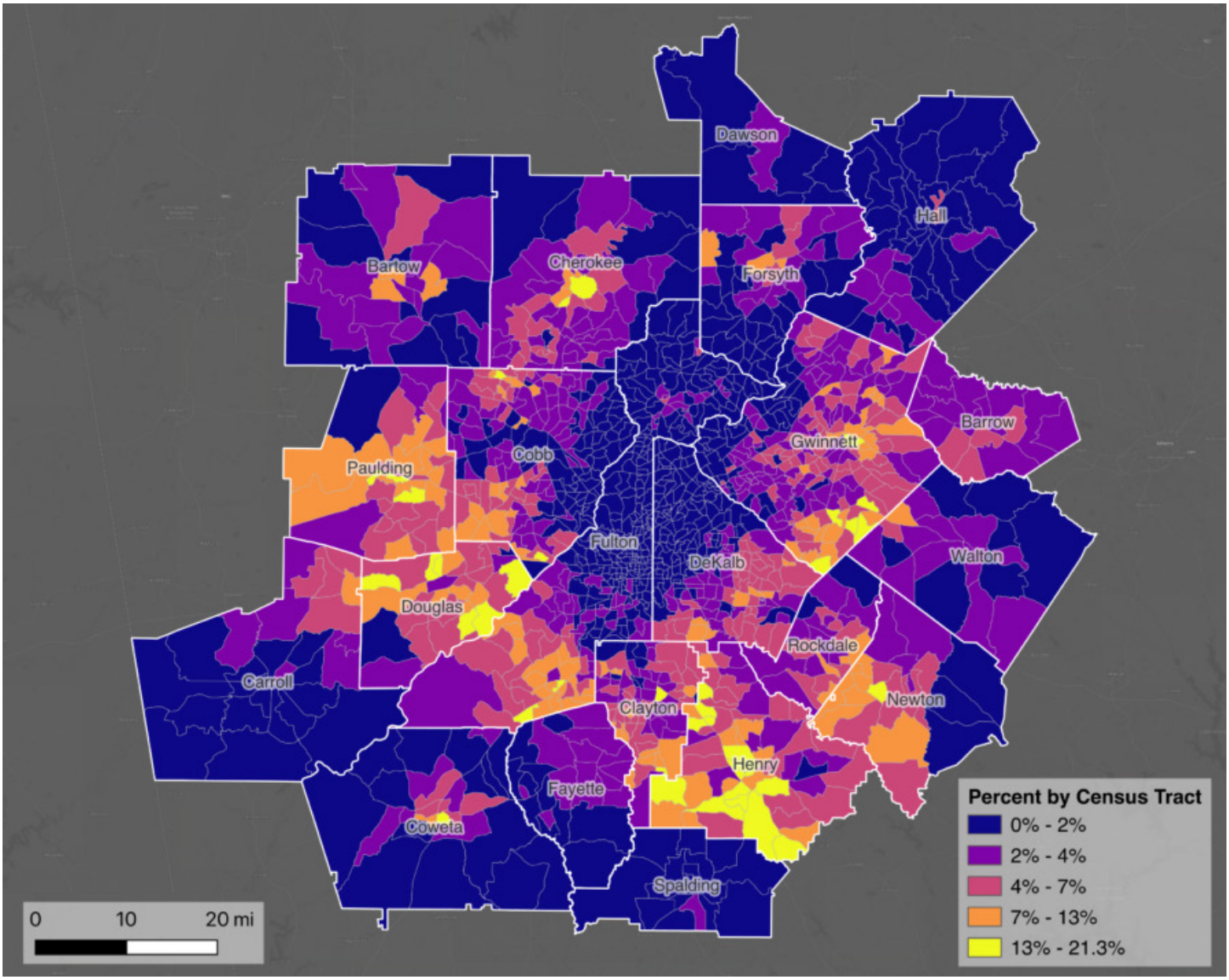
This chart compares the number of studio or one-bedroom units in the jurisdiction to the number of one-and two-person households. In areas with a tight housing supply and a larger number of households than units in this comparison, there may be opportunities to improve affordability by developing new studio or one-bedroom units. In addition to being less expensive to develop than larger units, the development of such units could free up larger units by encouraging more one- and two-person households to move out of their larger units and into the smaller ones. In 2022, there were 1,450 studio or 1-bedroom units (11.9% of all rented units) and 22,409 one-and two-person households in South Fulton (56.6% of all households).



Single Family Rentals, Metro Atlanta (2024)

Corporate-owned single family rentals are seen by many residents as a threat to the City of South Fulton because these entities remove home ownership opportunities from the housing market, and based on concerns that the landlords may not be attentive to upkeep for the properties. The concern about corporate rental is that they reduce the opportunity for home ownership and thereby wealth creation. However, corporate-owned single-family rentals are responding to housing needs that are not being met. These rentals may be filling a gap for those who are unable to purchase a home to live in the home or neighborhood they desire, or for those who need or want to rent but do not find rental units that meet their needs in the area in which they seek to live.

Using Parcl Labs, address-level real estate information is used to track LLC ownership of single-family homes. This information documents the level of investor-owned housing in the region by identifying seven nationwide corporate landlords who own 51,252 single-family homes in the 21-county region. These rental homes account for a varying percentage of the total single-family housing stock in the region. The map below illustrates the spatial patterns mapped as a percentage of all single-family units and aggregated to the Census tract level.



Source: https://33n.atlantaregional.com/housing/corporate-landlords-in-atlantas-rental-market

Single Family Rentals, City of South Fulton (2024)

Two methods were used in attempt to identify the number of corporate rentals in the City of South Fulton. The fist is to utilize Parcl Labs methodology, which identifies the total number of single-family homes owned and rented by the seven largest nationwide landlords: AMH, Tricon, Invitation Homes, Home Partners of America, Progress Residential, FirstKey Homes, and Amherst. The number for the City of South Fulton for 2024 is 5,261 homes.

The second method uses Census Data from 2022 (5-year ACS) to identify the number of single-family detached rentals. This number includes not only corporate-owned rentals but also includes smaller corporate owners and mom-and-pop rental homes. The Census data for the City of South Fulton in 2022 is 6,129 homes.

Large Corporate Single-Family Rentals (ParclViewer, 2024)	**5,261**
All Single Family detached rentals (2022 ACS)	**6,129**

According to the respective websites for each of the seven corporations who own the majority of single-family homes, their primary business model is leasing single-family homes, some of which may later be sold to the tenant. Several larger non-profit organizations are researching the feasibility of purchasing homes from these large corporate owners, if and when they are sold.

Source: South Fulton, GA Houses and Single Family Homes For Rent | realtor.com®

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KEY FINDING #7: South Fulton's housing stock consists primarily of single-family homes (attached and detached). The City of South Fulton's housing stock is primarily single-family detached (78%) followed by single-family attached (townhomes) at 7.9%. Apartment or multi-family buildings with 5 or more units comprise only 11.2% of existing housing stock, and only 2.1% of housing stock is "missing middle:" duplexes, triplexes, or quadplexes.

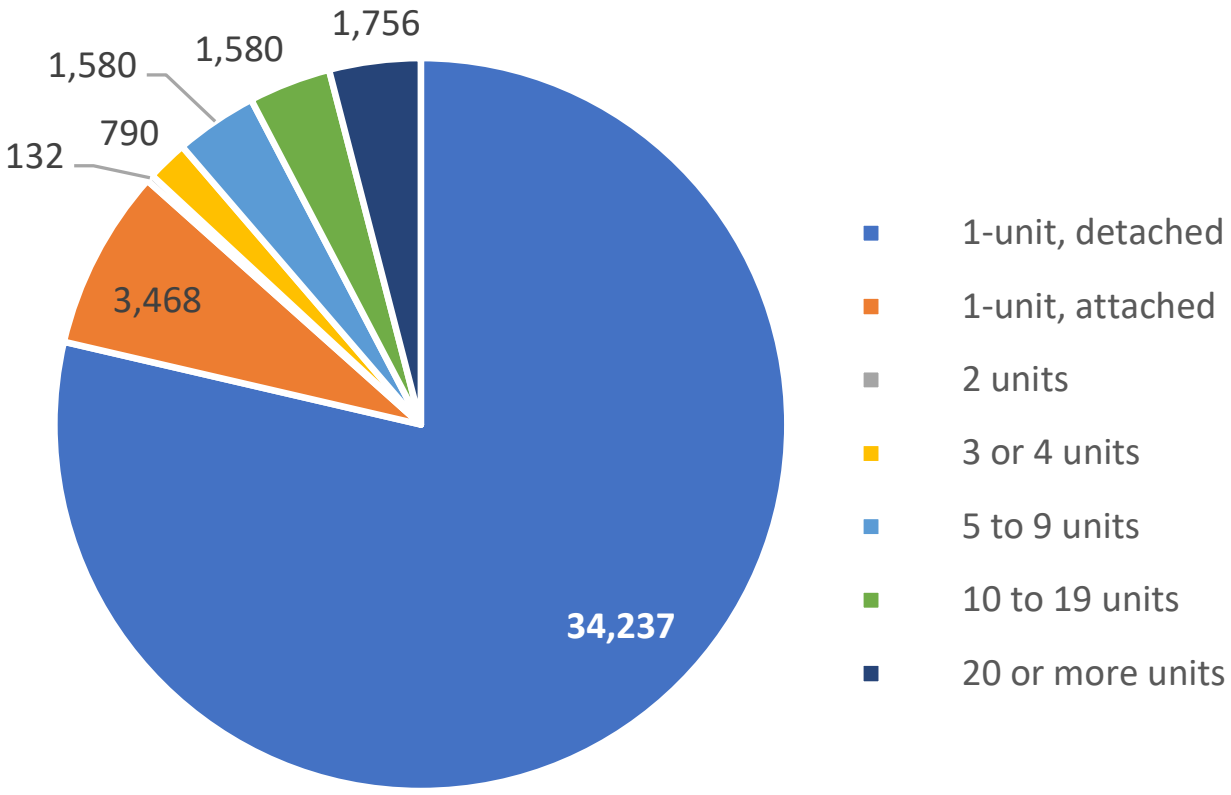
The total number of housing units in the City of South Fulton according to the U.S. Census is 43,893 as of 2023.

Housing diversity means having different types of housing and price points that may meet the needs of residents at different stages of life and at different income levels.

The City of South Fulton's housing stock is primarily single-family detached (78%) followed by single-family detached (townhomes) at 7.9%. Apartment or multi-family buildings with 5 or more units comprise only 11.2% of existing housing stock, and only 2.1% of housing stock is "missing middle:" duplexes, triplexes, or quadplexes.

To understand if housing types and price points, as well as overall housing expenses, are meeting the needs of residents, we look at indicators such as cost burden, senior householder statistics, and crowding.

South Fulton Housing Types

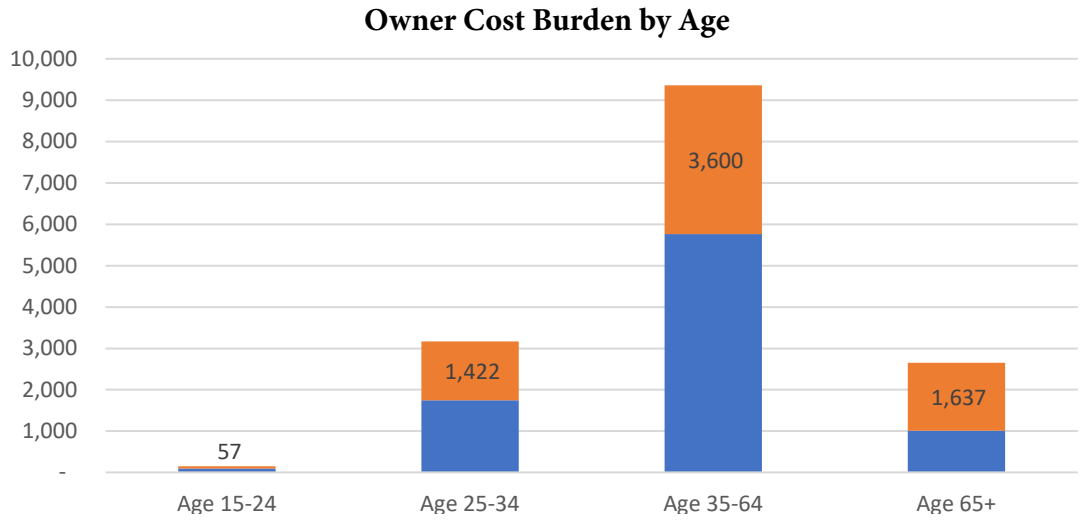


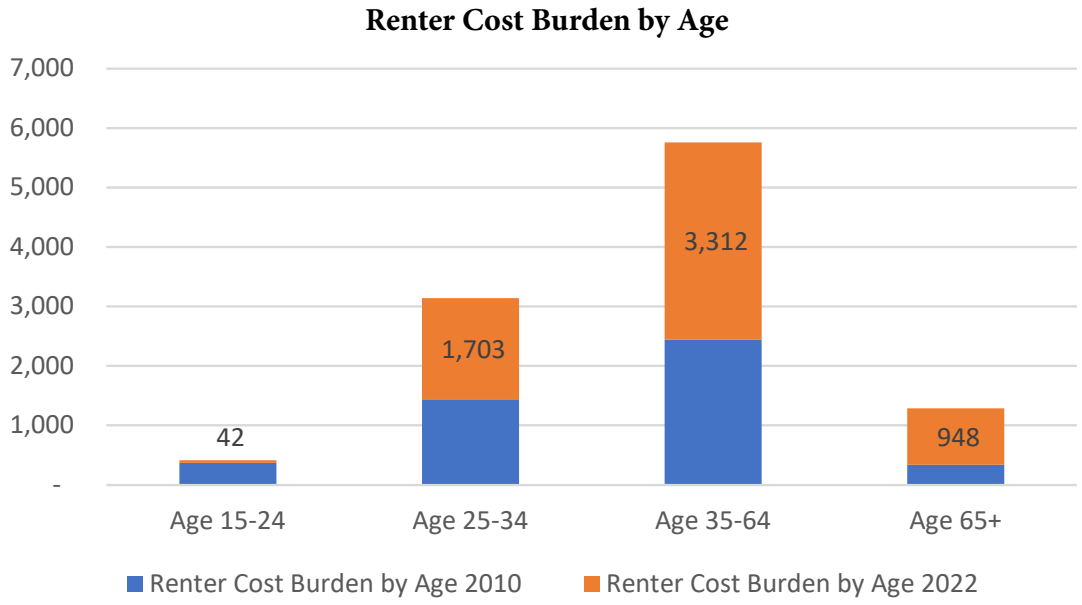
Source: Source: U.S. Census, 2022, 5-year ACS

Cost Burden By Age Group

Data trends show areas of concern for lower-income seniors, as well as the need for rentals to accommodate families. Data on the share of households that are cost-burdened at the regional and national levels can provide a useful context for understanding the extent to which the jurisdiction's affordability challenges are more or less severe than these benchmarks. The share of renter households in South Fulton that were moderately or severely cost-burdened in 2022 (49.3%) was higher than the share in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area, (48.7%), and higher than the share in the United States, (46.5%).

The charts below show the number of cost-burdened owners and renters in South Fulton. Cost burden (when a household spends more than 30% of income on housing expenses) is higher among rental households. For both rental and owner households, the largest percent increases in cost burden from 2010 to 2022 are among senior households age 65+.

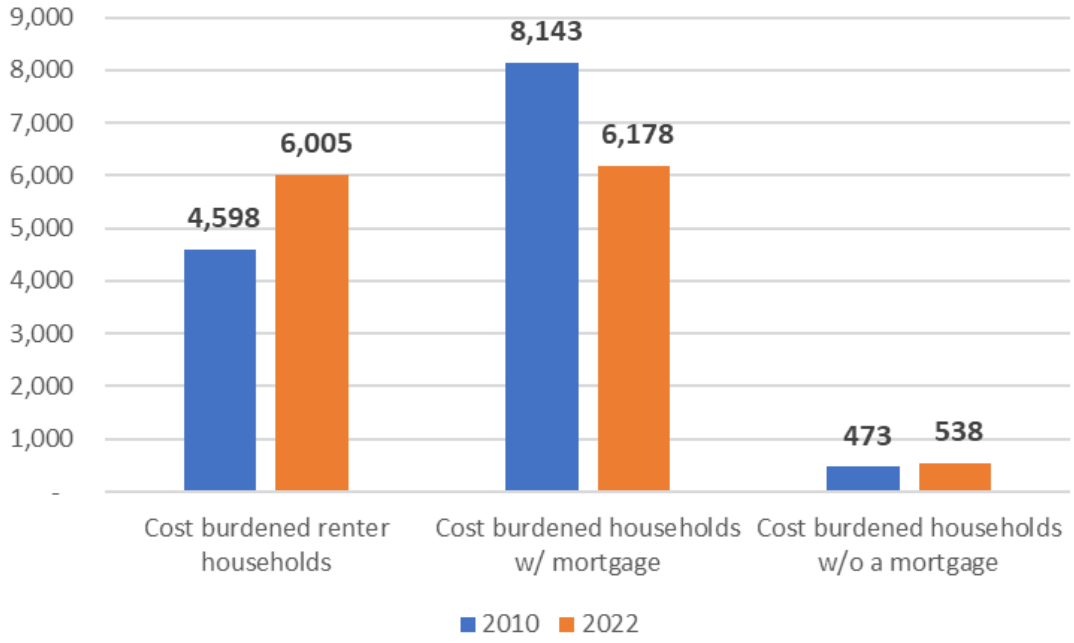




Source: Source: U.S. Census, 2022, 5-year ACS

Cost Burden Renter, Owner with a Mortgage, and Owner without a Mortgage

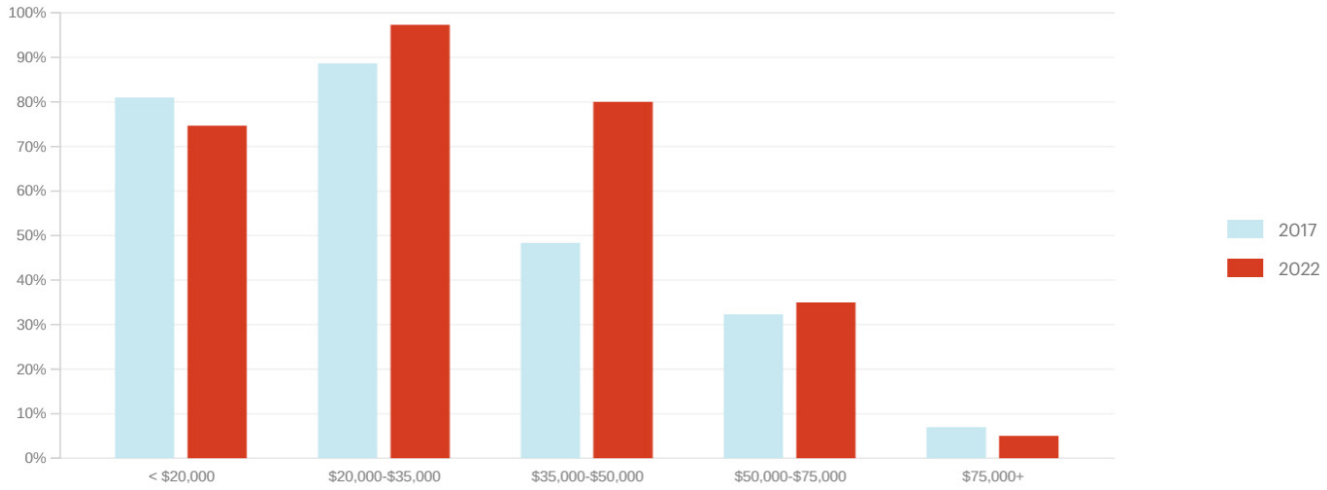
South Fulton residents who own their homes with a mortgage decreased from 2010 to 2022, and the census shows that 6,178 residents with a mortgage are cost burdened. Cost burden increased in both renter households and households without a mortgage. Households without a mortgage tend to be senior households who have paid off their mortgage and who often live on a fixed income.



Source: 2010: ARC estimates using 5-year census; 2022 5-year ACS

Renter Cost Burden by Income

We can also look at the income levels with the highest cost burdens and whether cost burden in certain income groups has increased or decreased. In South Fulton, renter households with incomes of $20,000 - $35,000 had the highest incidence of cost burden in 2022 (96.9%). From 2017 to 2022, the percent of cost burdened renter households increased for households earning between $20,000 per year and $75,000 per year.

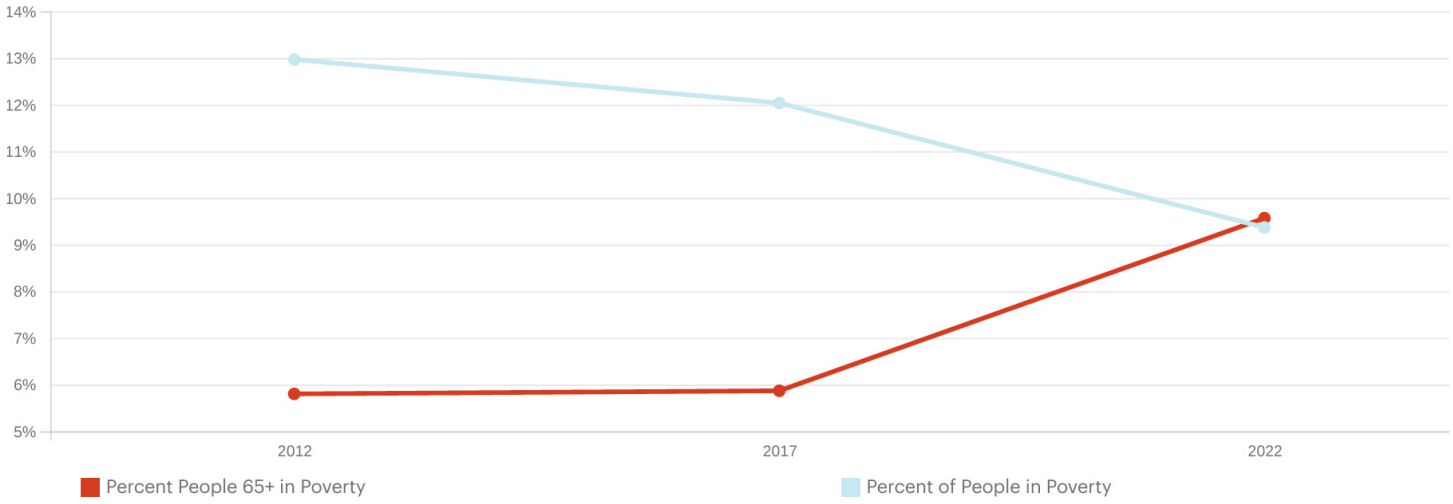


Source: PolicyMap

Older Adults Living in Poverty

The share of individuals aged 65 or older living in poverty in South Fulton grew from 5.8% to 9.6% in 2022. In 2022, the poverty rate among older adults was higher than the overall 9.4% poverty rate.

Senior Poverty Over Time (2012 to 2022)

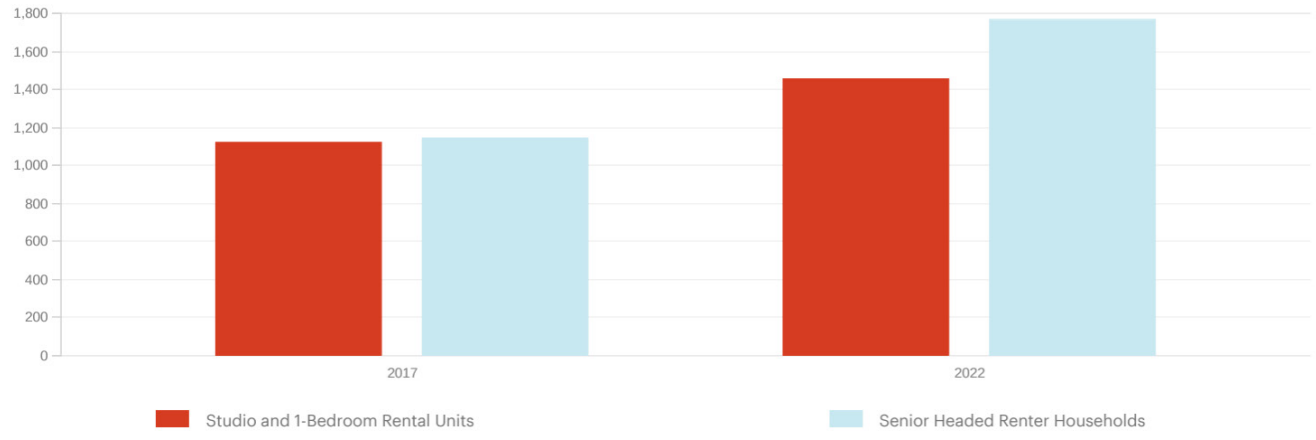


Note: Large variations over time may be due to small population groups.

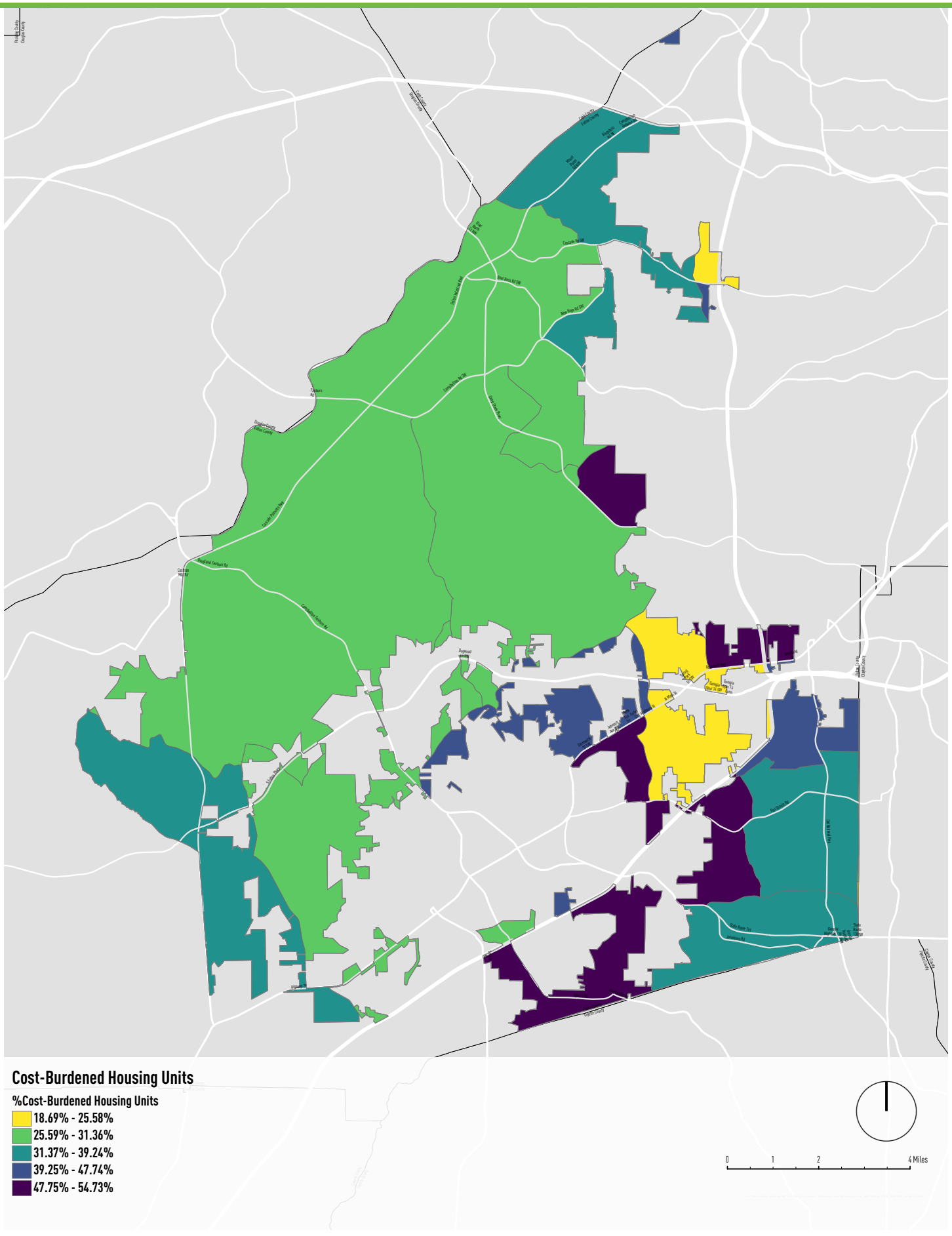
Source: PolicyMap

Housing Types and Age of Householder

An overall shortage of housing stock can be a particular problem for specific demographic subgroups such as older adults. One way to check is to compare the number of studio and single-family units to the number of households in that subgroup and examine how that relationship is changing over time. In 2022, there were 1,450 studio and 1-bedroom housing units in South Fulton, and 1,764 renter households headed by an adult aged 65 or older. This indicates an increase of suitable housing units for seniors living alone since 2017, when there were 1,121 studio and 1-bedroom rental units and 1,140 senior-headed renter households.

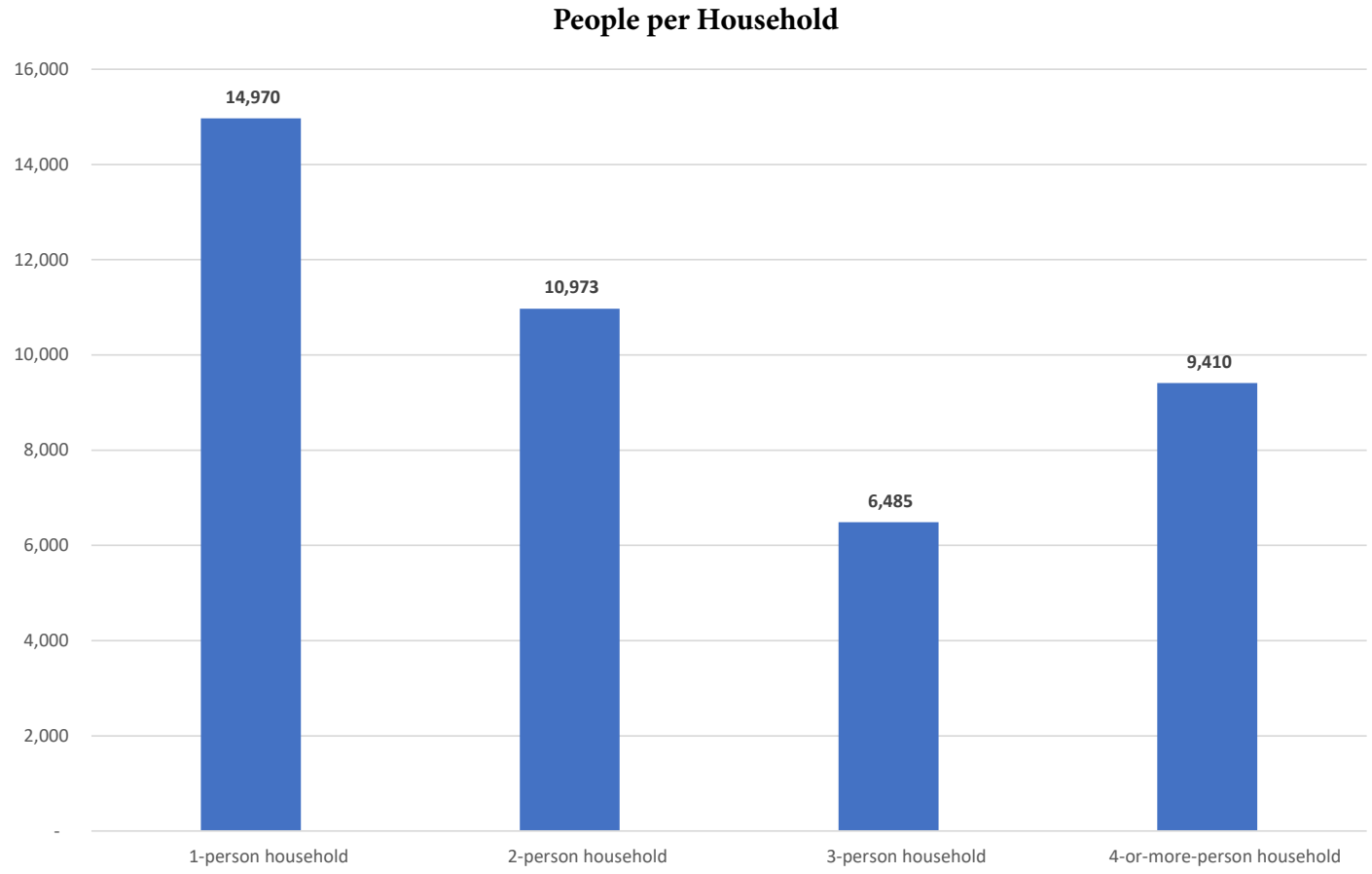


Source: PolicyMap


Cost-Burdened Housing Units
%Cost-Burdened Housing Units
18.69% - 25.58%
25.59% - 31.36%
31.37% - 39.24%
39.25% - 47.74%
47.75% - 54.73%
0
1
2
4 Miles

Number of People per Household

The number of people per household averages 2.53 ppl / household according to the U.S. Census. However, the largest number of households in the City of South Fulton are one-person households. This could indicate the need for smaller housing options , includng smaller homes, condominiums, studio and 1-bedroom apartments.



Source: 1-Year ACS (2022)

Sale Prices for Different Types of Housing (2024)

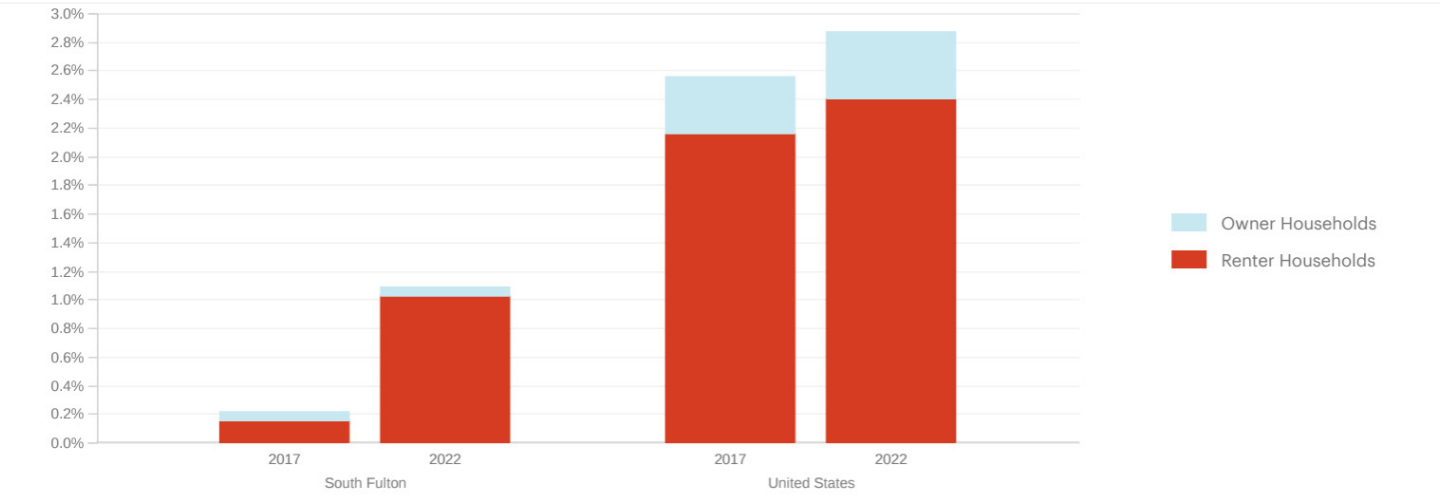
Having a diversity of housing options provides residents with options for housing cost and type. As seen in the chart below, the sale price of homes in the City of South Fulton varied significantly by housing type in 2024.

Housing Type	2024
Average Single Family	$320,760
Average Townhome	$247,227
Average Small Multi-Family	$189,900
Average Condo	$55,200

Source: ATTOM Data Solutions, 2024

Severe Crowding

Crowding can be a sign of an inadequate housing supply, as individuals and families crowd into a single unit, rather than renting or purchasing their own units. According to the U.S. Census, a severely crowded home is one in which there are more than 1.5 persons per bedroom, on average. As of 2022, the share of households reporting living in a severely crowded home in South Fulton was 0.4%, an increase from the 0.1% level in 2017. In the United States, 1.1% of all households reported living in a severely crowded home in 2022. This chart also shows the split of severe crowding between renter and owner households.

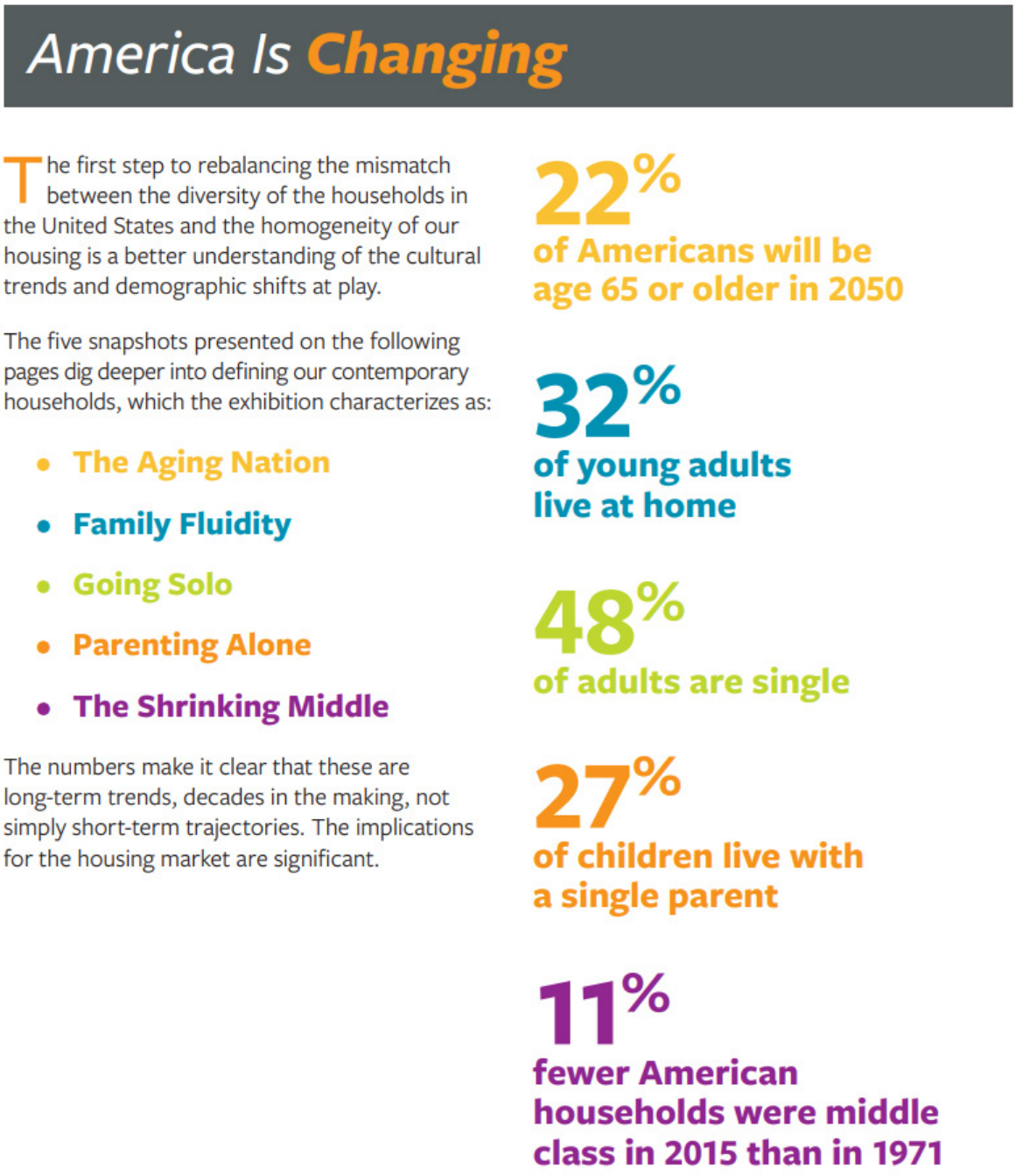


Since national evidence indicates significant disparities in crowding across racial/ethnic groups, localities can also consider how severe crowding varies by race and ethnicity. Because the ACS is based on a sample of the population, the data often has high error margins for all but the largest jurisdictions and population subgroups.

Source: PolicyMap

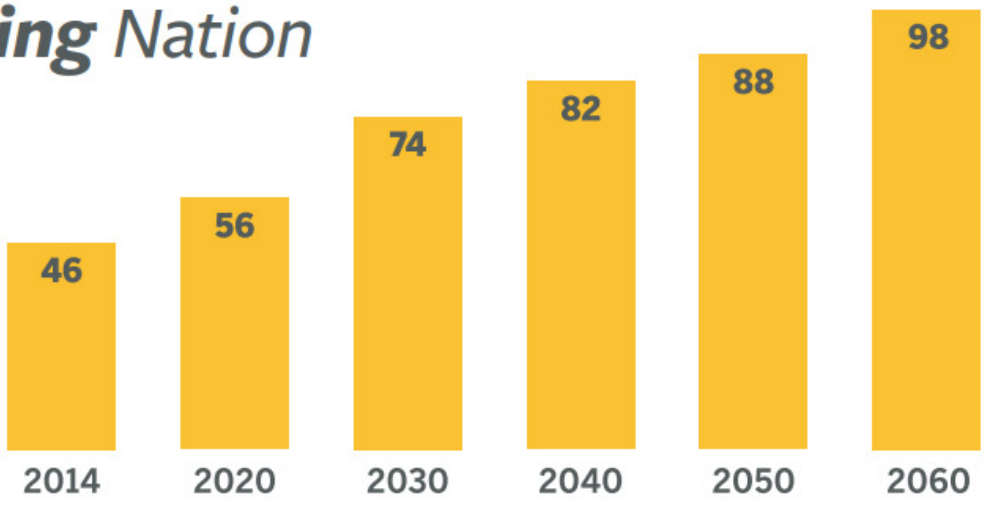
AARP: Making Room, Housing for a Changing America

The American Association of Retired Persons, or AARP, has resources including the AARP Livable Communities Publications Library. An excerpt from the publication "Making Room for a Changing America" details the cultural trends and demographics at play that can help communities to understand the need for a diversity of housing types and price points. This site also includes information on Missing Middle housing, Accessory Dwelling Units (ADUs), HomeFit, and other toolkits.



Source: Source: AARP: Making Room, Housing for Changing America

The **Aging** Nation



Projected Population 65 or Older
in millions

America Is Aging

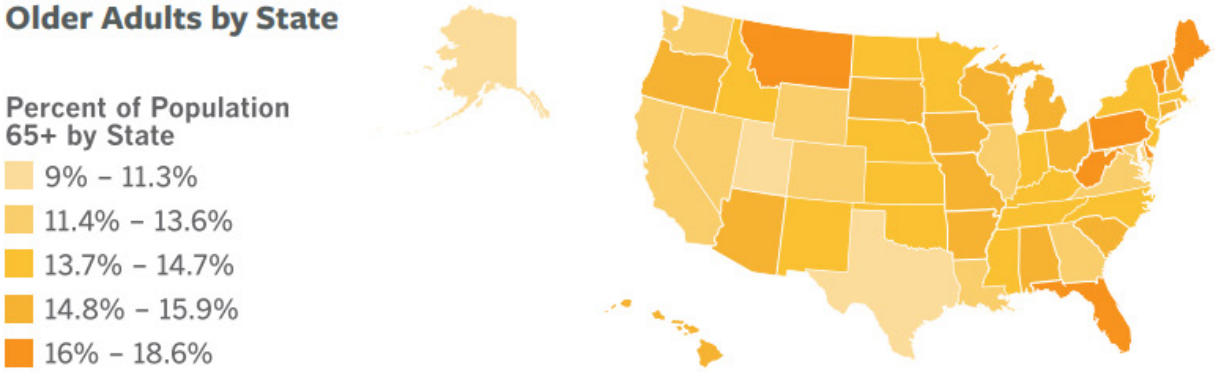
The country's population of older adults is experiencing unprecedented growth.

- By 2030, more than 1 in 5 people in the United States will be age 65 or older — and by 2035, older adults are projected to outnumber children for the first time ever.
- In the 2018 AARP Home and Community Preferences Survey, 77 percent of people age 50 or older said they wanted to stay in their current community for as long as possible; 76 percent said the same about their current residence. Among people age 65 or older, 86 percent said they wanted to remain in their current community and home.
- Most homes in the United States are not designed for aging in place. Many people will require solutions that respond to the changing physical and cognitive abilities that come with growing older.
- Two increasingly popular trends that address the issue are multigenerational living and home-sharing, both of which can provide on-site assistance and help ward off isolation.

Ask Yourself:

- **Have you considered what sort of housing you'll live in when you're older and, perhaps, less mobile?**
- **Will you be able to live in your current home?**
- **Would you consider downsizing?**
- **Would you be willing to share a home with friends? Or a tenant?**

Older Adults by State

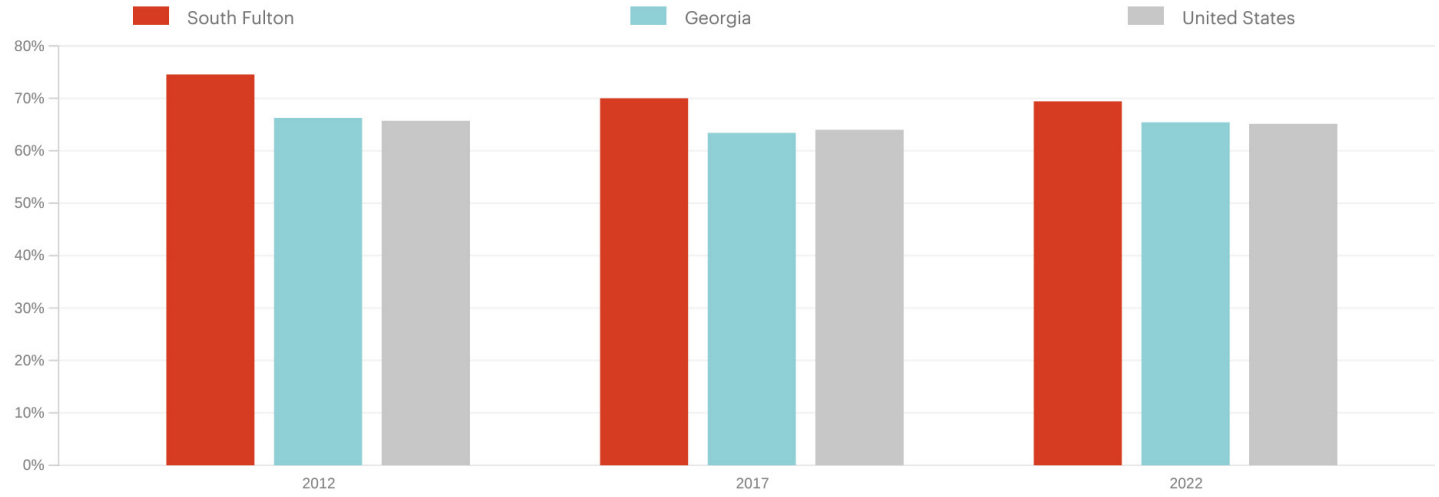


Sources: 2014 and 2017 National Projections, U.S. Census Bureau | CHPC Making Room Household Model using the 2015 American Community Survey, U.S. Census Bureau

8

KEY FINDING #8: South Fulton has a high ownership rate among all residents, and the ability to own a home in South Fulton is considered a strength. However, homeownership rates fell slightly from 2012 to 2022.

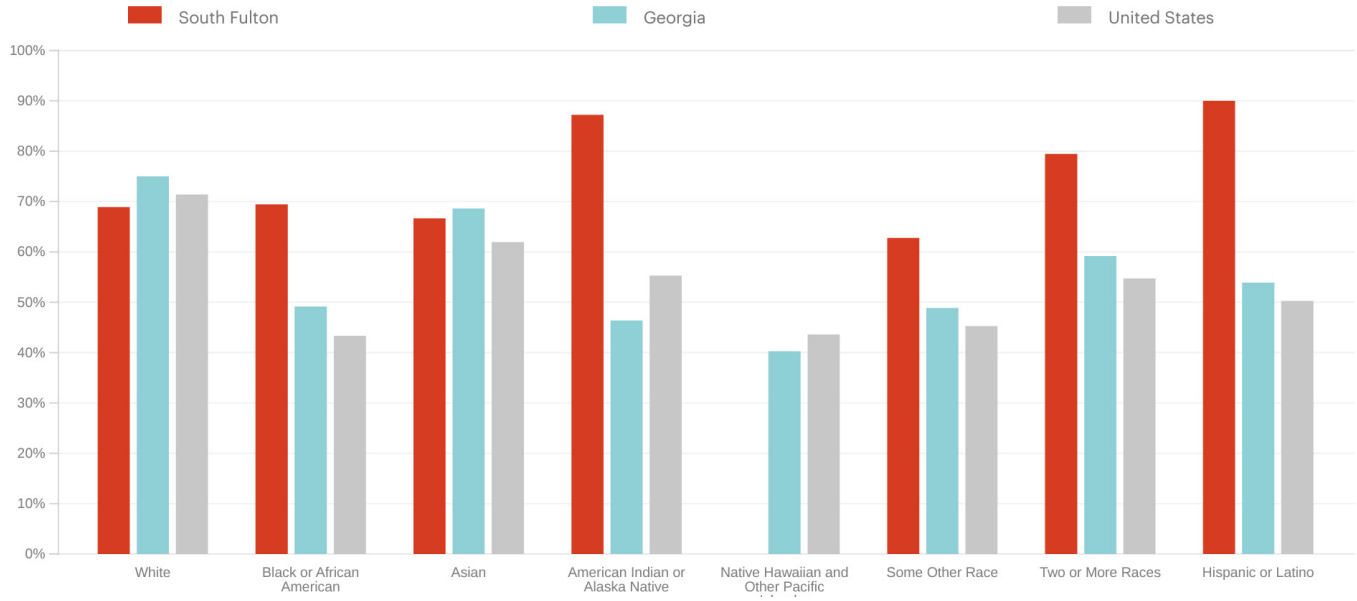
The state and national averages provide useful context for understanding a locality's homeownership rate and the change over time in that rate. In 2022, 69.2% of households in South Fulton owned their homes. This is higher than the state of Georgia (65.0%) and higher than the homeownership rate in the United States (64.8%). Between 2017 and 2022, the homeownership rate in South Fulton fell by 0.4 percentage point(s) (the number of homeowners increased from 17,743 to 27,416).



Source: PolicyMap

Home Ownership by Race

In South Fulton, as of 2022, the homeownership rate for white householders was 68.5%, compared to 74.7% in Georgia and 71.1% in the United States as a whole. During this same time period, the South Fulton homeownership rate for Black or African American householders was 69.1%, higher than Georgia's 49.0%, and higher than the United States rate of 43.1%. See the chart for the homeownership rates of other racial and ethnic groups.



Source: PolicyMap

Promoting Home Ownership

Promoting home ownership can take many forms: working with partners to build ownership homes and condominiums on private or public land; zoning to allow for cottage homes, townhomes or duplexes, and smaller housing types; allowing ADUs, or through financial assistance, such as down payment assistance and financial literacy classes, and repair programs. Land banks, community land trusts, and housing trust funds can help promote ownership.

9

KEY FINDING #9: Alignment exists between past and current planning in the City of South Fulton and increasing home ownership, housing, and affordable housing.

The following report summaries recommend steps in alignment with this Housing Assessment recommendations. The reports summarized on the following pages include:

- Comprehensive Plan Update, 2021
- Consolidated Plan FY2020-2024
- Economic Development Strategic Plan, June 2020
- Strategic Plan, 2020-2023
- Tax Allocation District Redevelopment Plan, 2020
- South Fulton LCI Plan, Old National Highway, 2022

PAST HOUSING PLANNING: SOUTH FULTON

Comprehensive Plan Update 2021

The Comprehensive Plan update in 2021 included the Community Goal: *Ensure Stable Housing for All.*

"The City of South Fulton's strength is in its residents and quality neighborhoods. Continuing that strength will require focus on creating strong neighborhoods to ensure a high quality of life, and to provide for generational wealth to break poverty cycles."

Ensure Stable Housing for All

- Create pathways to homeownership for residents to encourage generational wealth.
- Use Lifelong Community Principles to provide an array of housing types that appeal to individuals young and old.
- Encourage and allow a broad range of housing typologies for all residents.
- Encourage and support a high standard of property maintenance.
- Participate in the Georgia Initiative in Community Housing (GICH).
- Develop a City Housing Strategy.
- Create a housing inventory.
- Examine zoning code for new housing types and styles.
- Create overlays for key areas within the city including major corridors.

The Comprehensive Plan also lists zoning and density for each land use category in the City of South Fulton.

Consolidated Plan FY2020-2024

The City of South Fulton's Consolidated Plan serves as a strategic road map for community development investments and highlights the City's overall housing and community development needs. This plan identifies broad activities the City plans to undertake in a given year using federal funds.

The goals of the Consolidated Plan and Annual Action Plan are specific to needs of low- and moderate-income residents and households in the City of South Fulton (COSF). More specifically, the funding associated with the Plans are for services provided directly to City of South Fulton residents.

The Action Plan is developed with the input of City stakeholders and serves the following functions:

1. It serves as the City's application for funds available through the HUD Formula Program: Community Development Block Grant (CDBG).
2. It serves as the City's annual planning document, built through public input and participation; and
3. It outlines expected annual funding resources, the method of fund distribution, and the actions the City will follow in administering HUD Programs; and
4. It provides accountability to citizens for the use of the funds and allows HUD to measure program performance and advancement of program goals.

Consolidated Plan FY2020-2024

ABSTRACT

The Consolidated Plan serves as a strategic road map for community development investments and highlights the City's overall housing and community development needs. This plan identifies broad activities the City plans to undertake in the given year using our federal funds.

Prepared by: The City of South Fulton

FY2020 – 2024 Priority Needs

- Blight reduction and neighborhood revitalization
- Develop and preserve affordable rental housing
- Increase supply of high-quality affordable housing options for low-moderate income families
- Preserve NOAH housing stock
- Streamline regulations for affordable housing
- Ensure seniors, those with disabilities have housing

Policy tools such as Urban Enterprise Zones and the Creation of Tax Allocation Districts serve as economic development incentives that can spur affordable housing production. Additionally, as a new City with Bonding capacity, the City is better positioned to offer incentives to developers that produce high quality affordable housing. These local incentives can be layered and leveraged with other tools such as Low Income Housing Tax Credits (LIHTC) from the state Department of Community Affairs to dramatically improve supply of affordable housing. Strategy to Remove or Ameliorate the Barriers to Affordable Housing. The City's strategy to remove or ameliorate barriers to affordable housing include designing and implementing programs that promote a stable living environment and reduce dependency.

- Provide funding for HUD-approved counseling agencies and legal services to prevent residents from the compounding effects of eviction.
- Focus on Blight/Slum reduction strategies that discourage negative activities that bring down property values.
- Pass legislation that holds landlords accountable for property maintenance and upkeep.
- Continue to educate residents about their housing rights.
- Make referrals to local CoC's to ensure residents get connected to appropriate resources to ensure that incidents of homelessness are brief and non-recurring.
- Provide adequate local incentives to developers to increase housing supply.

The plan also indicates goals as follows:

- To use HOME funds for supportive housing;
- To participate in cross-functional housing cohort with the Georgia Department of Community Affairs, the Georgia Municipal Association, and the University of Georgia;
- Facilitate a regional Healthy and Housed strategy; and
- Create a poverty toolkit.

For blight and nuisance abatement, the plan recommends the use of federal funds (CDBG) for repair and rehabilitation programs, and to use federal funds to assist in anti-displacement strategy.

Strategic Plan, 2020-2023

The City of South Fulton's Strategic Plan was a process in 2018, 2019, and 2020 to develop some guidance for the City of South Fulton. With over 1,000 residents participating in the process, the plan developed a Community Vision and early action steps for the operations of the City of South Fulton. Citizens expressed support for enhanced public safety investments, a desire for improvements to quality of life (walking paths, trails, senior services), greater economic opportunity and a strong desire for a government they can trust. Citizens spoke favorably about roadway infrastructure (travel-ability) although they anticipate better street lighting and intersection safety. Citizens also spoke highly of fire services, housing options, and the City's openness to diversity.

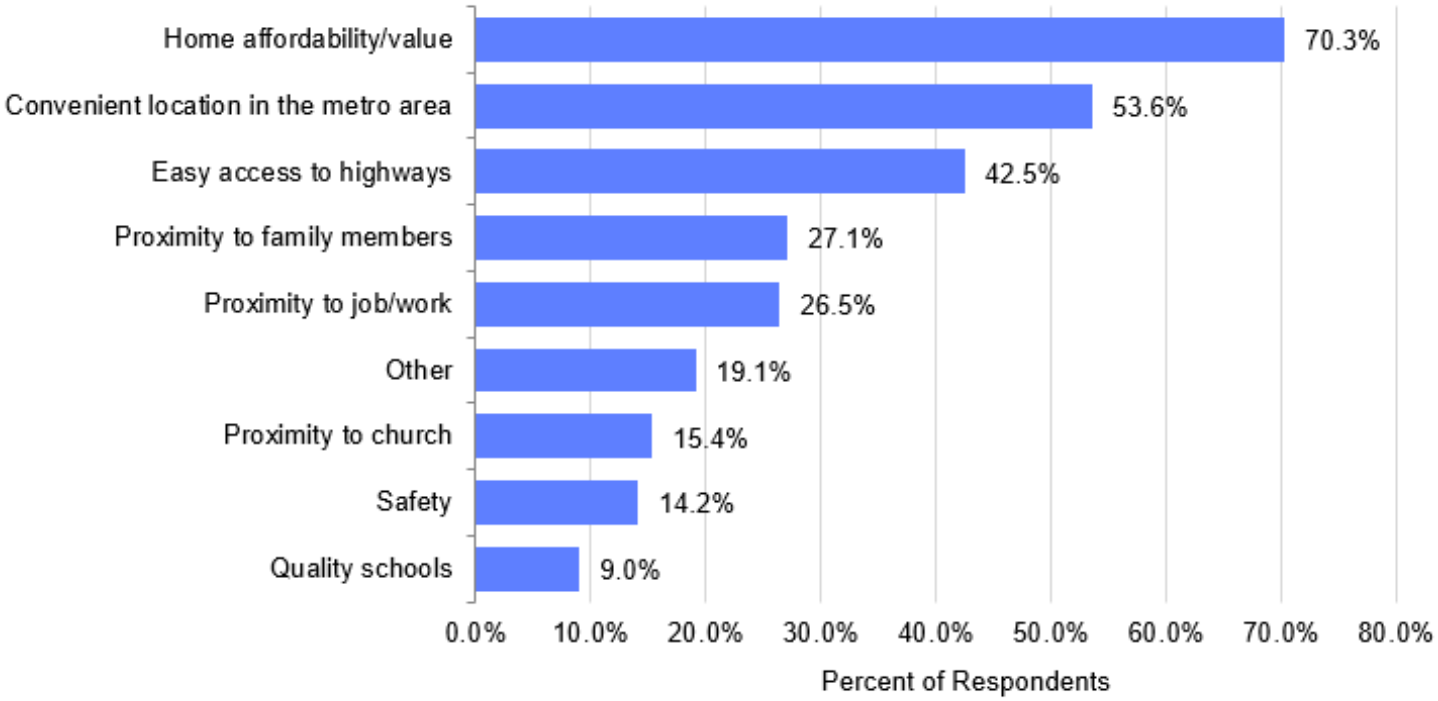
The plan's SWOT analysis listed limited housing stock as a weakness, and listed "create a blighted housing program" as a goal within the plan, as well as the creation of the Development Authority to attract high-quality employers and housing developers.

Economic Development Strategic Plan, June 2020

Economic Development Strategic Plan provides an action plan for the economic development of the city of South Fulton. The plan was informed by a community survey and focus groups. Common challenges discussed at the focus group included too few housing types. The limited housing types in the City of South Fulton was also listed as a threat in the SWOT analysis for the plan. In addition, housing affordability was listed as the #2 city asset among residential respondents to the survey.

As shown in the figure below, the main reason resident respondents cited for living in the city of South Fulton is the affordability and value proposition of its housing.

Resident Survey Respondent Reasons for Living in the City of South Fulton

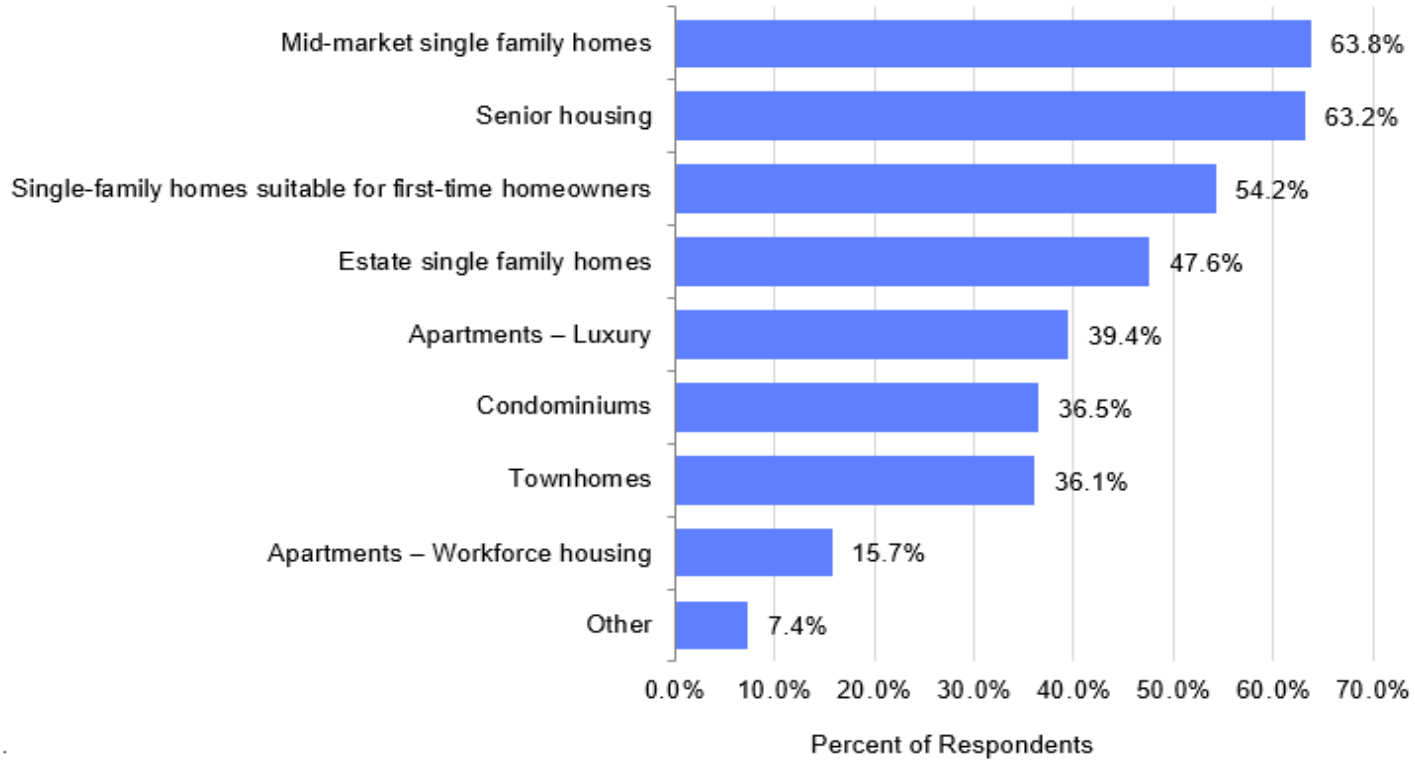


Notes:
Respondents were instructed to select all responses that apply to them.
Survey takers who answered the question = 586
Survey takers who skipped the question = 78

Source: BAE, 2019.

As shown in the corresponding figure below, when asked what types of housing is needed, mid-market single-family homes and senior housing top the list for housing needs in the city. The responses to these questions may be influenced by the age of the population sample that responded to the survey. Three of the four top responses are different types of single-family homes, which are more typically occupied by older residents. The other type of housing respondents strongly indicate is needed is senior housing.

Resident Survey Respondent - Housing Needs in City of the South Fulton



Notes:

Respondents were instructed to select all responses that apply to them.
Survey takers who answered the question = 502
Survey takers who skipped the question = 162

Source: BAE, 2019.

Tax Allocation District Redevelopment Plan, 2020

The Tax Allocation District Redevelopment Plan bases its recommendations on the Economic Development Strategic Plan, and analyzed the focus areas in both TAD #1 and TAD #2 in the City of South Fulton.

TAD #1 (Eastside) included the following proposed redevelopment areas:

- Red Oak
- Old National and Jonesboro
- Old National Park
- Old National Commons

These four redevelopment areas could result in the development of an estimated 4,222 residential units in TAD #1 over the next two decades.

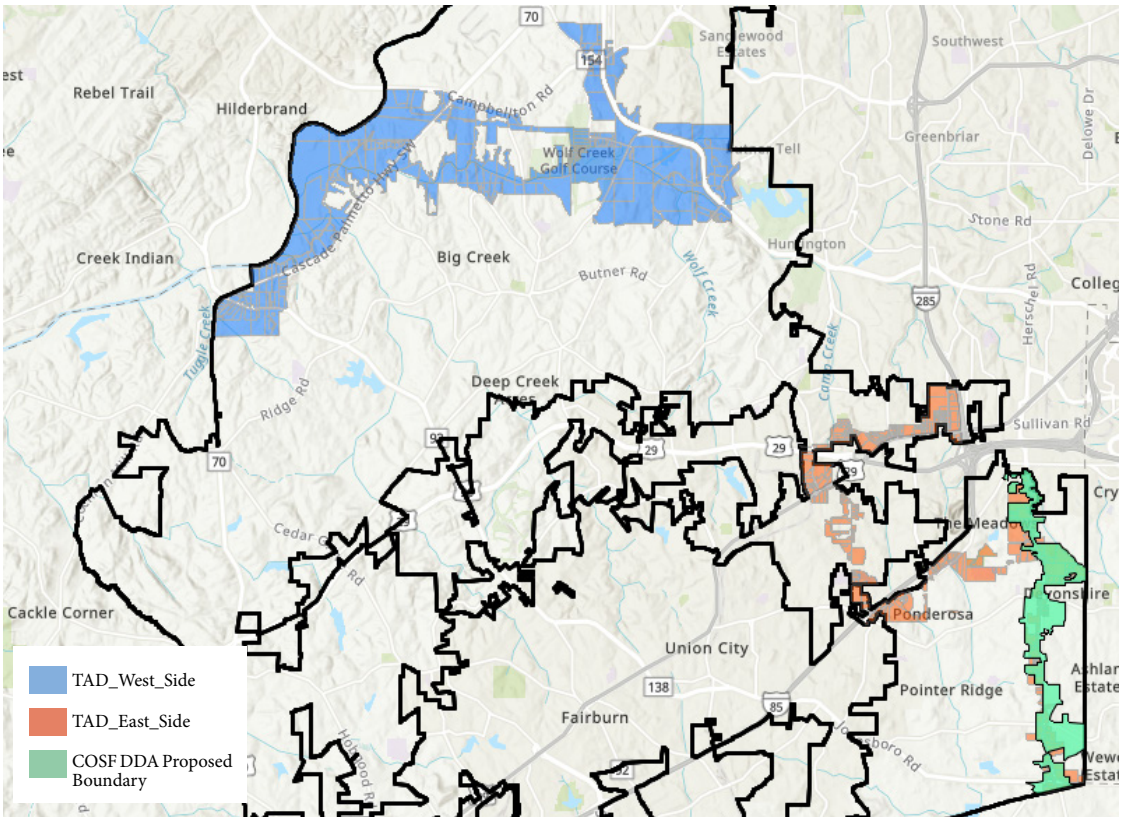
TAD #2 (Westside) included the following redevelopment areas:

- Town Center
- River Front
- Sandtown
- Crossing Campbellton

These four redevelopment areas could result in the development of an estimated 5,174 residential units in TAD #2 over the next two decades.

Proposed DDA Area - Tools

- Available to DDAs and can help increase residential housing in the downtown.



South Fulton LCI Plan, Old National Highway, 2022

Old National Highway LCI Study from 2022 includes the four goals created for the study:

- Encourage a diversity of land uses
- Enhance transportation for all modes of travel
- Promote sustained community partnerships and collaboration
- Encourage mixed income housing and employment options

In addition, the plan identified an audit of past planning goals from previous LCI studies but still applicable. Those relevant to housing planning include:

- Prepare an inventory of existing sites and buildings within each of the three nodes that includes ownership, condition, use, value of land, lease rates/terms, etc.
- Use the Fulton County Homeowner Assistance Program to support affordable for-sale housing market
- Help developers access Fulton County low interest loans to facilitate affordable for-sale housing in mixed income projects
- Encourage the use of the Department of Community Affairs' (DCA) Low-Income Tax Credit Program to support the development of affordable and workforce housing.

The plan also highlighted the opportunity for TOD development in the Old National Highway district. Transportation Near TOD Development could leverage the future proposed Southlake Bus Rapid Transit (BRT) traveling from the College Park MARTA Station to Godby Road, properties within a five-to-ten-minute walk of the Godby Road and Old National Highway intersection are recommended to allow for higher density, mixed use transit-oriented-development (TOD).

LAND USE AND ZONING OVERVIEW

Land Use and Zoning often prevent diverse housing types from being constructed. This section provides an overview of the Land Use and high level observations that may encourage more diverse housing, or at a minimum may point out portions of the code that are prohibitive. The 2021 Comprehensive Plan summarizes zoning for the City of South Fulton as follows:

Agricultural Neighborhood: This area of South Fulton is the furthest from the urbanized area, with property ownership characterized by large acreages. The Agricultural Neighborhood area is also currently without sewer connectivity, which prevents large-scale development from moving into the area. The residential character of the area is defined by single-family homes located on individual lots along existing streets. **Gross Density: 1 unit or less per acre. Zoning: AG-1, R-1, R-2, CUP, SH.**

Rural Neighborhood: This area of South Fulton is the furthest from the urbanized area, with property ownership characterized by large acreages. The Agricultural Neighborhood area is also currently without sewer connectivity, which prevents large-scale development from moving into the area. The residential character of the area is defined by single-family homes located on individual lots along existing streets. **Gross Density: 1-2 Units or less per acre. Zoning: R-2A, CUP, NUP, SH**

Suburban Neighborhood: intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density. The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. **Gross Density: Suburban 1 - Up to 3 units per acre, Suburban II - up to 8 units per acre. Zoning: Suburban I - R-3, R-3A, R-4A, CUP, NUP, SH; Suburban II - R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, MIX, NUP**

Village-Live Work: vertical and horizontal mixing of uses is appropriate, including medium density residential housing, small scale commercial services such as banks, drug stores, and small multi-tenant shopping centers. Structures within the local designation can also be repurposed as office, commercial spaces or single and multi-family housing. **Gross Density: Up to 6 units per acre. Zoning: MIX**

Community Live Work: vertical and horizontal mixing of uses is appropriate, which includes medium and high-density residential housing such as duplexes, and townhomes. Commercial services such as banks, drug stores, offices, and multi-tenant shopping centers are also appropriate types of development. Structures within the Community Live Work designation can also be repurposed as office, commercial spaces, or single and multi-family housing. **Gross Density: up to 12 units per acre. Zoning: MIX, C-1, C-2, O-I, SH**

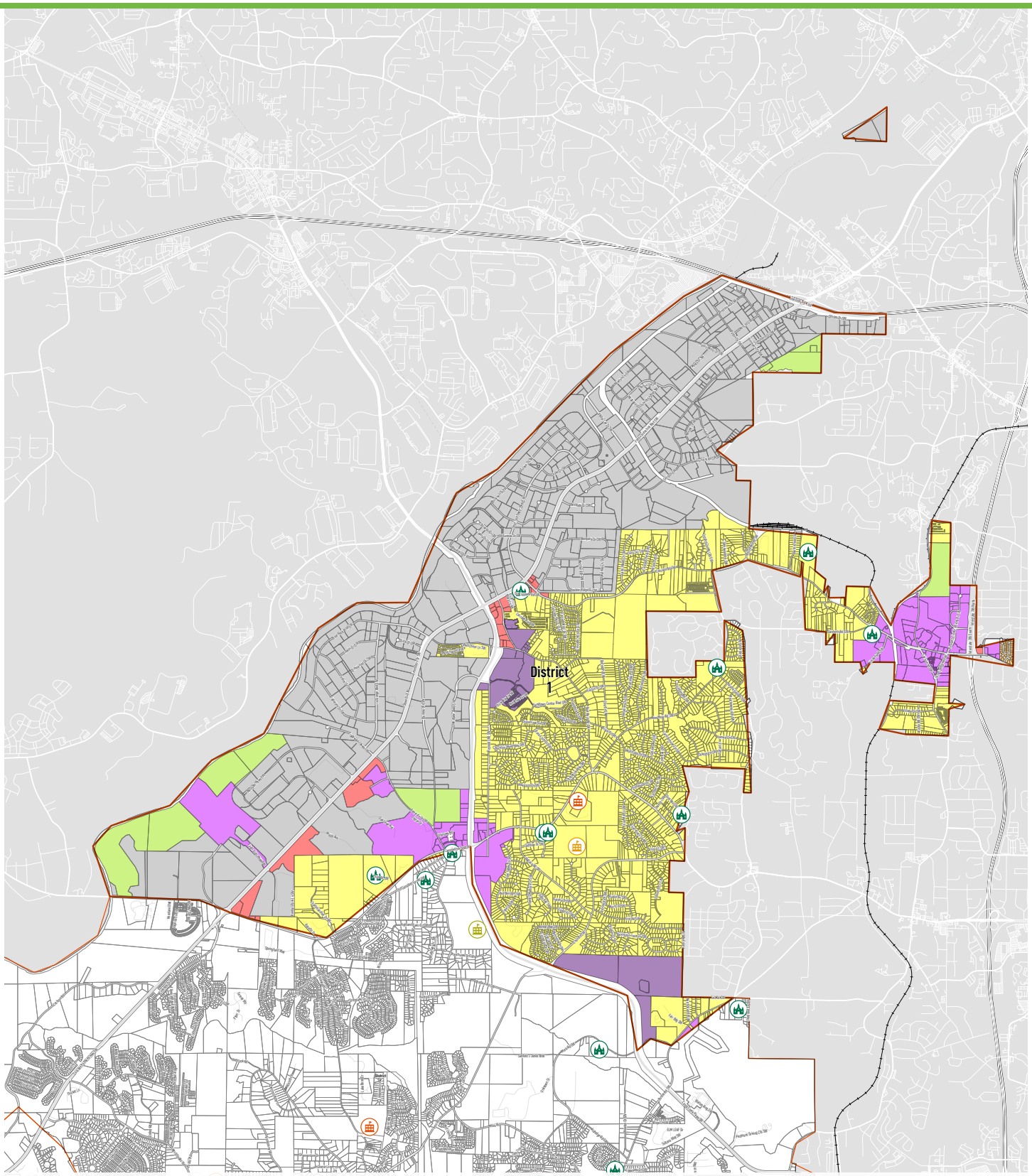
Regional Live-Work: vertical and horizontal mixed-use is appropriate and is strongly encouraged. This includes high-density housing options, Commercial shopping that is developed in a walkable nature is encouraged. Office uses are also encouraged. **Gross Density: Up to 20 units per acre. Zoning: MIX, C-1, C-2, O-I, SH**

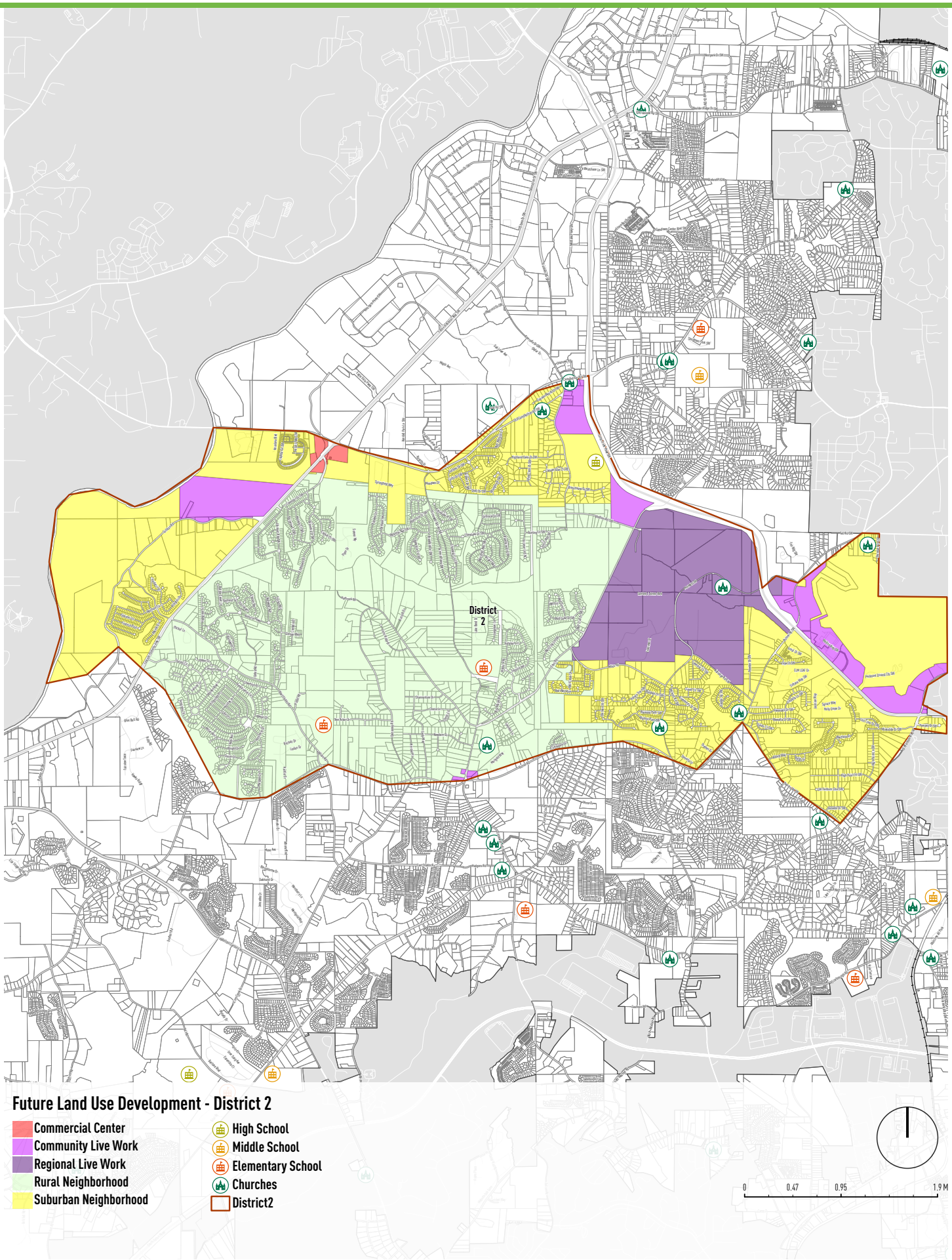
Commercial Center: **Residential not allowed. Zoning: C-1, C-2, O-I**

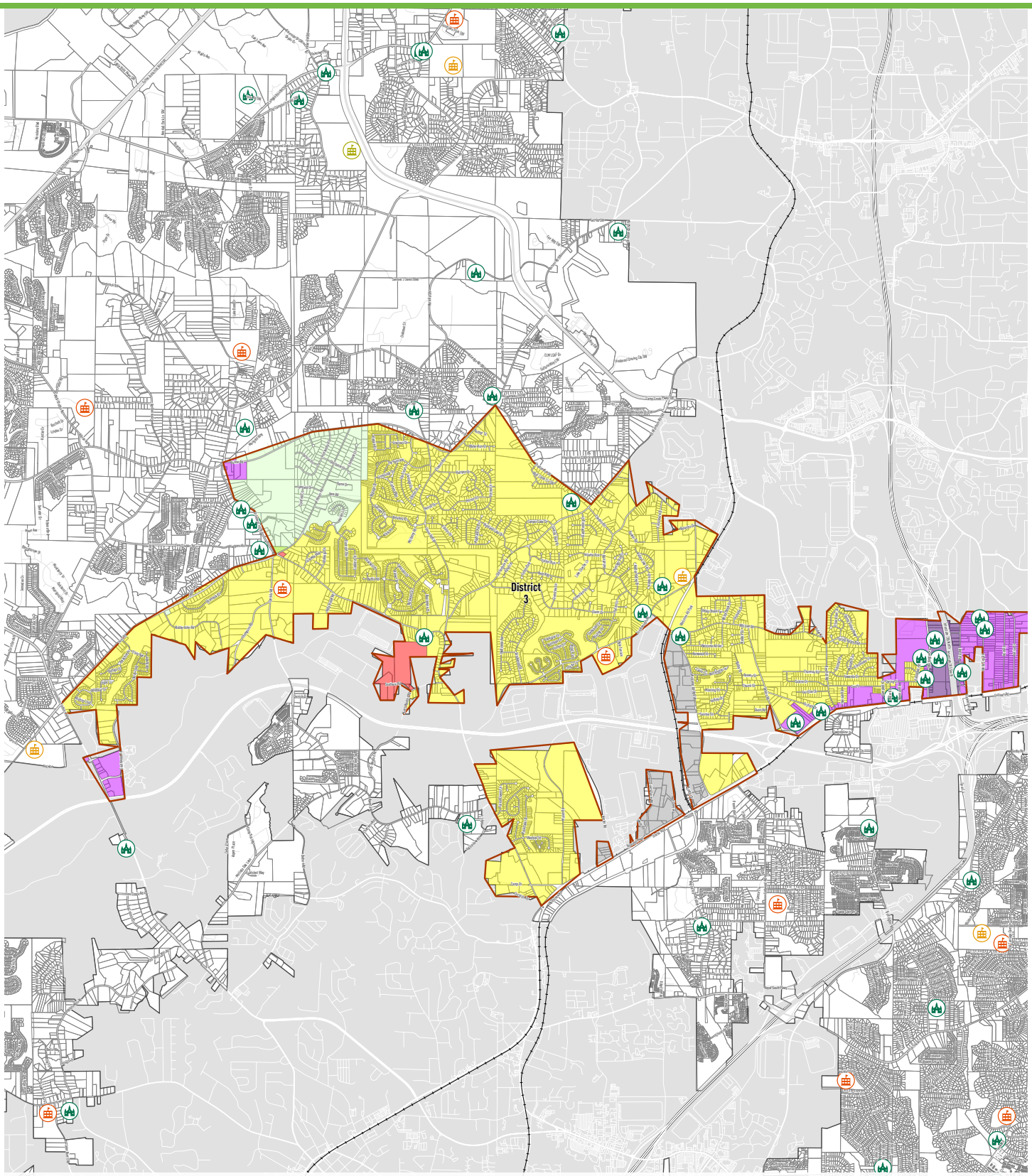
Industrial Zone: **Residential not allowed. Zoning: O-I, M-1, M-2**

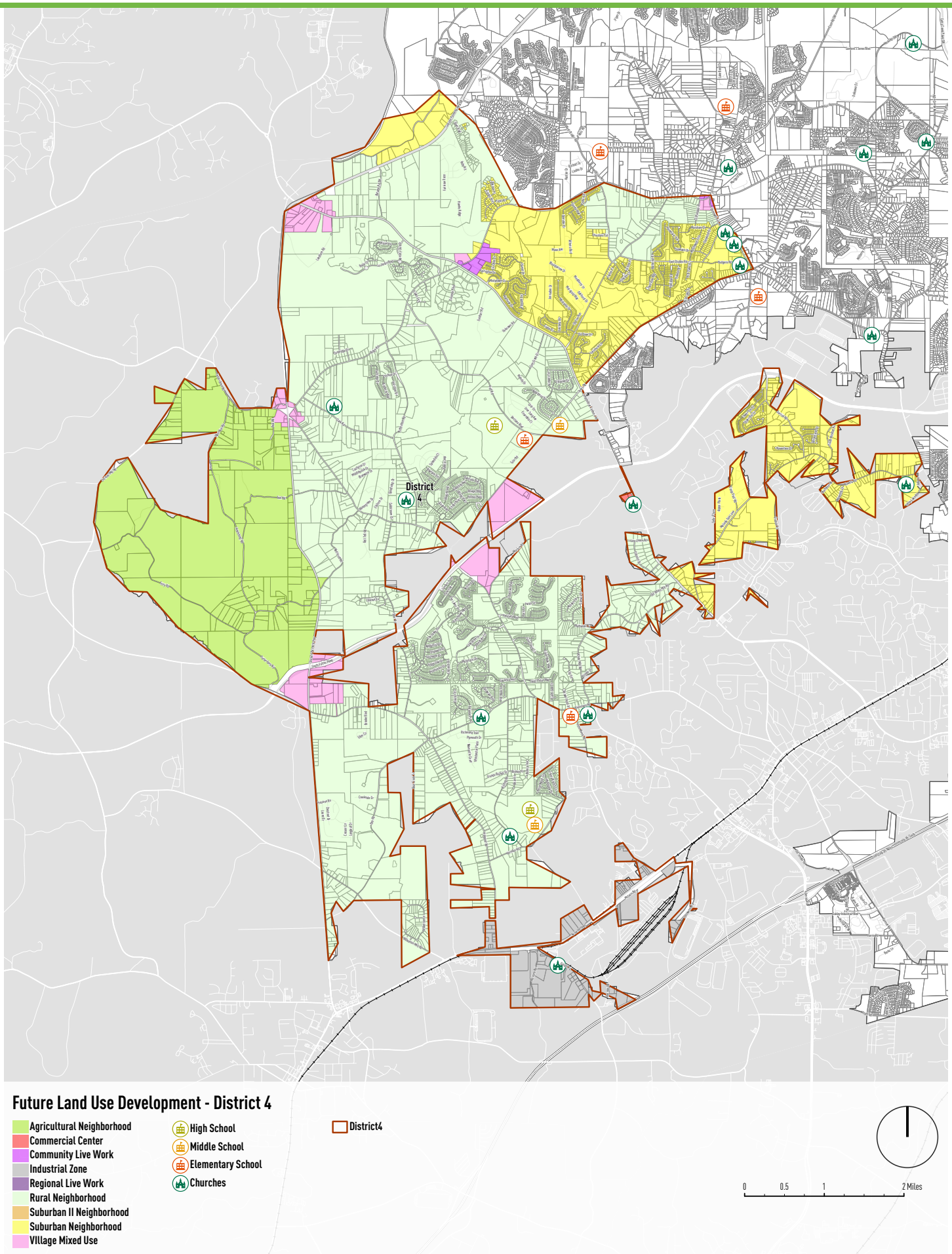
South Fulton Code of Ordinances:
https://library.municode.com/ga/south_fulton/codes/code_of_ordinances

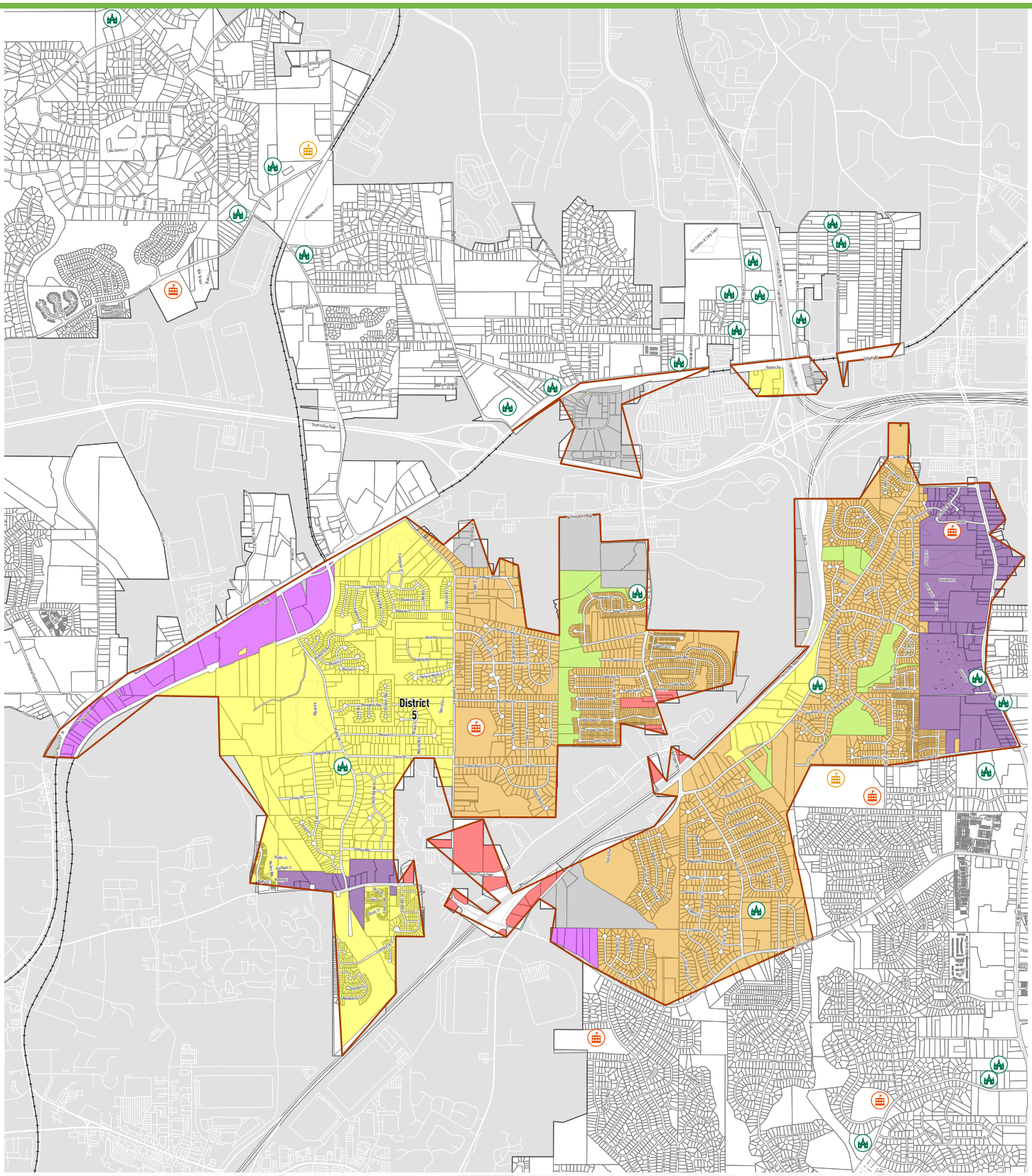
NAICS Ref.	Principal Uses ↓ Zoning Districts →	R-1	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5	R-5A	R-6	TR	A	A-L	CUP	NUP	MHP	SH	*For Restrictions See Sec:*
A = Allowed	*S = Allowed if Approved as a Special Use*	*Blank = Prohibited*																	
	RESIDENTIAL USES																		
	Dwellings																		
	Single-Family Detached: Site-Built or Modular Home	A	A	A	A	A	A	A	A	A	A				A	A		A	
	Single-Family Detached: Manufactured Home																A		
	Two-Family Dwelling: Duplex										A				A			A	
	Three-Family Dwelling: Triplex											A			A			A	
	Four-Family Dwelling: Quadruplex											A			A			A	
	Townhouses											A			A			A	
	Multi-Family: Apartments												A	A	A			A	
	Manufactured Home Park																A		
	Apartment Units in Mixed-Use Building																		
	Conservation Subdivision	A	A	A	A	A	A	A	A	A									Subdivision Ord.

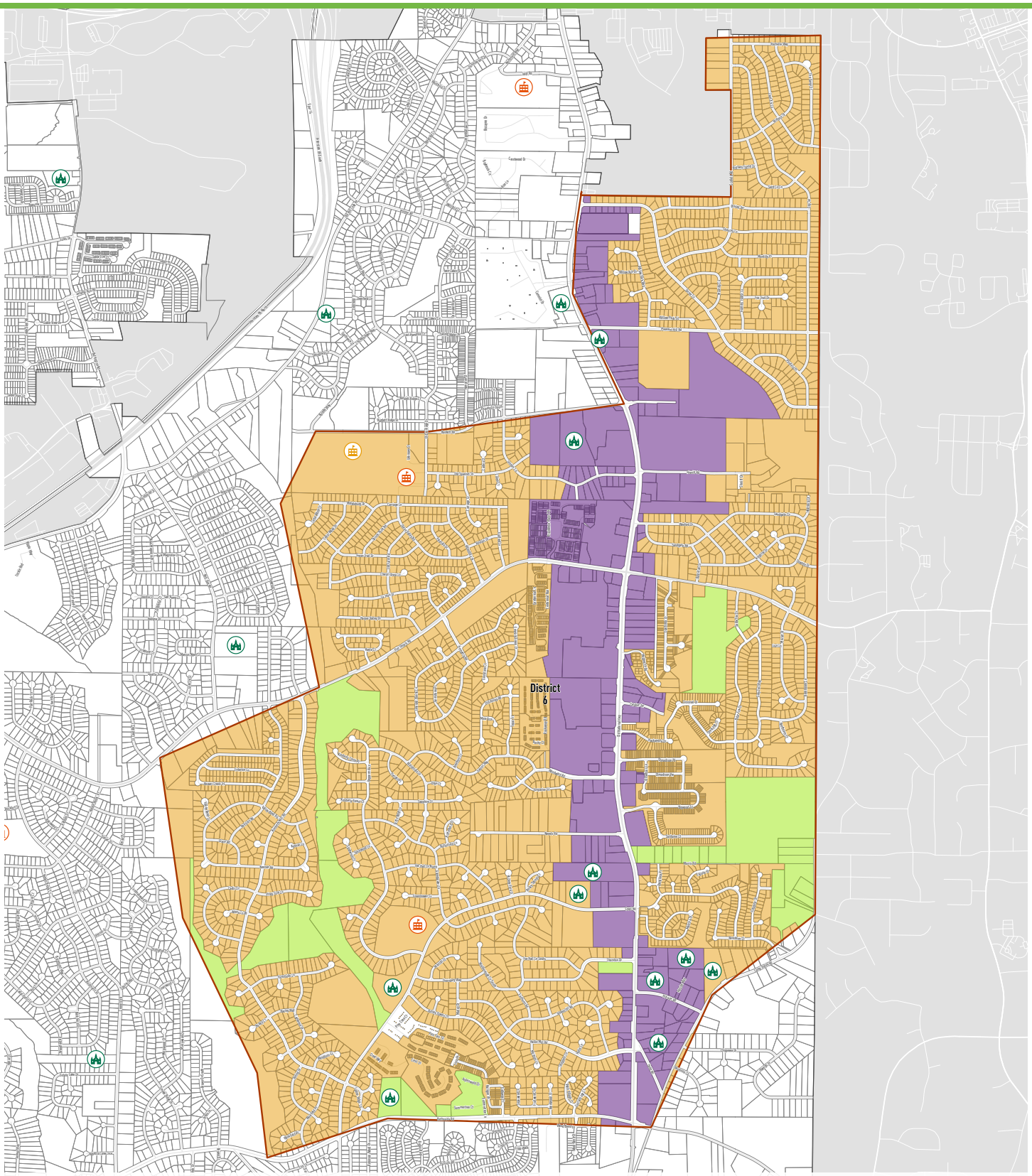

District 1
Future Land Use Development - District 1
Agricultural Neighborhood
Commercial Center
Community Live Work
Industrial Zone
Regional Live Work
Suburban II Neighborhood
Suburban Neighborhood
High School
Middle School
Elementary School
Churches
District1
0
0.5
1
2 Miles

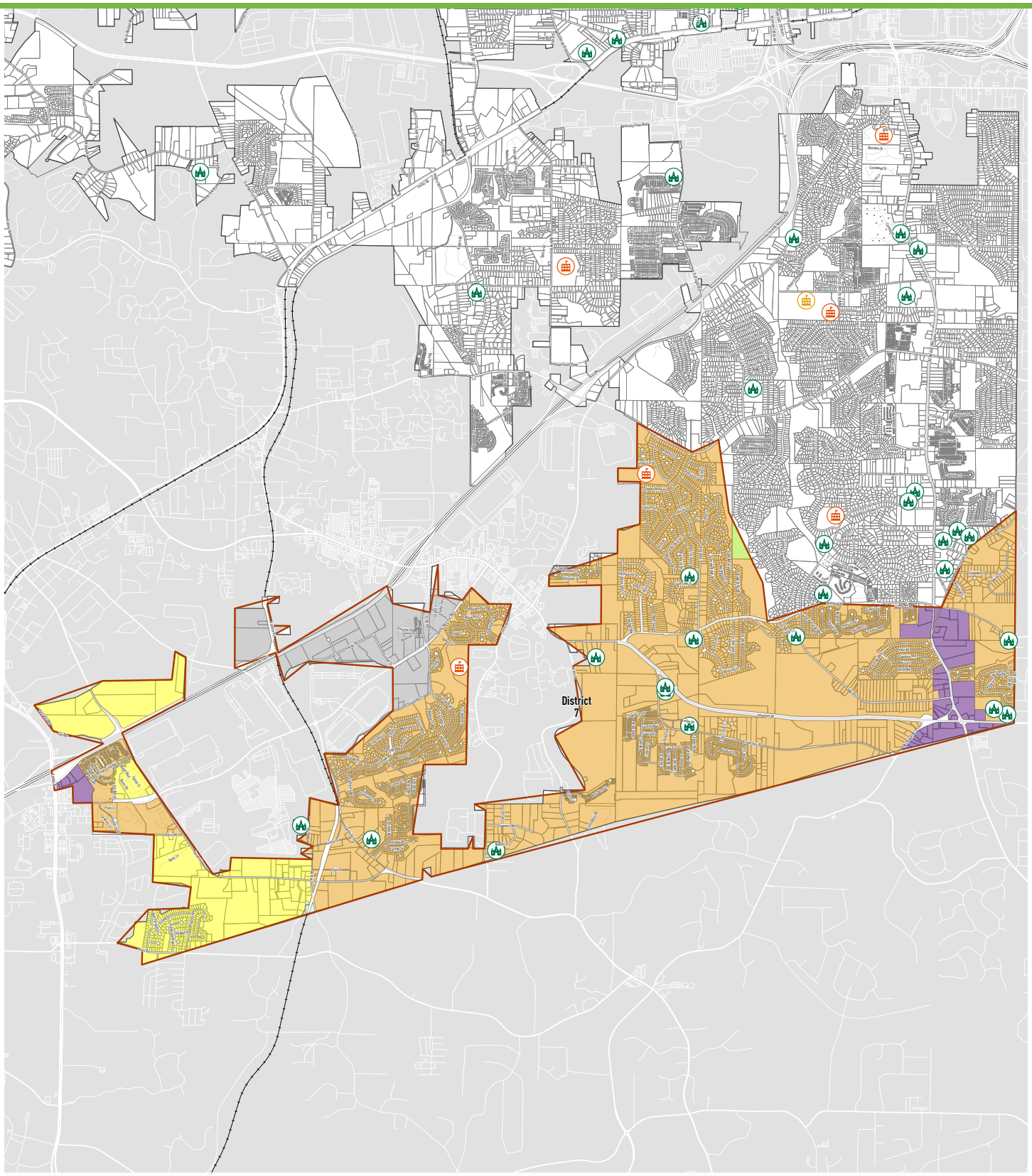

District 2
Future Land Use Development - District 2
Commercial Center
Community Live Work
Regional Live Work
Rural Neighborhood
Suburban Neighborhood
High School
Middle School
Elementary School
Churches
District2
0
0.47
0.95
1.9 M


District 3
Future Land Use Development - District 3
Agricultural Neighborhood
Commercial Center
Community Live Work
Industrial Zone
Regional Live Work
Rural Neighborhood
Suburban Neighborhood
High School
Middle School
Elementary School
Churches
District3
0
0.5
1
2 Miles


District 4
Future Land Use Development - District 4
Agricultural Neighborhood
Commercial Center
Community Live Work
Industrial Zone
Regional Live Work
Rural Neighborhood
Suburban II Neighborhood
Suburban Neighborhood
Village Mixed Use
High School
Middle School
Elementary School
Churches
District4
0
0.5
1
2 Miles


District 5
Future Land Use Development - District 5
Agricultural Neighborhood
Commercial Center
Community Live Work
Industrial Zone
Regional Live Work
Suburban II Neighborhood
Suburban Neighborhood
High School
Middle School
Elementary School
Churches
District5
0
0.28
0.55
1.1 Miles

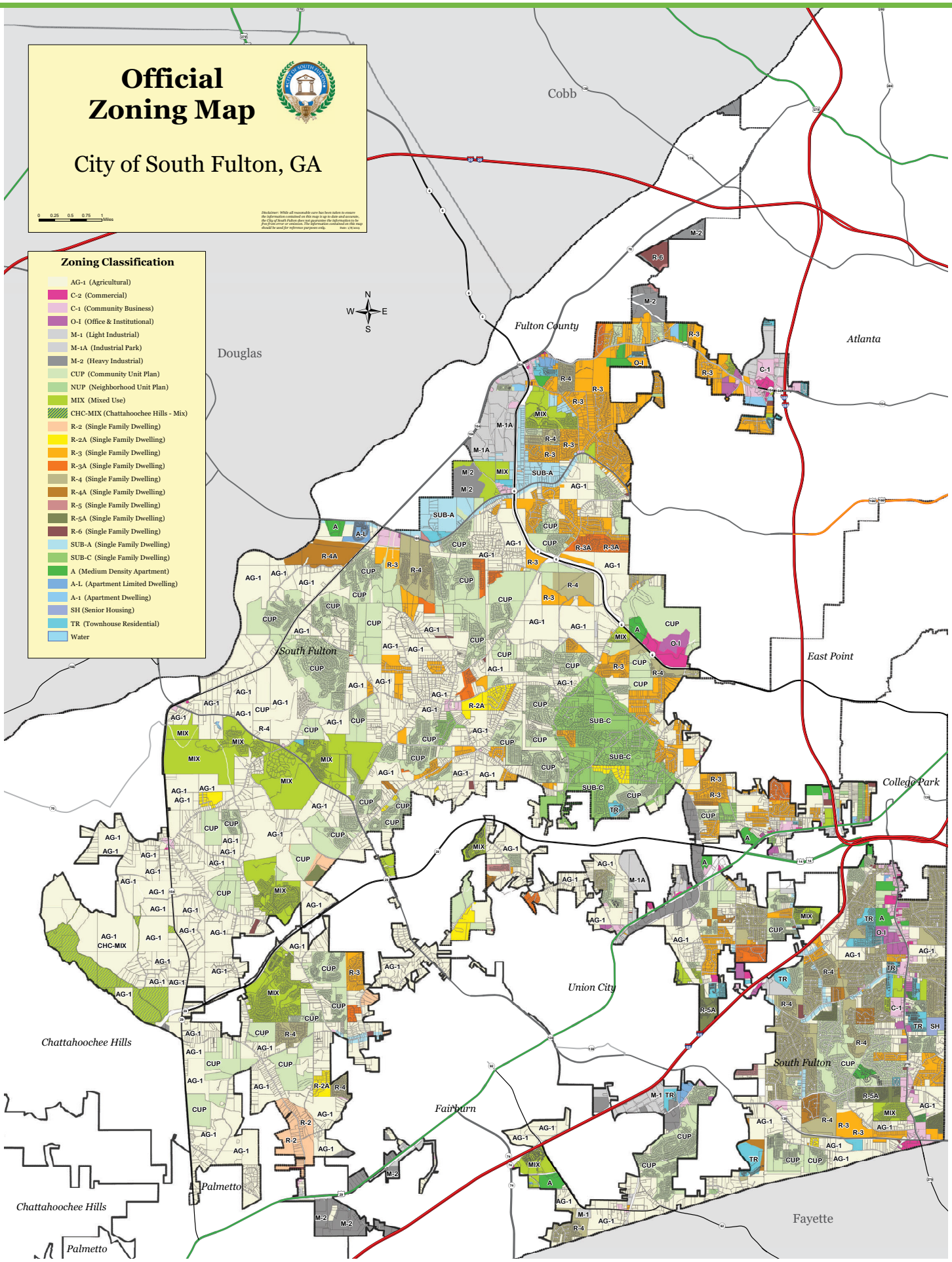

District 6
Future Land Use Development - District 6
Agricultural Neighborhood
Regional Live Work
Suburban II Neighborhood
High School
Middle School
Elementary School
Churches
District6
0
0.2
0.4
0.8 Mi



Future Land Use Development - District 7

- Agricultural Neighborhood
- Industrial Zone
- Regional Live Work
- Rural Neighborhood
- Suburban II Neighborhood
- Suburban Neighborhood
- High School
- Middle School
- Elementary School
- Churches
- District7
- Expressways Atlanta Region
- Streets
- SecHwys
- RailRds

0 0.42 0.85 1.7 Miles


Official Zoning Map
City of South Fulton, GA
Zoning Classification
AG-1 (Agricultural)
C-2 (Commercial)
C-1 (Community Business)
O-I (Office & Institutional)
M-1 (Light Industrial)
M-1A (Industrial Park)
M-2 (Heavy Industrial)
CUP (Community Unit Plan)
NUP (Neighborhood Unit Plan)
MIX (Mixed Use)
CHC-MIX (Chattahoochee Hills - Mix)
R-2 (Single Family Dwelling)
R-2A (Single Family Dwelling)
R-3 (Single Family Dwelling)
R-3A (Single Family Dwelling)
R-4 (Single Family Dwelling)
R-4A (Single Family Dwelling)
R-5 (Single Family Dwelling)
R-5A (Single Family Dwelling)
R-6 (Single Family Dwelling)
SUB-A (Single Family Dwelling)
SUB-C (Single Family Dwelling)
A (Medium Density Apartment)
A-L (Apartment Limited Dwelling)
A-1 (Apartment Dwelling)
SH (Senior Housing)
TR (Townhouse Residential)
Water
Cobb
Douglas
Fulton County
Atlanta
South Fulton
East Point
College Park
Union City
Fairburn
Chattahoochee Hills
Palmetto
Fayette

Flat Shoals Rd

OVERLAY DISTRICTS

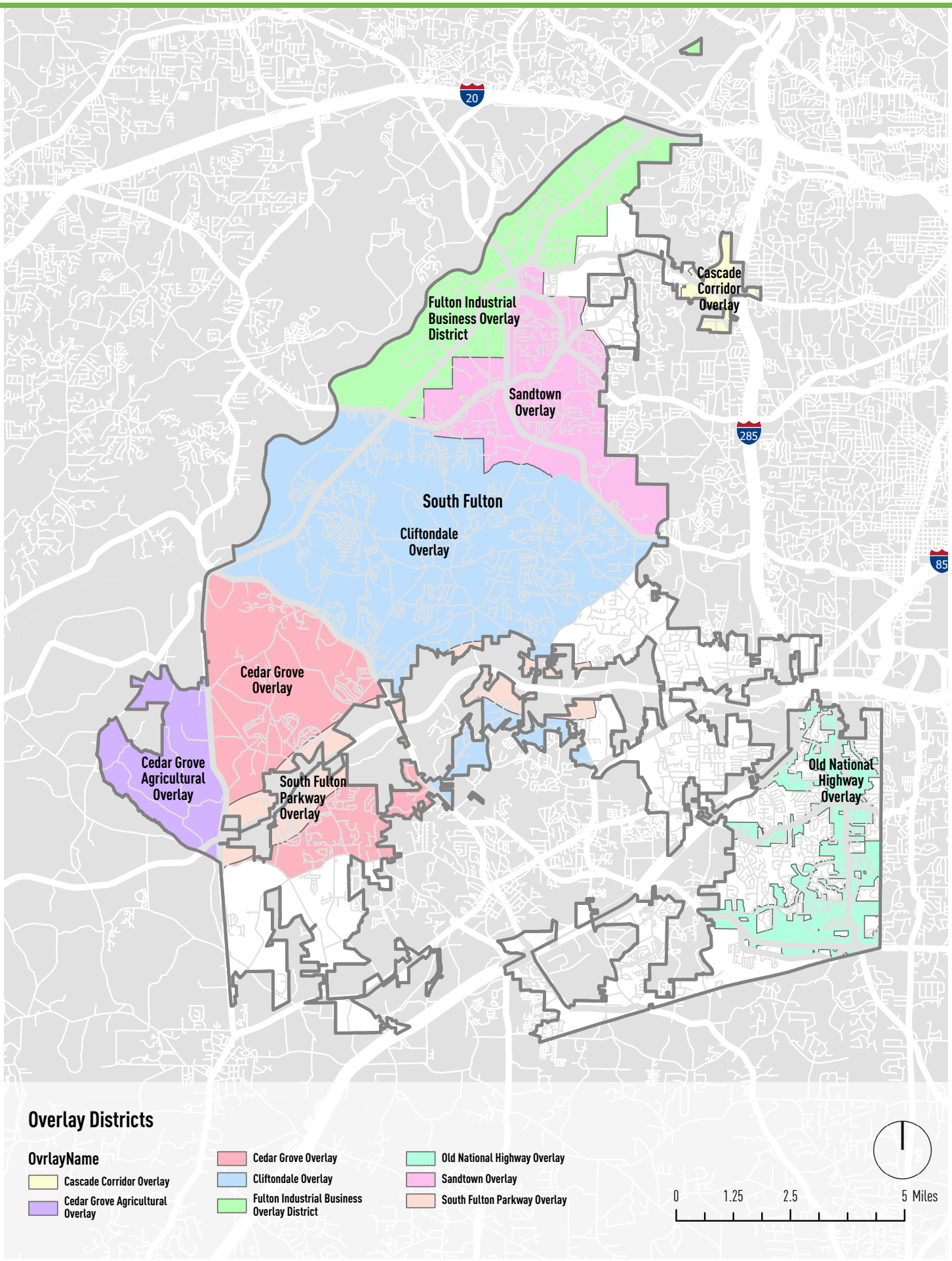
The City of South Fulton has eight overlay districts:

- Fulton Industrial Business Overlay District
- Sandtown Overlay
- Cascade Corridor Overlay
- Cliftondale Overlay
- Cedar Grove Overlay
- Cedar Grove Agricultural Overlay
- South Fulton Parkway Overlay
- Old National Highway Overlay

Each overlay district has requirements from buffers and landscape; accessory site features; fencing and wall requirements; sidewalk and pedestrian paths; lighting; building design; building orientation; building materials; building colors; and other details. Several overlays have specific design guidelines for that particular community. For example, the Cedar Grove community design guidelines further specify requirements for site design, buildings and courtyards, street standards, parking, architectural features and enhancements, and viewsheds.

The maximum building height is defined as 35' in the following overlay districts: Cedar Grove Overlay, Cliftondale Overlay, and the Red Oak Community Overlay. The Sandtown Overlay district ordinance limits nonresidential buildings to 35 feet in height, and specifies that residential buildings and mixed-use buildings that contain a residential component are limited to three stories.

The Cedar Grove Agricultural Overlay District zoning districts MIX-CGA and CUP-CGA allow for developments of mixed use residential.


20
285
85
Fulton Industrial Business Overlay District
Cascade Corridor Overlay
Sandtown Overlay
South Fulton
Cliftondale Overlay
Cedar Grove Overlay
Cedar Grove Agricultural Overlay
South Fulton Parkway Overlay
Old National Highway Overlay
Overlay Districts
OvrlayName
Cascade Corridor Overlay
Cedar Grove Agricultural Overlay
Cedar Grove Overlay
Cliftondale Overlay
Fulton Industrial Business Overlay District
Old National Highway Overlay
Sandtown Overlay
South Fulton Parkway Overlay
0
1.25
2.5
5 Miles

HOUSING ASSET AND TOOL ASSESSMENT

Existing LCI: South Fulton LCI Plan, Old National Highway, 2022

The Old National Highway LCI can be used as a tool to promote housing as part of the overall redevelopment and transportation planning in South Fulton. LCI plans are eligible for update every 5 to 10 years. Having an existing LCI provides a list of planning goals that may be eligible for ARC assistance through the Community Development Assistance Program. The past planing goals identified in the LCI and relevant to housing are as follows:

- Prepare an inventory of existing sites and buildings within each of the three nodes that includes ownership, condition, use, value of land, lease rates/terms, etc.
- Use the Fulton County Homeowner Assistance Program to support affordable for-sale housing market
- Help developers access Fulton County low interest loans to facilitate affordable for-sale housing in mixed income projects
- Encourage the use of the Department of Community Affairs' (DCA) Low-Income Tax Credit Program to support the development of affordable and workforce housing.

The plan also highlighted the opportunity for TOD development in the Old National Highway district. Transportation Near TOD Development could leverage the future proposed Southlake Bus Rapid Transit (BRT) traveling from the College Park MARTA Station to Godby Road, properties within a five-to-ten-minute walk of the Godby Road and Old National Highway intersection are recommended to allow for higher density, mixed use transit-oriented-development (TOD).

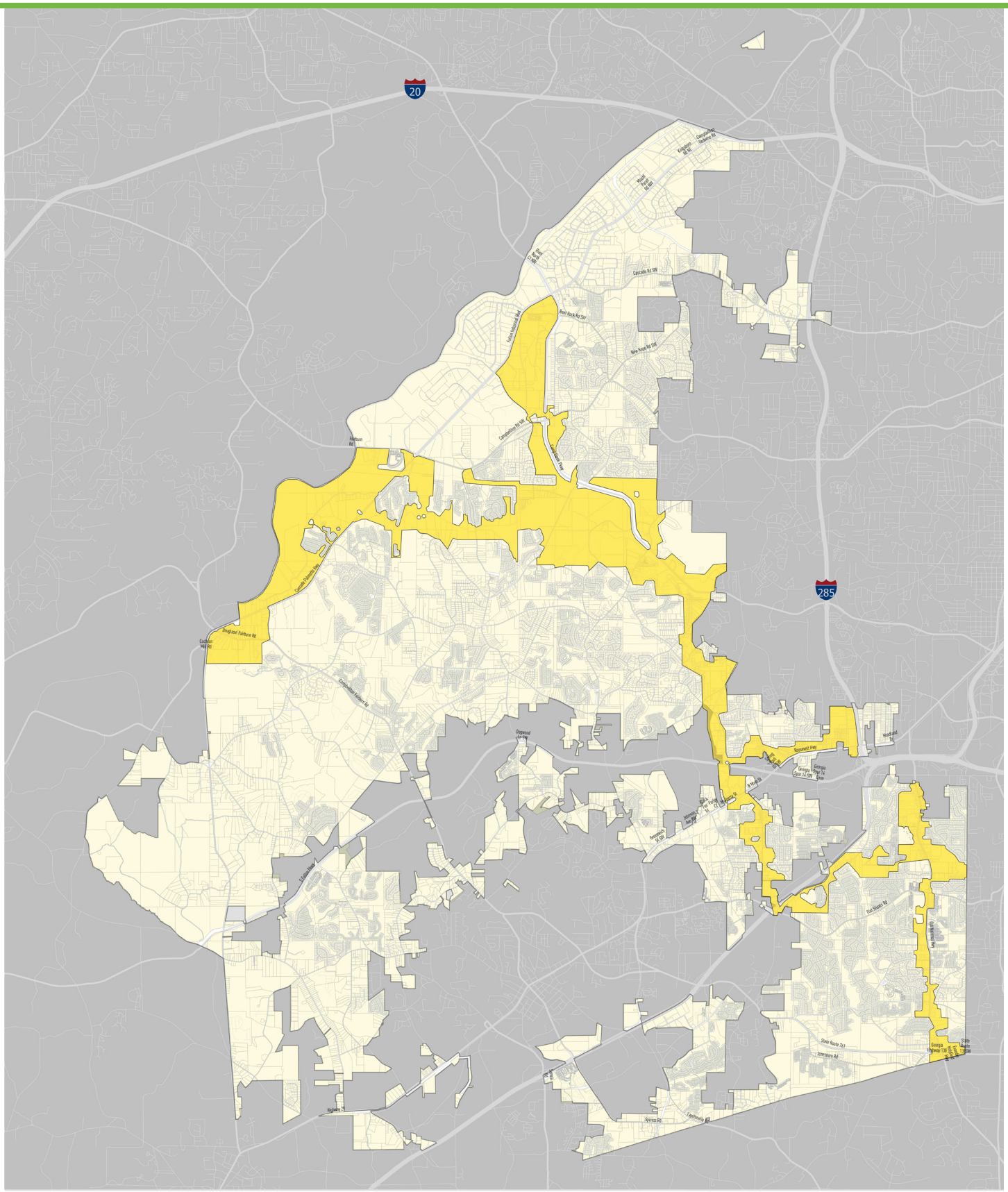
The LCI area is one area with potential to identify pilot projects and to assess if the current zoning fits the housing needs in this district, to drive economic and residential growth, and to understand what may be applicable to other districts.

Development Authority and Tax Allocation Districts

The Tax Allocation District Redevelopment Plan identifies the locations of TAD #1 and TAD #2 in the City of South Fulton.

The estimated number of residential units possible in TAD #1 is 4,222 residential units, and for TAD #2 an estimated 5,174 residential units over the next two decades, according to the report. Tax Allocation Districts enable the City of South Fulton to utilize funding to help encourage new development that meets the goals set forth in the report, including residential and affordable / workforce housing.

The Development Authority boundary designates the area in which the South Fulton Development Authority may operate. A Development Authority has tools available to promote housing and economic development, including revenue bonds and incentives, for any project that serves the essential public purpose of development of trade, commerce, industry, and employment opportunities within the City of South Fulton. A map of the South Fulton Development Authority is shown on the adjacent page.


20
285
South Fulton Development Authority
0
1
2
4 Miles

FUNDING ASSESSMENT

State and Federal Funds

Community HOME Investment Program (CHIP)

- DCA program for single family construction and rehabilitation
- Available to local governments, nonprofits, and housing authorities

Low Income Housing Tax Credits

- State and federal program which provides tax credits to owners of qualified rental properties for low-income tenants

Community Development Block Grants (CDBG) & Investment Partnerships Program (HOME)

- HUD programs that assist state and local governments, as well as nonprofits and other partners, to develop affordable homeownership and rental units for low-income households

Housing Trust Fund (HTF)

- HUD program for extremely and very low-income housing development, relocation, refurbishment, etc
- 80% for rentals; 10% homeownership

Other Resources

- SPLOST
- Enterprise Zones
- Opportunity Zones
- Community Improvement District (CID)
- Business Improvement District (BID)
- Historic Tax Credits

About the Community Development Block Grants Program

Several different programs are managed through an annual allocation including the CDBG Annual Competition, the Employment Incentive Program set-aside, the Immediate Threat and Danger Set-aside (IT&D), and local Economic Development Revolving Loan Funds (RLFs). Entitlements – primarily urban cities (populations 50,000 +) and urban counties (populations over 200,000). The City of South Fulton is an entitlement community.

- Georgia Cities Foundation Loan Program to revitalize and enhance downtown areas
- DCA Downtown Development Revolving Loan Fund
- CDBG Redevelopment Fund Grant to revitalize and eliminate blight

Local Incentive and Funding Sources

- Housing Opportunity Bond (HOB) Financing
- Housing Trust Funds
- Tax allocation district (TAD): tool for revitalizing economically depressed or blighted areas; approved by state, then local referendum - Dedicated Tax in designated downtown district (OCGA 48-5-350) up to 3 mills/year
- Special Tax District
- Tax Abatement
- Urban Redevelopment Law

Public Housing Authorities

The City of South Fulton does not have its own city-based Public Housing Authority (PHA). South Fulton is under the jurisdiction of the Fulton County Housing Authority and may also be able to work with the College Park Housing Authority or the East Point Housing Authority. These PHAs have the ability to partner on development and may have a separate non-profit development arm established. PHAs control the use of housing vouchers, which may be project-based vouchers or tenant-based vouchers, and have access to bonding and other federal funds to assist with housing development and assistance. The Fulton County Housing Authority oversees 960 vouchers throughout the county. The subsidized housing in South Fulton is owned by private landlords and subsidized through vouchers. The City of South Fulton should include these projects in any affordable housing inventory, and note when the affordability for these homes expires. Cities and counties can work together to ensure properties are updated and remain affordable

GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

HOME-ARP Program

The HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program provides funding to reduce homelessness and increase housing stability through construction and supportive services.

Individuals and Families HOME-ARP will serve in Georgia

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a))
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1))
- Other populations where assistance would prevent the family's homelessness or serve those at risk of housing instability

Rental Housing

HOME-ARP funds may acquire, construct, and rehabilitate rental housing for occupancy by individuals and families that meet one of the Qualifying Populations defined in HOME-ARP CPD Notice 21-10. Rental housing will be awarded in conjunction with the Low Income Housing Tax Credit Program (LIHTC) to multifamily developments throughout the State of Georgia.

Eligible Activities:

- Acquisition of standard rental housing
- Construction of rental housing
- Rehabilitation of rental housing
- Includes conversion of non-residential buildings to housing

Eligible Costs:

- Development hard costs
- Acquisition costs of improved or unimproved real property
- Related soft costs
- Certain costs related to the payment of construction, bridge, or guaranteed loans, if HOME-ARP is part of original financing

Non-Congregate Shelters

HOME-ARP funds may be used to acquire and develop non-congregate shelter (HOME-ARP NCS) for individuals and families that meet one of the Qualifying Populations defined in the HOME-ARP CPD Notice 21-10. NCS provides private units or rooms for temporary shelter (lockable door & bathroom) to individuals and families and do not require occupants to sign a lease or occupancy agreement.

Eligible Activities:

- Acquisition of structures
- New construction, with or without land acquisition
- Rehabilitation of existing structures, such as motels, nursing homes

Eligible Costs:

- Acquisition costs
- Development hard and soft costs
- Replacement reserve for costs identified in capital needs assessment

Ongoing Operating Costs of Non-Congregate Shelters are NOT eligible HOME-ARP costs.

How to Apply or Receive More Information

To apply for HOME-ARP Funds, please check our website at dca.georgia.gov for Information Sessions and Application releases in 2025 or contact the HOME-ARP Team at HOMEARP@dca.ga.gov to set up a meeting.

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PART 2 - NEXT STEPS
AHEAD

PART 2 - NEXT STEPS

This plan identifies and defines next steps that can be taken to meet the housing need and address issues and challenges outlined in Part 1 – Key Findings.

Building housing for the community is a community endeavor. No one entity can do it all. Although this plan primarily focuses on steps the City of South Fulton can take, it also highlights those that can be spearheaded and implemented by other local entities in whole or in part. Partnerships across the public, private, and non-profit sectors will be paramount.

HOW TO USE THIS PLAN

This plan is not intended to be rigid, static, or to sit on a shelf; it is a living document. It is not a description of aspirations to strive for, but rather a list of key findings and next steps to take in the near term, and those to pursue over time. As with any plan, the City of South Fulton will need to sort out the specifics for implementation and may need additional planning assistance as the steps progress. Actions may evolve into something different than described herein and priorities may shift—that is okay. The intent is to start addressing housing issues, and this plan offers a path to do that.

This plan is based on opportunities, constraints, and community input in 2022-2024. The local housing market will continue to change along with local concerns and desires, so it is recommended that the City of South Fulton revisit it periodically and adjust priorities as appropriate. Moreover, opportunities should be capitalized upon when they arise even if they are not spelled out or are out of sync with the key findings and next steps and timeline herein. Housing issues are complex, and it is important to avoid analysis paralysis and strive for continuous improvement.

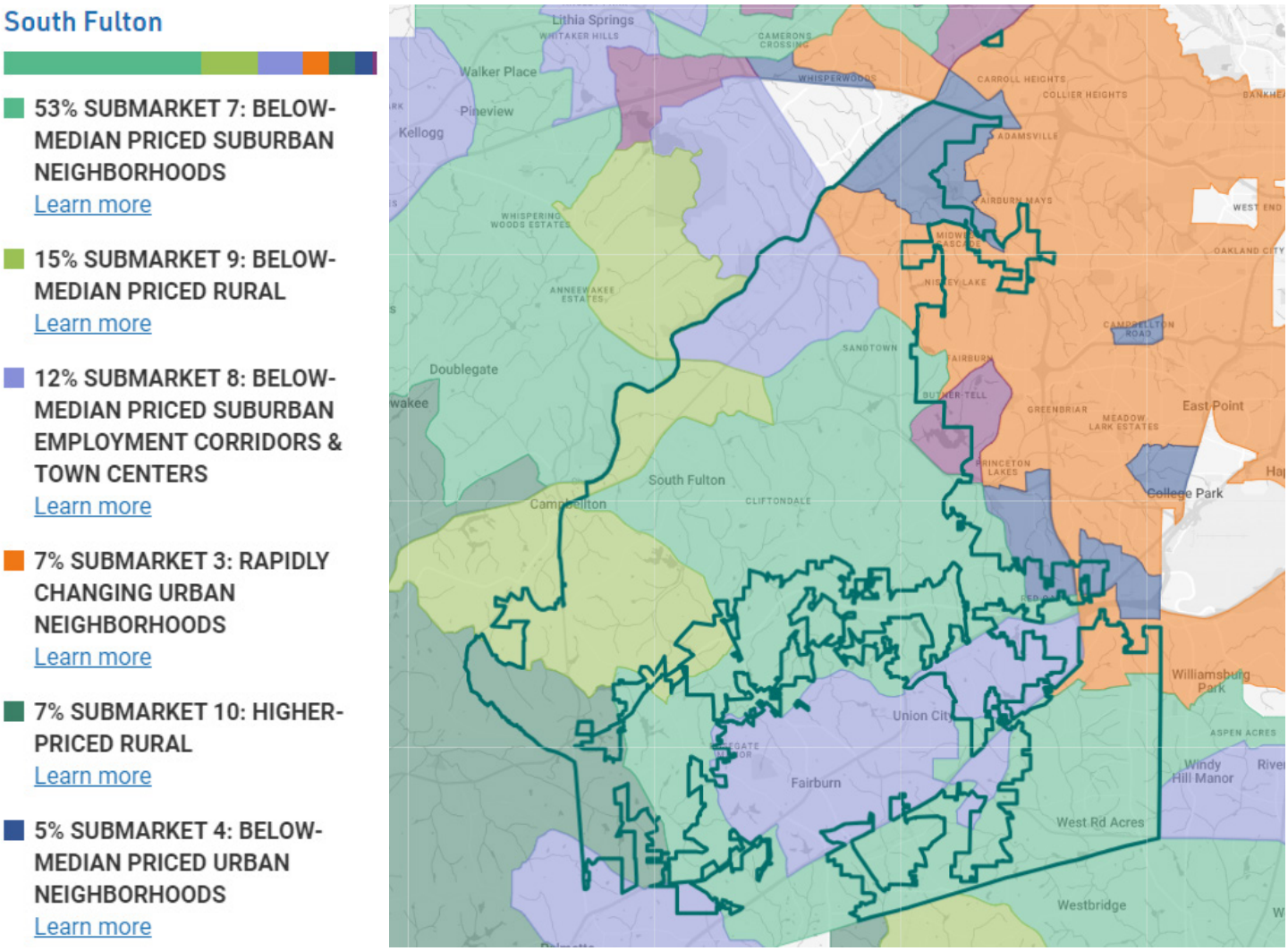
Lastly, this plan should be used to implement community goals. Housing is a vital element of economic development, walkability, employment, as well as a means to design infrastructure and greenspace. This plan should be used in collaboration with these broader community goals.

ARC METRO ATLANTA HOUSING STRATEGY TOOLKIT

The Atlanta Regional Commission's Metro Atlanta Housing Strategy Toolkit (found here: https://metroatlhousing.org/cities/south-fulton/) provides detailed information and data about the region's housing market and offers a set of actionable steps that local communities can consider taking to address their housing issues. Housing Submarkets in the ARC region are defined using home sales data for a point in time. Census data and demographic changes are incorporated to develop strategies and action steps for housing within each submarket.

The City of South Fulton includes seven different housing submarkets. The majority of the City of South Fulton is Submarket 7: Below Median Priced Suburban Neighborhoods (53%), followed by Submarket 9: Below-Median Priced Rural (15%). The next highest percentage of South Fulton is Submarket 8: Below-Median Priced Suburban Employment Corridors and Town Centers (12%). The term Below-Median refers to the home sale price in 2023 in South Fulton as compared to the region as a whole.

Taking all seven housing markets in South Fulton into consideration, the top Action Steps for South Fulton are shown on the following page.



TOP HOUSING RECOMMENDATIONS AND ACTION STEPS FOR SOUTH FULTON

Top Action Steps Across City of South Fulton:	
Increase Supply:	
#1 Action Step	Identify areas appropriate for higher density
#2 Action Step	Support smaller homes and homeownership opportunities
Preserve Affordable Supply:	
#1 Action Step	Create preservation programs and partnerships
#2 Action Step	Address blight
Expand Capital Resources:	
#1 Action Step	Identify regional funding mechanisms
#2 Action Step	Establish local housing funding resources and programs
Promote Housing Stability:	
#1 Action Step	Identify and educate on housing stability
#2 Action Step	Establish housing stability policies and programs
Develop Leadership and Collaboration on Affordability:	
#1 Action Step	Identify housing needs through planning
#2 Action Step	Support local leaders through regional programs
Reduce Housing and Transportation Costs:	
#1 Action Step	Increase walkability
#2 Action Step	Reduce cost of housing near transit and amenities

The Atlanta Regional Commission's Metro Atlanta Housing Strategy Toolkit provides detailed information and data about the region's housing market and offers a set of actionable steps that local communities can consider taking to address their housing issues. Housing Submarkets in the ARC region are defined using home sales data for a point in time. Census data and demographic changes are incorporated to develop strategies and action steps for housing within each submarket.

Action Steps and details for each recommendation, as well as resources, are found on the ARC's Metro Atlanta Housing Strategy Toolkit.

VISIT THE ARC'S METRO ATLANTA HOUSING STRATEGY TOOLKIT TO LEARN MORE:
HTTPS://METROATLHOUSING.ORG/CITIES/SOUTH-FULTON/

HOUSING ASSESSMENT THEMES, STRATEGIES

Several recurring themes emerged through community engagement and data analysis, and in this section we look for alignment with these themes, the ARC's Metro Atlanta Housing Strategy Recommendations, and Next Steps.

Housing to meet needs of the community, especially those earning 100% AMI and below

Workforce housing, housing for young people and recent graduates, housing accessible to seniors

Live, work, play including housing + greenspace + walkability, mixed-use and mixed-income housing, areas of densification to increase amenities

Increased options for rentals, home ownership, targeted growth through zoning, incentives, and partnerships

The recommendations in the ARC's Metro Atlanta Housing Strategy provide action steps to help the City of South Fulton meet their housing goals and address the themes that have been identified in the Housing Assessment.

Action Item #1 for increasing supply is to Identify Areas Appropriate for Higher Density throughout the City of South Fulton. This may include downtown districts or areas of proposed economic development, commercial and employment areas and corridors, near amenities, public land, near transit stops and areas of increased transit amenities, and near trails and bikeways. The index provides maps of vacant land, transit, trails, and amenities. Housing built in areas appropriate for higher density should target mixed-income dwellings. This may mean mixing prices of units within developments, or allowing lower- and middle-income, and senior developments, as stand-alone residential developments in these areas. Increasing housing in areas appropriate for higher density also can increase walkability and can help increase new amenities in areas of proposed economic development.

Resources for Identify Areas Appropriate for Higher Density

Infill Development Supports Community Connectivity

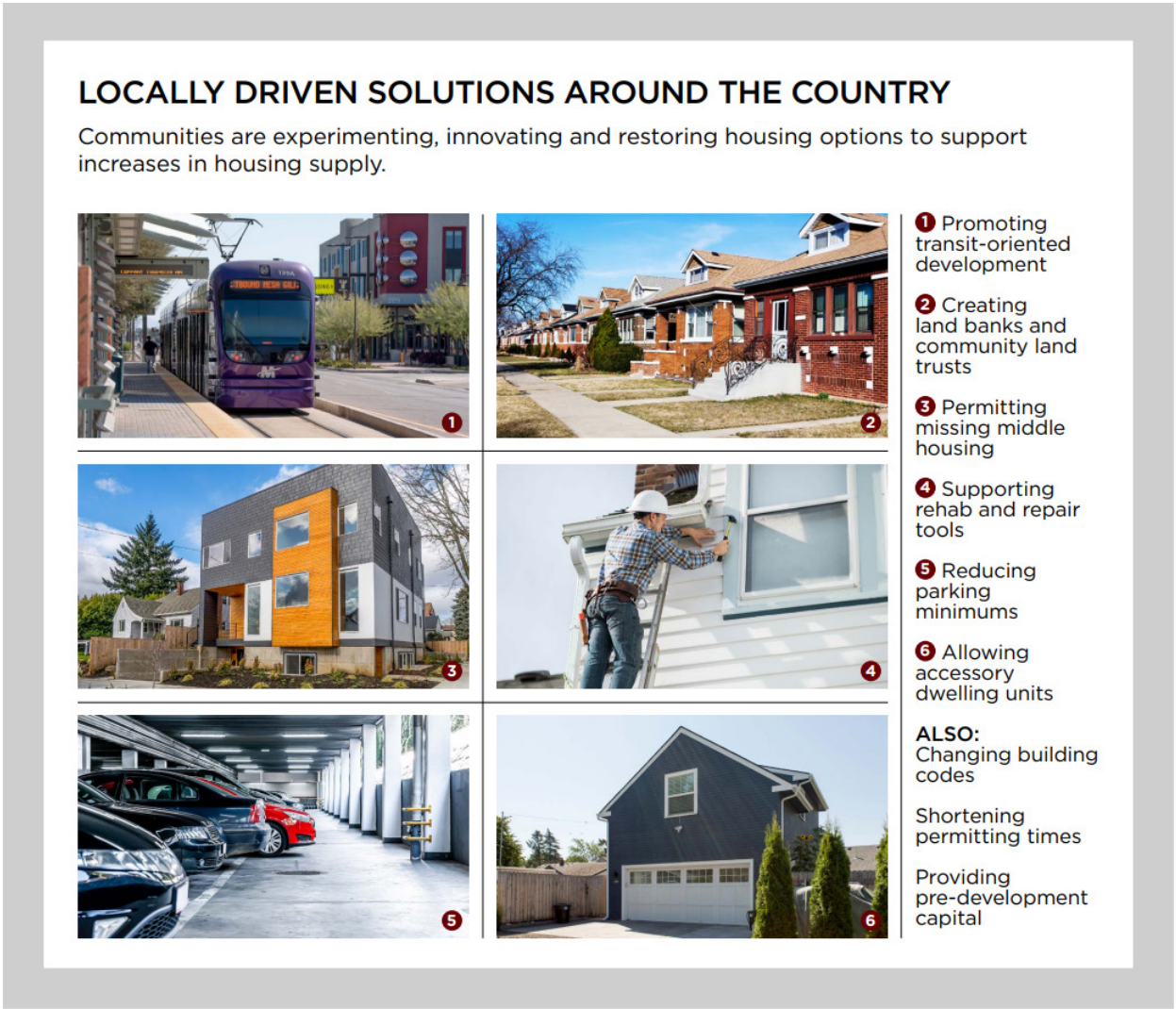
Identifying new uses for underutilized land helps fill gaps in the community fabric and offers opportunities to create health, social, economic, and environmental benefits. When implemented strategically, infill development increases access to local destinations, expands economic development opportunities, and ensures that the built environment addresses community needs.

It's Unanimous: Columbus Approves Density-Friendly Zoning Changes, Planetizen, 2024

As part of the zoning changes, Columbus has targeted 12,300 parcels along major bus corridors throughout the city and allows for case-by-case height and parking variances to help increase the number and affordability of new housing units.

Housing Supply Accelerator Playbook, NLC and APA, 2024

In response to housing challenges faced at the local level, the National League of Cities (NLC) and the American Planning Association (APA) joined forces to launch the Housing Supply Accelerator, a national campaign focused on locally driven housing supply solutions with a narrow focus on ways to expand, preserve and improve the quantity and quality of housing units. Three guiding principles—Diverse, Attainable and Equitable—shape this campaign's vision for ensuring that housing supply meets the varied needs of every resident.



Clockwise from top left: Photos by Rebecca Noble; stevegeer, FatCamera/Getty Images; Celeste Noche; dies-irae/Getty Images, Mark E McClure/Sightline Institute/Flickr.

Source: https://www.nlc.org/resource/housing-supply-accelerator-playbook/

INCREASE SUPPLY

Action Item #2 for increasing supply is to Support Smaller Homes and Homeownership Opportunities throughout the City of South Fulton. This action item references the need to increase the diversity of housing types in the City of South Fulton that will promote home ownership. Recommended housing types include missing middle (duplex, triplex, and quadplex) as well as smaller homes and cottage developments. This "gentle density" development will address the need to maintain and increase the home ownership rate outside of densifying areas mentioned in the first action item.

Resources for Support Smaller Homes and Homeownership Opportunities

Missing MIDDLE Housing: Local Housing Solutions

Missing middle housing can help localities increase the availability of less expensive housing types and support vibrant, walkable neighborhoods, while gently increasing density.

Structural Change: 3C Initiative Promotes Housing Affordability and Racial Equity in Five U.S. Cities

Launched in 2021, the project currently includes teams in five major U.S. cities: Chicago, Los Angeles, Miami, Seattle, and Washington, DC. Each team is creating localized, customized strategies to increase its city's stock of affordable rental or for-sale housing, while also building wealth for Black and Latino communities.

Source: ANDP, 841 Smith Street Pittsburgh Neighborhood

PRESERVE AFFORDABLE SUPPLY

Action Item #1 for preserving affordable supply is to Create Preservation Programs and Partnerships. Steps to achieve this may be to engage community members to understand the need for home preservation, as well as HOAs and property managers. Older homes, especially those owned by seniors on fixed incomes, may benefit from home renovation funding such as through CDBG dollars. Subsidized rental housing that may have expiring affordability may require partnerships to determine renovations or acquisition strategies. These strategies can help those who need housing under 100% AMI to have accessible and affordable housing.

Resources for Create Preservation Programs and Partnerships

Marrying affordability, good design, and preservation

Over-the-Rhine (OTR) in Cincinnati is one of the nation's best-known preservation stories, with reoccupied architecture in the last 15 years that rivals the finest historic districts in cities like New Orleans and Charleston—but the district has also suffered a significant loss of affordable housing.

Woodlawn Housing Preservation Ordinance

The Woodlawn Housing Preservation Ordinance from the Department of Housing and Mayor Lori E. Lightfoot has five main goals: Help protect existing residents from displacement; Create new rental and for-sale housing opportunities that are affordable to households at a range of incomes; Ensure that existing housing stock offers good quality housing for residents; Promote housing options to support equitable and inclusive income diversity in Woodlawn; Support economic development opportunities.

Source: 12 Hundred Atlanta Preservation Project

PRESERVE AFFORDABLE SUPPLY

Action Item #2 for preserving affordable supply is to Address Blight. The City of South Fulton can continue to enforce code violations, and to consider increasing property taxes on vacant properties, consider requirements for third-party inspections for rental properties, and to consider home renovation programs. Land banks can be an asset to assist in bringing vacant and blighted property to allocate to non-profit entities and housing partnerships. Tax Allocation Districts can also be utilized to target blighted properties for revitalization. By activating blighted property, the City of South Fulton can assist in ensuring vacant and blighted property is used for community benefit, including workforce and accessible housing.

Resources for Address Blight

Blight Remediation in the Southeast

This paper focuses on case studies in the Southeast region, but the approaches are more widely applicable. Even so, a local blight remediation strategy should be tailored to the locality's unique characteristics.

City of Cleveland Property Inventory 2023

From October 2022 to April 2023, city staff from the Department of Building and Housing, the Mayor's Office of Capital Projects, the Department of Community Development, and Healthy Homes Inspectors from local community development corporations (CDCs) recorded the current conditions of every parcel in Cleveland.

Source: Center for Community Progress, https://communityprogress.org/blog/what-is-blight/

EXPAND CAPITAL RESOURCES

Action Item #1 for expand capital resources is to Identify Regional Funding Mechanisms. Many of the funding distributed for affordable housing for the State of Georgia will come through the Georgia Department of Community Affairs, or DCA. These funds include CDBG, HOME, HOPWA as well as CHIP funds. In addition to state and federal resources, philanthropic resources exist for affordable housing. By partnering with housing developers experienced in creating affordable housing, the City of South Fulton can help unlock funds such as the Low Income Housing Tax Credit and other potential resources. These funds can help repair and create homes for home ownership, and can assist in funding workforce and senior developments.

Resources for Identify Regional Funding Mechanisms

Financing Affordable Housing with the Low Income Housing Tax Credit (LIHTC)

One of the best-known and most competitive sources of funding for affordable housing construction is the Low-Income Housing Tax Credit program, or LIHTC. The most common form of the program, the 9 percent credit, is already a highly sought-after affordable housing construction subsidy, but LIHTC also offers a noncompetitive 4 percent tax credit.

How TIFs Can Be Used for Affordable Housing

Incorporating affordable housing into TIF programs/Tax Allocation Districts is important if the benefits of TIF/TADs are to be distributed equitably

Source: Senior residences at Mercy Park, Chamblee, Georgia. 79-unit housing development for seniors (62+) adjacent to Mercy Care-Chamblee, a 40,000+ square foot health care facility.
Source: https://www.housingfinance.com/photos/senior-residences-at-mercy-park,
Source: https://www.mercyhousing.org/southeast/senior-residences-at-mercy-park/

Action Item #2 for expand capital resources is to Establish Local Housing Funding Resources and Programs. The City of South Fulton has already established two Tax Allocation Districts, which can be used to develop affordable and accessible housing as part of the development of the identified areas. TIF funding has been used in other jurisdictions to provide grants for affordable housing (as gap funding) and to abate property taxes for developments that include affordable units. Establishing a housing trust fund can provide the city more flexible funding to help with Down Payment or Rental Assistance, and to provide gap and loan funding for affordable projects. Bonds can be leveraged for affordable housing.

Resources for Establish Local Housing Funding Resources and Programs

Funding a local housing strategy

There are many policies that cities, towns, and counties can adopt to generate funding for the creation and preservation of dedicated affordable housing.

Housing Trust Funds

Housing trust funds are a flexible source of funding that can be used to support a variety of affordable housing activities. Because they are created and administered at the city, county, or state level, housing trust funds are not subject to the restrictions of federal subsidy programs and therefore can be designed specifically to address local priorities and needs.

Housing Trust Funds: Critical Tools To Address Georgia's Housing Crisis

Action Item #1 for promote housing stability is to Identify and Educate on Housing Instability. Many community members, staff, and leaders may not understand housing instability, what indicators may point to instability, and what level of instability of residents may exist. For example, one indicator of instability is the McKinney Vento count for the school system.

This number represents the number of children in the school system who are currently unhoused and for whom the school system is required by law to provide transportation to keep the child within the school system. The number of children for Fulton County in 2023-2024 school year was 1,822. Families living in extended stay motels are also most likely experiencing housing instability. Non profit groups can aid in a variety of ways to consider housing that meets the needs of these residents.

Resources for Identify and Educate on Housing Instability

Reduce poverty by improving housing stability

Housing plays a critical role in providing stability to poor families. When families lack it, there are terrible consequences.

Mapping Neighborhoods with the Highest Risk of Housing Instability and Homelessness

Rental assistance that stabilizes residents when they experience a financial crisis is crucial to helping people avoid losing their homes. But to have the biggest impact, this assistance needs to reach the people most at risk of housing instability and homelessness.

Action Item #2 for promote housing stability is to Establish Housing Stability Policies and Programs. Examples of programs might include: home repair programs, emergency rental assistance, down payment assistance, homestead exemptions, property tax assistance, homebuyer education programs, housing diversity by allowing accessory units, encouraging housing voucher acceptance, and allowing co-living.

Resources for Establish Housing Stability Policies and Programs

City of Marietta, GA Housing Rehabilitation

Through Community Development Block Grant funding, the City of Marietta provides the Housing Rehabilitation Program, which offers rehabilitation assistance to homeowners in the City of Marietta based on the availability of funds, household income-(within the current federal Income Limits for Cobb County), the requests of the homeowner and the conditions of the home. The Housing Rehabilitation Program is designed to assist low-to-moderate income homeowners with repairs/rehabilitation that are imminent health/safety threats, deferred maintenance problems or code violations.

Decatur Home ReHAB program

Informed by the Community Development Assistance Program of the Atlanta Regional Commission and inspired by the success of the City of Decatur's annual Martin Luther King, Jr. Service Project, the Decatur Home ReHAB program, currently being developed, seeks to retain Decatur's legacy residents and preserve smaller, older homes by addressing deferred home maintenance that many current residents are not able to afford.

Action Item #1 for reduce housing and transportation cost is to Increase Walkability. Increasing walkability in areas of high density, as well as in lower density neighborhoods, can improve health and wellness, reduce car trips, and provide better access to amenities.

Resources for Increase Walkability

Encouraging walkable mixed use development

Mixed-use development may or may not include affordable housing. However, the creation of walkable mixed-use districts can drive up property values and market rents in the surrounding neighborhood, making it difficult to create new affordable units and leaving existing lower-cost housing vulnerable to loss. Communities that are interested in increasing mixed-use development should consider adopting policies at the same time that help to promote housing affordability in mixed-use areas.

Redefining Walkability

Based on new research, we seek to expand the definition of walkability beyond the quality of infrastructure to emphasize equity and to inform policymakers who are working to meet Vision Zero goals.

Have we zoned great, walkable places out of existence?

Zoning codes are the unseen yet decisive guiding force that can either help or hinder the creation of great, walkable, people-scaled places.

What makes a neighborhood walkable?

- **A center:** Walkable neighborhoods have a center, whether it's a main street or a public space.
- **People:** Enough people for businesses to flourish and for public transit to run frequently.
- **Mixed income, mixed use:** Affordable housing located near businesses.
- **Parks and public space:** Plenty of public places to gather and play.
- **Pedestrian design:** Buildings are close to the street, parking lots are relegated to the back.
- **Schools and workplaces:** Close enough that most residents can walk from their homes.
- **Complete streets:** Streets designed for bicyclists, pedestrians, and transit.

Source: https://www.walkscore.com/walkable-neighborhoods.shtml

Action Item #2 for reduce housing and transportation cost is to Reduce Cost of Housing Near Transit and Amenities. Reducing the cost of housing near transit can include proximity as well as climate mitigation, energy savings, and ensuring affordability is included in new housing near transit.

Resources for Reduce Cost of Housing Near Transit and Amenities

As More Cities Eliminate Parking Minimums, What Happens Next?

Every municipality has unique geographical, historical, cultural and economic factors that influence parking requirements. This is why parking is probably the most varied aspect of municipal zoning codes. Additionally, parking codes often conflict with policy goals that promote mixed-use, dense and walkable areas.

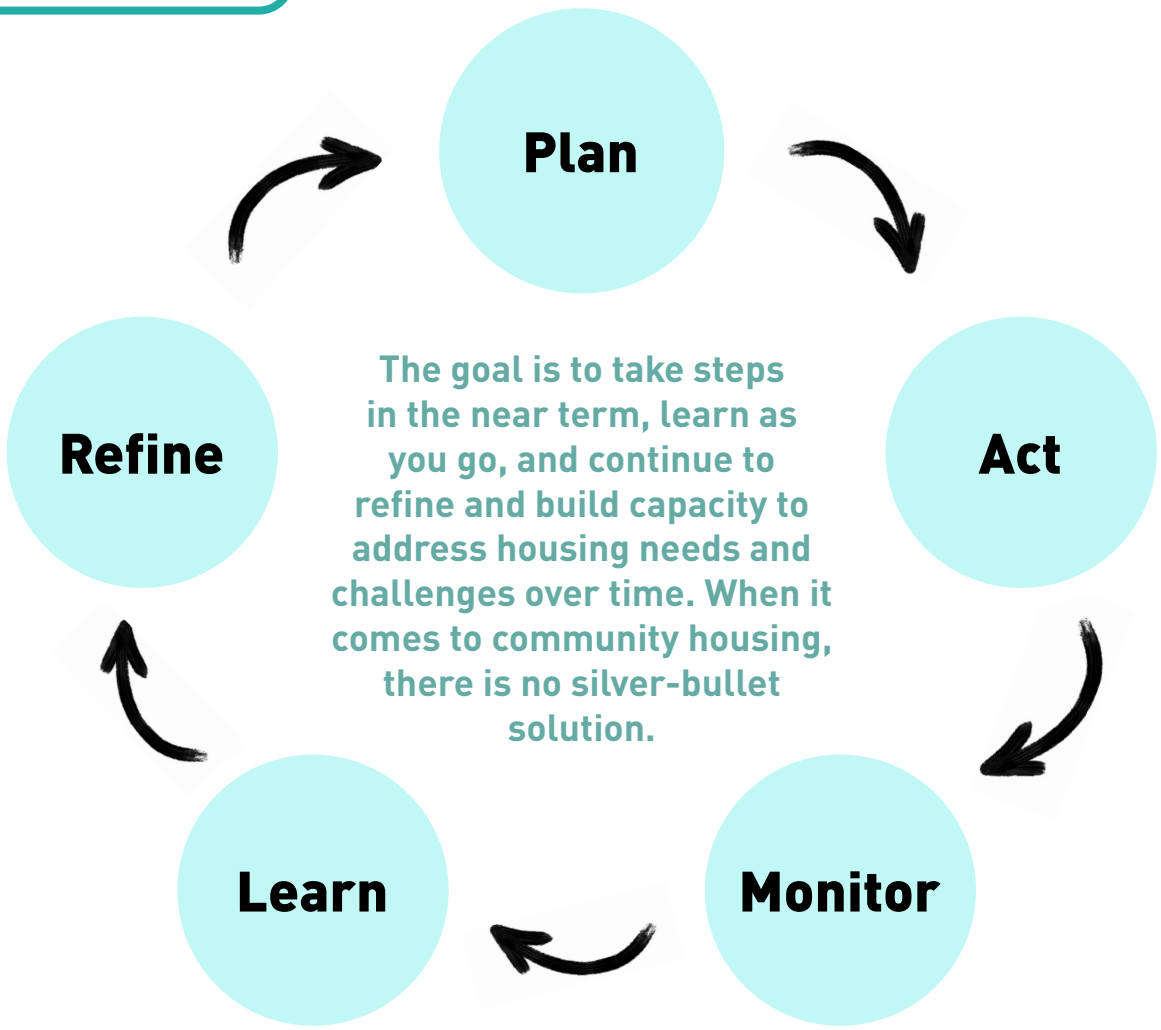
Housing Affordability in Transit-Oriented Developments

Transit-oriented developments (TODs) provide access to high-quality transit that connects residents to resources and amenities across a city or region.

How Transit-Oriented Housing Can Advance Access to Opportunity While Curbing Climate Change

Access to public transportation connects people to work, health care, entertainment, and more.

Action Item #1 for Develop Leadership and Collaboration on Affordability is to Identify Housing Needs through Planning. The City of South Fulton has several past planning documents that can be referenced for housing planning goals. In addition, the city has commissioned new planning reports that are currently underway, and that housing goals can be incorporated into. One is an economic development plan, and another example is an updated Comprehensive Plan. Planning is a continual process, as shown in the figure below.



Resources for Identify Housing Needs through Planning

Establishing goals and monitoring progress

When developing a local housing strategy, cities, towns, and counties should identify high-level goals that enable them and the general public to track the jurisdiction's overall progress in achieving its housing policy objectives.

DEVELOP LEADERSHIP & COLLABORATION ON AFFORDABILITY

Action Item #2 for Develop Leadership and Collaboration on Affordability is to Support Local Leaders through Regional Programs. Knowledge about affordable housing will help leaders both understand the challenge and the ways to address housing need.

Resources for Support Local Leaders through Regional Programs

ARC's Local Leadership Housing Action Committee

Regional Housing Task Force Build a Firm Foundation

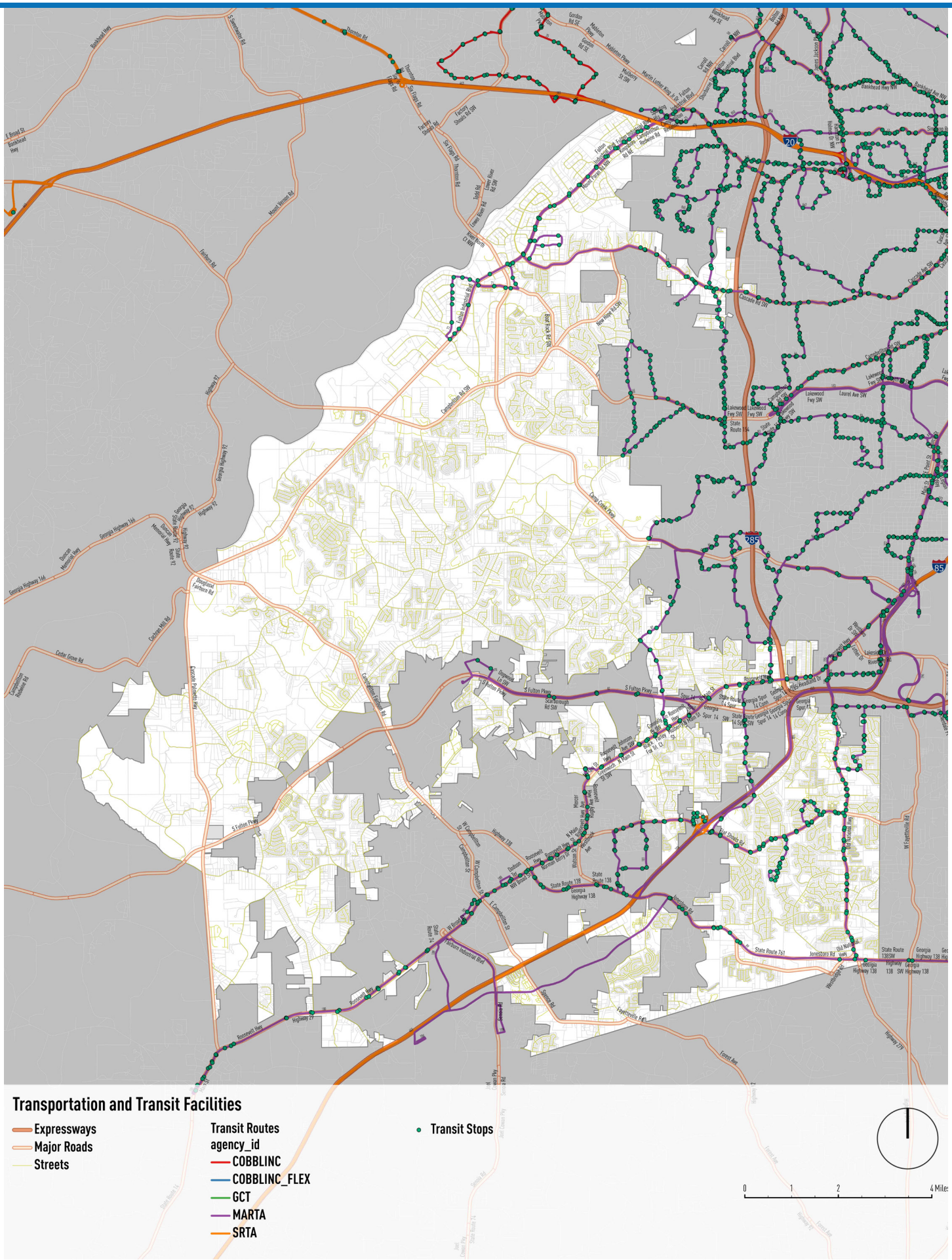
Georgia Initiative for Community Housing (GICH)

HOUSING METRICS

The City of South Fulton expressed the need to identify housing metrics to track progress and change in housing in the city. Housing metrics inlcude:

- New housing units compared to job and population growth
- New housing units by price point and type of unit (rental vs. owner, and housing type)
- Change in cost burdened residents by age, income
- Increase in housing units in areas that are targeted for economic development
- Increase in home ownership opportunities
- Use of incentives for housing affordability and workforce housing
- Number of engagement and education events for community members, employers, partners
- Increased walkability: new sidewalks, paths to amenities, incresased opportunities for diverse transportation
- Increase or decrease in age groups, household sizes, and income levels over time
- Number of housing pilot projects
- Number of housing grant applications (HOME, CDBG, other)
- Number of new housing programs and the number of residents reached through these programs

GLENWOOD


Transportation and Transit Facilities
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Major Roads
Streets
Transit Routes
agency_id
COBBLINC
COBBLINC_FLEX
GCT
MARTA
SRTA
Transit Stops
0
1
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4 Miles

HOUSING, TRANSPORTATION, AND TRANSIT - TRAILS AND ENVIRONMENT - AND AMENITIES

This section includes three maps to help detail areas of increased transportation, natural areas and trails, and areas of amenities such as schools and churches.

The southwest corner of the City of South Fulton, as well as the northernmost area of the city, have increased access to bus routes and corridors. Areas of increased transportation are key places to consider densification of housing, as well as adding affordable and accessible housing. Incorporating new workforce housing and senior housing along transit routes will help increase mobility options for workers and seniors (so long as these housing types are also added), and thereby reduce car dependence.

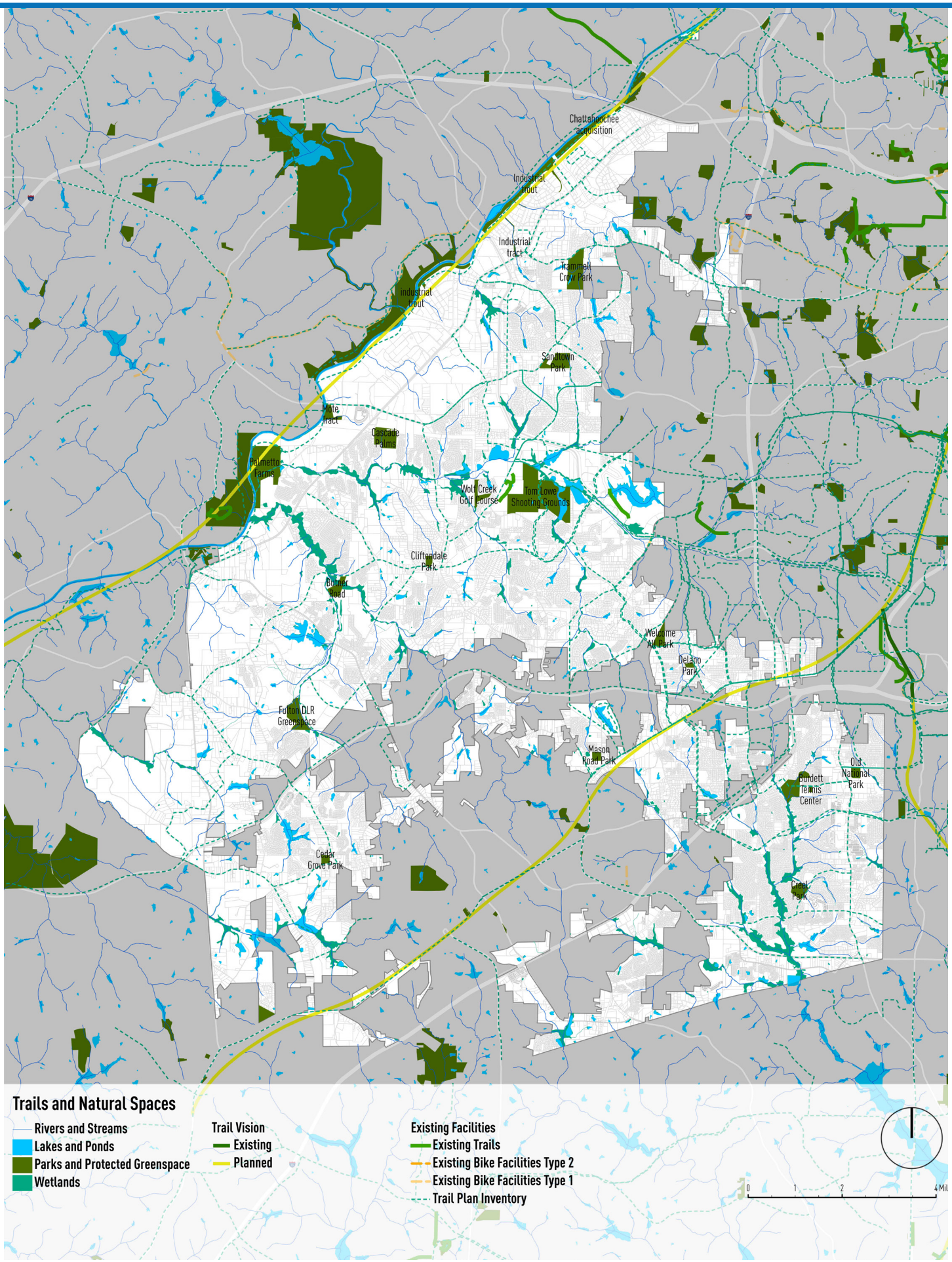
Areas of the city that do not currently have transit options also need attention to increase walkability and to ensure that affordable housing and accessible housing are not concentrated only in areas around transit, but that options exist throughout the city. The city should continue to determine where, in these reduced-transit areas of the city, residents wish to see amenities such as grocery stores, retail, and restaurant. Gentle density options can be incorporated into these new areas of amenities and connected via sidewalks to surrounding neighborhoods. Schools and churches are two types of amenities that may benefit from increased housing, and who may have land that can be utilized for housing. School systems need to have consistent enrollment to maintain standards, and both rapidly increasing and rapidly decreasing enrollment can threaten system operations. Increasing housing near schools can both provide this consistency as household sizes and birth rates continue to decline, and can provide more walkability between homes and schools.

Infrastructure is likely more abundant in the suburban areas of the city with amenities. Densification may be easier in areas of existing infrastructure. Impact fees, although used to pay for increased infrastructure and services based on growth, can negatively impact goals for denser housing and affordable housing and may have an unintended consequence of incenting single family homes and sprawl.

Economic resilience in housing is increasing in importance. Partnerships and energy efficiency can help with resilience and energy savings. Home repair programs can target energy saving measures for the most vulnerable residents. Flood plains and flood levels must be considered in the planning process.

Environmental sustainability and housing are linked in several ways. The latest U.N. Climate Change Report in 2023 outlines ways in which cities can impact environmental sustainability. Two key recommendations are to increase walkability in order to decrease emissions from automobiles, primarily through housing densification, and to maintain greenspace and ecosystems by decreasing sprawl and urban expansion. These points underscore the need to densify strategically and to work towards infill in areas that have existing amenities and housing as opposed to increasing development in areas that lack these items.

Lastly, increased densification, whether through missing middle housing or apartments, can help increase the tax base and enable more commercial options with housing development.


Chattahoochee acquisition
Industrial tract
Industrial tract
Industrial tract
Trammell Crow Park
Sandtown Park
Mote tract
Cascade Palms
Palmetto Farms
Wolf Creek Golf Course
Tom Lowe Shooting Grounds
Cliftondale Park
Butner Road
Welcome All Park
Delano Park
Fulton DLR Greenspace
Mason Road Park
Old National Park
Cundett Tennis Center
Cedar Grove Park
Cedar Park
Trails and Natural Spaces
Rivers and Streams
Lakes and Ponds
Parks and Protected Greenspace
Wetlands
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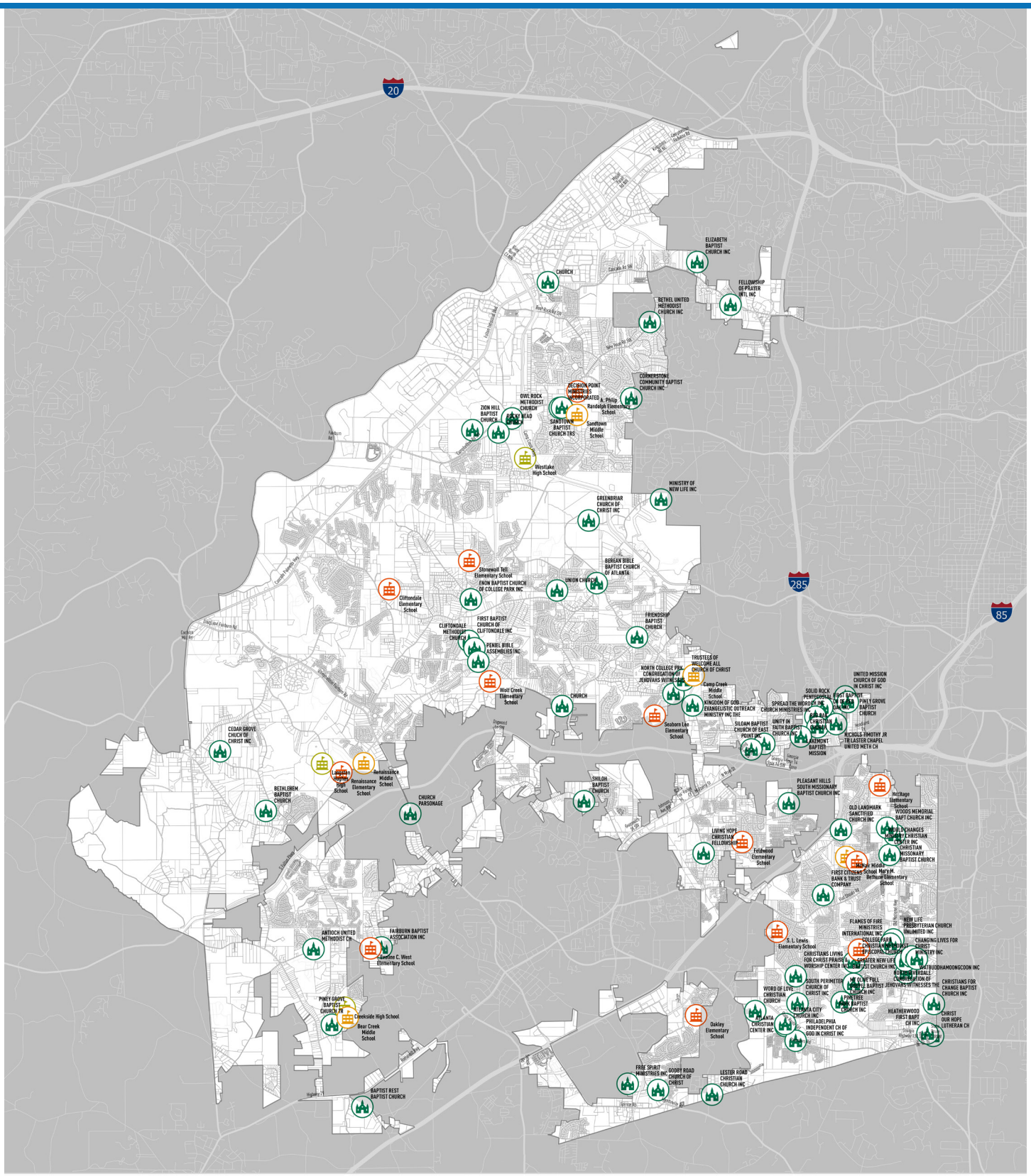
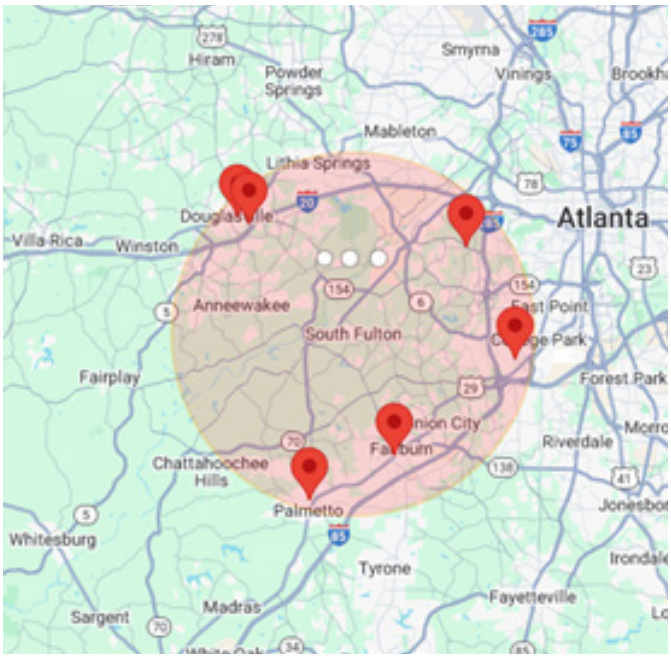

20
285
85
Schools and Churches
High School
Middle School
Elementary School
Churches
0
1
2
4 Miles

ARC AGING RESOURCES AND EMPOWERLINE

The Atlanta Regional Commission operates the Aging and Independence Services (A&IS) Department, which seeks to improve the lives of older persons and people with disabilities. As the federally designated Area Agency on Aging, ARC is responsible for developing long-range plans to accommodate the region's rapidly growing population of older adults, providing and administering services designed to maximize the independence, health, and well-being of older persons, individuals with disabilities, and their care partners. Empowerline is a tool and resource to search infomation and find services.

A search of Assisted Living Communities in Fulton County reveals a gap in this type of housing in the City of South Fulton.



Source: ARC's Empowerline

ARC NATURAL RESOURCES

The City of South Fulton is part of the Metropolitan North Georgia Water Planning District (District). A requirement of cities in the District is to pass model ordinances that are Action Items in the Watershed section of the 2022 Water Resources Management Plan. Model ordinances that would be most impactful to housing decisions are:

- Post-Construction Stormwater Management for New Development and Redevelopment
- Floodplain Management and Flood Damage Prevention
- Stream Buffer Protection

The ARC's Natural Resources department advocates for efficienty and density over spawl. It recognizes that building drinking water, wastewater, and stormwater management infrastructure for an apartment building that houses 100 people is more efficient than building infrastructure to serve those same people in a single-family residential land use.

Buried No Longer: Confronting America's Water Infrastructure Challenge by the American Water Works Association (AWWA) is an informative resource to learn more about maintaining America's drinking water infrastructure that could support these conversations and increased inter-jurisdictional coordination for drinking water and wastewater permits.

ARC POLICY BRIEFING

July 2024

Metro Atlanta's Senior Housing Shortage

THE CHALLENGE

There is not enough quality, affordable housing in metro Atlanta to meet the needs of the region's fast-growing population of older adults. 56.7% of metro Atlanta renters, aged 65+, spend more than 30% of their income on housing[1]. 77%[2] of older adults want to remain in their communities, so senior housing cannot just encompass age-segregated options.

BACKGROUND

Housing needs change over the course of a lifetime. An ideal home for raising kids may be ill-suited and cost-prohibitive for living independently as we age. It is often necessary to downsize and/or move closer to services such as grocery stores and medical facilities. Entrances with no steps and wider doorways may be needed to accommodate wheelchairs.

49.3%

49.3% of all multi-unit housing buildings in the Atlanta Metropolitan Statistical Area (MSA) require using steps to access the residence[3].

Metro Atlanta's housing market is already experiencing a shortage in both the supply and variety of housing options suitable for many older adults. Without action, this shortage will only worsen over time as the 65+ population increases.

1.3 million

The population of older adults (65+) is forecast to more than double by 2040, to 1.3 million[4].

A better range of housing options is needed for older adults to age in place in their communities, especially rental properties that are near basic services such as transportation, personal care, and meals.

41,000+

Over 41,000 older adults in metro Atlanta need help with activities such as bathing and dressing[5].

Many older adults cannot afford available housing. Most housing being built for older adults is geared toward higher-income buyers or renters. Faced with high housing costs, less affluent seniors often struggle to pay for expenses such as food and healthcare. Some spend down their savings until they qualify for Medicaid-funded nursing home services, shifting the cost to taxpayers.

49.1%

Only 49.1% of metro Atlantans 65+ say they would be able to pay for a $400 emergency immediately by cash, check, or debit[6].

[1] Source: 2018-2022 American Community Survey 5-Year Estimates, S0103
[2] Source: 2021 American Housing Survey, Atlanta-Sandy Springs-Roswell GA MSA, General Housing Data, All Occupied Units
[3] Source: 2021 American Housing Survey, Atlanta-Sandy Springs-Roswell GA MSA, General Housing Data, All Occupied Units
[4] Source: ARC Series 17 Forecast
[5] Source: 2018-2022 American Community Survey 5-Year Estimates, B18106
[6] Source: 2023 Metro Atlanta Speaks Survey

Sharise Thurman Byrd at **404.967.2970** or **sbyrd@atlantaregional.org**
For housing assistance: **404.463.3333** or **empowerline.org**

Atlanta Regional Commission | 229 Peachtree Street NE, Suite 100 | Atlanta, Georgia 30303 | atlantaregional.org

NEXT STEPS

YEARS 1 - 2

Increase Supply

- Develop targets for the percentage of new affordable and workforce housing needed in each growth area.
- Understand which housing types may need to be allowed and where density should be increased to meet goals.
- Identify areas that may be appropriate for zoning reform to allow for smaller units, increased density, incentives, or density bonuses.
- Consider ensuring zoning allows smaller housing types that are affordable to first time buyers.
- Develop plans and procedures and land goals for participation in the Metro Atlanta Land Bank.

Preserve Affordable Housing

- Consider creating a Housing Trust Fund and Home Repair Program.
- Inventory affordable housing, determine expiration dates, determine policies, programs, and partnerships to address loss of existing affordable housing.

Promote Housing Stability

- Foster partnerships to ensure affordable and senior housing is created to meet need, starting with local housing developers from both the non-profit and for-profit sectors interested in providing diverse and accessible housing types.
- Contact Fulton Housing Authority for status updates for this organization and possible ways to partner.
- Partner with or create home repair programs, targeted homestead exemptions, other assistance.

Expand Capital Resources

- Utilize city-based incentives including TAD funds and other tools to provide housing to meet planning goals and community need.
- Identify and track funding resources for housing, specifically through DeKalb County, and the State of Georgia through the Department of Community Affairs, including Low Income Housing Tax Credits, CHIP and HOME funds.
- Utilize tools and funding resources available for the City, DDA, Development Authority, Urban Redevelopment Authority, etc (see resources on page 88).

Reduce Housing and Transportation Costs

- Identify land for housing while considering a balance between new housing and greenspace, infrastructure, transportation.
- Use the planning process to identify areas to increase walkability between homes, jobs, transit, and amentities, , which could include commercial districts, retail, schools, churches, trails, and parks.

YEARS 1 - 2

Develop Leadership & Collaboration on Affordability

- Increase housing planning within economic development areas and residential areas to identify potential growth locations for both multi-family, rentals, and home ownership.
- Include housing unit and affordability targets in small area plans and citywide plans.
- Encourage staff and elected leaders to participate in ARC and partner housing education programs.
- Create a committee, work group, or task force committed to addressing housing need and creating a housing strategy for the city or for target areas.
- Contact DCA regarding participation in DCA's GICH program.

YEARS 3 - 4

- Create a city wide inventory of land suitable for housing, particularly close to amenities, transit.
- Increase partnerships including those with housing providers, housing funders, and housing developers from the public, private, non-profit, and philanthropic sectors.
- Engage local employers in housing work and planning.
- Identify appropriate housing programs that may be implemented by the city, including those that assist first time buyers, seniors in need of home repair, to address blight, and that increase housing stability.
- Plan for walkability with housing development and align new housing with amenities and economic development to meet goals, increase trail access, connect to amenities.
- Pilot innovative housing on identified land, including smaller homes, senior homes, and affordable/ mixed-use developments.
- Ensure housing planning and progress is reflected and updated in planning reports including Comprehensive Plan updates, Strategic Planning, and others.

5+ YEARS

- Access completion of housing planning goals in existing planning documents.
- Track growth in population and housing units development.
- Track new affordable and accessible units that are subsidized with local, state, or federal funds.
- Update LCI area plan.
- Ensure growth is meeting the needs identified through the planning process.
- Continue to pilot affordable housing projects and partnerships.
- Update Housing Assessment.

APPENDIX

DEFINTIONS AND ACRONYMS

Affordable Housing	Housing for which the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities. Local policy often seeks to serve renters up to 60% or 80% of Area Median Income, owners up to 100% or 120% of Area Median Income.
ACS	The American Community Survey (ACS) is part of the Decennial Census Program of the U.S. Census. Unlike the Decennial Census, the ACS survey runs all year, every year and the results are aggregated with responses from the past one year or the past five years. The ACS is best suited for monitoring general changes over time rather than for precise estimates due to margins of error.
ADU	An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).
AMI	A benchmark which divides income distribution in a given area into two equal parts: one-half earn above this amount and one-half below. Affordable housing eligibility is generally based on income as compared to this benchmark. Area median income figures are calculated by household size by HUD on an annual basis for all metropolitan regions of the country and rural areas of states. Housing policy will often focus on households at various AMI levels (e.g. 30%, 50%, 60%, 80%, 100% of AMI).
ARC	The Atlanta Regional Commission (ARC) is the regional planning and intergovernmental coordination agency for the 11-county Atlanta region.
Assisted Housing	Any housing development which has received some form of public subsidy from local, state or federal sources, typically to support the creation of affordable housing units.
CDAP	The ARC's Community Development Assistance Program (CDAP) provides planning assistance to local governments, CIDs, & non-profits across the metro Atlanta region to undertake local planning activities that advance the goals of the Atlanta Region's Plan.
Community Development Block Grant (CDBG)	This is a HUD (federal) program that provides grants to cities and states to undertake community development efforts. Affordable housing is a common use, and many cities subcontract with nonprofits to run the programs.

Community Land Trust	Community land trusts are nonprofit, community-based organizations designed to ensure community stewardship of land. Community land trusts can be used for many types of development (including commercial and retail) but are primarily used to ensure permanent housing affordability.
Cost Burdened	Defined by HUD as those households who pay more than 30% of their income for housing (rent or mortgage plus utilities), and may have difficulty affording necessities such as food, clothing, transportation and medical care.
DCA	The Georgia Department of Community Affairs (DCA) utilizes state and federal resources and partners with communities to create a climate of success for Georgia's families and businesses through community and economic development, local government assistance, and safe and affordable housing. DCA coordinates a variety of economic incentives and tools, tax credits, and financing plans and works with and supports a variety of other state and local agencies
Deed Restricted/ Restriction	A deed is a legal document that defines who owns a particular property. Deed restrictions are stipulations written into a property's deed or recorded as a restrictive covenant. Such restrictions can be varied. The terms deed-restricted housing or a deed restriction(s) is generally in reference to written rules that limit the amount a property can be sold or rented for, or that restricts who it can be rented or sold to based on household income, the location of the tenant/future owner's employment, or other terms.
Displacement	Direct or Physical Displacement occurs when existing homes are torn down to make room for new buildings and tenants are forced to leave their homes and neighborhood. Indirect or Economic Displacement occurs when new development causes rents to increase, forcing people to move when they can't afford the higher rents.
Density Bonus	An agreement to allow developers to increase the number of units beyond what would normally be allowed under a specific zoning regulation, in exchange for setting aside a specific share of units as affordable to people with low or moderate incomes.
Down Payment Assistance	A "catch-all" term for a variety of programs designed to help homebuyers purchase a home with fewer out-of-pocket costs. These can include grants, funds towards closing costs, forgivable loans, and 0% non- forgivable loans
Exclusionary Zoning	Exclusionary zoning is a policy or set of policies that use zoning ordinances to exclude certain types of land uses from a community especially to regulate racial and economic diversity within that community. It is a legal practice that has been used for decades to keep lower-income people, disproportionally racial minorities, out of wealthy and middle-class neighborhoods across the country.

Fair Market Rent (FMR)	Rental rates set by the U.S. Department of Housing and Urban Development (HUD), that represents the estimated monthly rent for a modest apartment. FMRs determine the eligibility of rental housing units for the Section 8 program and serve as the payment standard used to calculate subsidies under the Rental Voucher program.
Homeowner Association (HOA)	A homeowner association (HOA) is an organization in a subdivision, planned community, or condominium building that makes and enforces rules for the properties and residents. Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay dues, which are known as HOA fees.
Homelessness	When individuals lack a fixed, regular, and adequate nighttime residence.
Household	All the people who occupy a housing unit. A household includes the related family members and all the unrelated people who share the housing unit.
Household Size	This refers to the number of persons living in a housing unit, including all adults and children. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. There are two major categories of households, "family" and "nonfamily".
Housing Diversity	Housing diversity refers to the range of housing types, sizes, and price points in a community, development, or neighborhood. A neighborhood has a diversity of housing if it includes various different dwelling types in an array of square footages, types, number of bedrooms, and prices. Diverse housing leads to healthy communities by allowing different people, at different incomes and stages of life, live within that community.
Housing Trust Fund	A loosely defined term covering various types of public and nonprofit-controlled funds from which loans and grants are made for affordable housing. These trust funds are variously capitalized with public revenue, dedicated taxes, grants and payments from market-rate developers.
HUD	U.S. Department of Housing and Urban Development (HUD) is the federal agency providing funding and regulations for low-income housing.
Incentive Zoning	Municipal and county planning ordinances that allow a developer to develop in a way that ordinarily would not be permitted in exchange for a public benefit that would otherwise not be required. This category includes density bonuses.

Inclusionary Zoning	Inclusionary zoning, also known as mandatory inclusionary housing, refer to municipal and county planning ordinances that require a given percentage of units in new housing development to be affordable to people earning low to moderate incomes. The term inclusionary zoning indicates that these ordinances seek to counter exclusionary zoning practices, which exclude low-cost housing from a municipality through the zoning code.
Infill Housing	New homes or apartments built on smaller tracts of land, often in older neighborhoods, urban renewal areas or inner cities that fall in line with the parameters of an infill development.
Land Bank	Land banks are entities created by counties or municipalities to effectively manage and repurpose an inventory of underused, abandoned, or foreclosed property.
Land Trust	Land trusts, or community land trusts (CLTs) are nonprofit organizations governed by a board of CL T residents, community residents, and public representatives that provide lasting community assets and shared equity homeownership opportunities for families and communities through land ownership within the land trust.
Land Use	Land use in planning is defined as the government's power to determine what can be built, and where. Land use is typically defined by its most common varieties: residential, commercial, retail, industrial. Zoning turns these uses into law to implement the vision of the land use, and can mix varieties of use.
LCI	The Atlanta Regional Commission's Livable Centers Initiative (LCI) is a grant program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs, housing, and services.
Low-Income Housing Tax Credit (LIHTC) pronounced [Lie-tech]	A tax incentive intended to increase the availability of low-income housing. The federal program provides an income tax credit to investors in newly constructed or substantially rehabilitated low- income rental housing projects, typically focused on 60% of AMI and below. Two levels of LIHTC are offered. (1) The 9% credit is limited to a set amount of credits nationally and allocated by population among the 50 states. It is then competitively awarded by the state housing finance agency, which in Georgia is the Department of Community Affairs, to projects which apply for the designation. (2) The 4% credit is similar but subsidizes a lower amount of the project cost and is usually paired with tax exempt bond financing. Georgia has also created a State LIHTC to generate more affordable housing, mirroring the federal LIHTC process..

Low-Income / Very Low-Income	Low-income and very low-income are terms that refer to a household whose income is below a certain threshold. Low-income is typically classified in housing as households or individuals earning less than 80% of Area Median Income. Very low-income is typically classified as households or individuals earning less than 50% of Area Median Income.
Metro Atlanta Housing Strategy (MAHS)	The Atlanta Regional Commission's Metro Atlanta Housing Strategy is an online guide and data tool to help communities understand their housing challenges and explore solutions through actionable Key Findings.
MSA	The U.S. Office of Management and Budget delineates Metropolitan Statistical Areas (MSAs): geographical regions with a relatively high population density and close economic ties throughout the region. The Atlanta-Sandy Springs-Roswell, GA MSA includes 29 counties.
Middle-Income	Middle-income in housing terms is typically applied to households earning 80% to 120% of Area Median Income. Middle-income affordability is important because affordable access to housing for middle-income residents has typically not required public subsidy because the competitive has provided middle-income housing without the need for subsidy, although this is becoming more challenging and housing prices rise.
Missing Middle	Missing Middle Housing is a range of house-scaled buildings with multiple units - compatible in scale and form with detached single-family homes - located in a walkable neighborhood. Missing middle types can range from ADUs to duplexes to small apartment buildings.
Mixed Income Communities	Housing developments which include diverse types of housing units for people with a range of income levels.
NIMBY: Not In My Back Yard	Neighborhood opposition to low-income homes built near their own homes.
NOAH	Naturally Occurring Affordable Housing (NOAH) is a type of affordable, permanent housing that is privately owned and does not require a subsidy or other financial assistance to make them affordable to lower income households.
Occupied Housing Unit	As defined by the U.S. Census Bureau, this refers to a housing unit that is occupied by persons who consider their home in a particular geography as their usual place of residence or that have no usual place of residence elsewhere.

Public Housing	Government subsidized housing provided by a public housing agency/authority which has been chartered by HUD in a local community specifically to provide housing for people with low incomes. It comes in a variety of forms owned, sponsored, or administered by a public housing agency. Typically, these agencies operate at the city or county level. Most of their operating funding comes from the Public Housing division of HUD.
Section 8/ Housing Choice Vouchers	A HUD program which provides rental assistance to low-income families who are unable to afford market rents through the use of vouchers or certificates. The voucher holder pays up to 30% of their income in rent and the balance between this amount and the FMR is paid by the local housing authority to the landlord each month.
Senior Housing	Housing developments specifically targeted to those 62 (sometimes 55) years or older. These facilities or communities can lawfully refuse to sell or rent dwellings to families with minor children.
Subsidized Housing	Subsidized housing is monetary assistance from the government or private organization to assist in development of housing or as government-sponsored economic assistance to reduce housing costs for rental or owner residents alleviate housing costs and expenses.
Supportive Housing	Combines affordable housing with individualized health, counseling and employment services for persons with mental illness, chemical dependency, chronic health problems, or other challenges. Generally, it is transitional housing, but it can be permanent housing in cases such as a group home for persons with mental illness or developmental disabilities.
Tenure	Tenure provides a measurement of home occupation. Occupied housing units are classified as either owner-occupied or renter-occupied.
Transit-Oriented Development (TOD)	A type of community development that includes a mixture of housing, office, retail and/ or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.
UDO	A Unified Development Ordinance (UDO) is a land-use planning document which combines traditional zoning regulations with other city regulations, such as design guidelines and resource management, into a single document.

Unsheltered	An individual is defined as unsheltered if they are homeless and sleep in a public or private place not meant for human habitation. Sheltered homeless persons lack a fixed, regular, and adequate nighttime residence.
Vacancy Rate	The percentage of unoccupied units in a particular rental building or complex. A desirable low vacancy rate is generally considered to be 5% and factors for recently vacated units beings prepared for the next occupants. Generally, in boom times, vacancy rates fall; while in recessions, vacancy rates rise. Low vacancy rates often are a signal for market providers to raise rents.
Vacant Parcel Tax	Is a special tax put on properties that meet the defined criteria for "vacant" as set by a governing body. This policy solution is typically leveraged to increase the supply of homes for rent or purchase to meet local housing demand. It's commonly implemented in markets that are oversaturated with second homes, or dwellings that are typically occupied less than 30 days in a 12-month period.
Workforce Housing	Sometimes referred to as middle-income or moderate-income housing, workforce housing is housing for individuals and families typically earning between 60% and 120% AMI.
YIGBY: Yes In God's Back Yard	A term coined to refer to affordable housing initiatives that make use of underutilized and/or repurposed faith-owned lands.
Zoning	The classification of land according to restrictions placed on its use and development. Zoning refers to municipal or local laws or regulations that govern how property can and cannot be used in certain geographic areas, and govern the scale and placement of built structures upon property.

HOUSING TYPES

Single-family – A standalone residential structure that is not connected to any other buildings. This type typically is owned by one family and has its own yard, driveway, and at times garage.

Duplex – A small (2 to 2.5-story), detached structure that consists of two dwelling units arranged either one above the other or side by side, each with an entry from the street. This type has the appearance of a small-to-medium single-unit house and may include a rear yard.

Triplex – A small-to-medium (3 to 3.5-story) sized detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above. This type does not include a rear yard.

Fourplex – A detached (2 to 2.5-story) structure with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street. This type has the appearance of a medium-sized single-unit house and may include a rear yard.

Housing type definitions and corresponding images are sourced from Missing Middle Housing's "The Types" here: https://missingmiddlehousing.com/types

Multiplex – A detached (2 to 2.5-story) structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type has the appearance of a medium-to-large single-unit house and does not include a rear yard.

Townhouse – A small-to medium-sized attached structure that consists of 2 to 16 multi-story dwelling units placed side-by-side. Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances and avoid garages.

Courtyard – A medium-to-large sized (1 to 3.5-story) detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the function of a rear yard and is more open to the street in low intensity neighborhoods and less open to the street in more urban settings. Each unit is accessed from the courtyard and shared stairs each provide access up to 3 units.

Cottage Court – A group of small (1 to 1.5-story), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court. It replaces the function of a rear yard. Often rear-most building can be up to 2 stories.

Housing type definitions and corresponding images are sourced from Missing Middle Housing's "The Types" here: https://missingmiddlehousing.com/types

Live-Work – A small- to medium-sized (2 to 3.5-story) attached or detached structure consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use. The flex space and residential unit typically have separate street entrances. The flex space typically has a taller height (min. 10') and a shopfront frontage. This type does not include a rear yard.

Low-rise – A small- to medium-sized (3 to 5-story) attached or detached structure that consists of multiple dwelling units arranged side-by-side and/or stacked vertically. Low-rise buildings often feature a shared entry from the street and can include private balconies or patios. This type typically has a residential appearance, often with landscaping and may include limited common areas or green spaces.

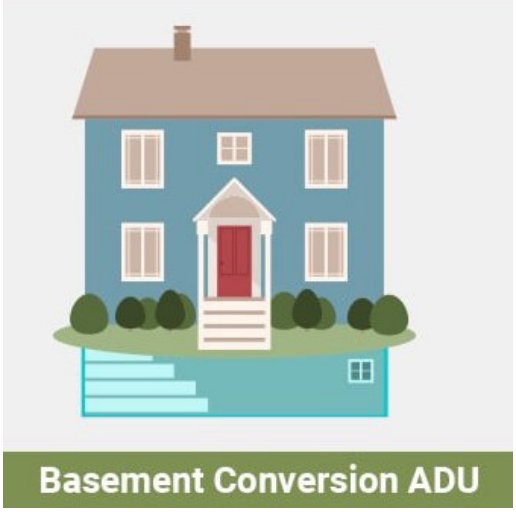
Mid-rise – A medium-sized (6 to 12-story) attached structure that consists of multiple dwelling units, stacked vertically. Mid-rise buildings often have a more urban appearance with structured parking, elevators, and shared amenities such as fitness centers or community rooms. Units may have private balconies, and the building typically has a more prominent street presence with a defined lobby or entrance.

High-rise – A large (13 or more stories) attached structure that consists of a significant number of dwelling units, arranged in a vertical format. High-rise buildings are designed to accommodate a high density of residents and often include elevators and a wide range of shared amenities such as rooftop terraces, pools, or concierge services. These buildings have a strong urban presence and are typically located in densely populated areas.

Housing type definitions and corresponding images are sourced from Missing Middle Housing's "The Types" here: https://missingmiddlehousing.com/types

ACCESSORY DWELLING UNITS (ADU)

Internal ADU – An internal ADU is a compact living unit within a single-family home's existing structure. It may share common areas like kitchens or bathrooms with the primary residence and offers a more affordable and integrated housing option.



Basement Conversion ADU – A basement ADU conversion is a type of ADU that converts a primary home's existing basement structure into additional living space. Basement ADUs have their own, separate entrances from the main home and may or may not have a door that attaches the two residences.

Garage Conversion or Attached ADU – A garage conversion ADU transforms an existing garage or carport into a self-contained living unit that can serve as a separate dwelling on a primary property. Garage conversion ADUs typically have a functional living area, entrance, kitchen, and bathroom.

Detached or Stand-Alone ADU – A detached ADU is separated from the primary residence by a piece of open land. Detached ADUs typically have a functioning living area, entrance, kitchen, and bathroom.

AREA MEDIAN INCOME

Wages

The Following Average Wages Are Associated With The Top Projected Industries In The City Of South Fulton

Transportation & Warehousing, And Utilities

- Average Salary (2022) $63,923

Education

- Teacher Step 0
- Fulton County Schools (2024-2025): $59,030

Retail Trade

- Average Salary (2022) $42,950

Wholesale Trade

- Average Salary (2022) $75,387

Professional, Scientific & Administrative

- Average Salary (2022) $88,194

Accommodations And Food Services

- Average Salary (2022) $27,593

Average Income For A Georgia State University Graduate 2024: $29,000 To $47,000 Per Year.

2024-2025 Teacher Salaries, Fulton County Schools:

FULTON COUNTY BOARD OF EDUCATION
TEACHER (190 DAY) SALARY SCHEDULE
2024-2025 SCHOOL YEAR

	T4 - Bachelors		T5 - Masters		T6 - Specialist		T7 - Doctorate	
STEP	SEMI-MONTHLY	ANNUAL	SEMI-MONTHLY	ANNUAL	SEMI-MONTHLY	ANNUAL	SEMI-MONTHLY	ANNUAL
0	$2,460	$59,030	$2,704	$64,892	$2,927	$70,245	$3,126	$75,032
1	$2,460	$59,030	$2,704	$64,892	$2,927	$70,245	$3,126	$75,032
2	$2,460	$59,030	$2,704	$64,892	$2,927	$70,245	$3,126	$75,032
3	$2,460	$59,030	$2,704	$64,892	$2,927	$70,245	$3,126	$75,032
4	$2,491	$59,774	$2,730	$65,513	$2,946	$70,714	$3,143	$75,430
5	$2,526	$60,626	$2,777	$66,658	$3,005	$72,123	$3,212	$77,080
6	$2,596	$62,314	$2,848	$68,362	$3,077	$73,844	$3,333	$79,985
7	$2,637	$63,296	$2,902	$69,652	$3,140	$75,361	$3,423	$82,150
8	$2,637	$63,297	$2,904	$69,706	$3,240	$77,754	$3,562	$85,496
9	$2,671	$64,100	$2,982	$71,573	$3,328	$79,864	$3,660	$87,833
10	$2,727	$65,445	$3,043	$73,027	$3,406	$81,741	$3,755	$90,116
11	$2,795	$67,071	$3,066	$73,589	$3,420	$82,068	$3,755	$90,116
12	$2,864	$68,724	$3,143	$75,444	$3,502	$84,057	$3,861	$92,658
13	$2,935	$70,444	$3,224	$77,364	$3,512	$84,286	$3,864	$92,725
14	$3,009	$72,204	$3,305	$79,313	$3,600	$86,388	$3,969	$95,257
15	$3,070	$73,690	$3,382	$81,162	$3,665	$87,969	$3,969	$95,257
16	$3,107	$74,557	$3,425	$82,193	$3,692	$88,619	$4,005	$96,118
17	$3,184	$76,410	$3,498	$83,963	$3,789	$90,935	$4,054	$97,304
18	$3,264	$78,346	$3,589	$86,127	$3,888	$93,323	$4,161	$99,875
19	$3,347	$80,321	$3,680	$88,330	$3,991	$95,781	$4,271	$102,503
20	$3,432	$82,365	$3,777	$90,638	$4,095	$98,279	$4,384	$105,214
21	$3,515	$84,368	$3,875	$92,997	$4,203	$100,878	$4,500	$107,996
22	$3,515	$84,368	$3,875	$92,997	$4,203	$100,878	$4,500	$107,996
23	$3,515	$84,368	$3,875	$92,997	$4,203	$100,878	$4,500	$107,997
24	$3,572	$85,738	$3,938	$94,522	$4,273	$102,559	$4,574	$109,775
25	$3,575	$85,804	$3,938	$94,522	$4,273	$102,559	$4,574	$109,775
26	$3,666	$87,984	$4,043	$97,023	$4,386	$105,270	$4,695	$112,685
27+	$3,761	$90,271	$4,148	$99,551	$4,502	$108,053	$4,820	$115,680
OS: FY09 Only*	$3,861	$92,658	$4,258	$102,191	$4,622	$110,920	$4,949	$118,772

Affordable and Workforce Housing Limits and Maximums

Affordable and workforce housing limits and maximums, FY 2024 Multifamily Tax Subsidy Project (MTSP) Income Limit Area, Atlanta-Sandy Springs - Roswell, GA HUD Metro FMR Area Median Income

Workforce Housing Rental Maximums

2024 Rental Housing Maximums

Max Rent at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
100% AMI	$1,883	$2,016	$2,420	$2,795	$4,460
80% AMI	$1,506	$1,613	$1,936	$2,236	$2,494
60% AMI	$1,129	$1,209	$1,452	$1,677	$1,870
50% AMI	$941	$1,008	$1,210	$1,398	$1,557
30% AMI	$565	$605	$726	$839	$934

Maximum Rent Levels at Workforce AMI:

The maximum rent a family in the "workforce" income can afford if they are spending no more than 30% of household income on housing cost, inclusive of utilities.

2024 HUD FMR Area Income Limits
Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area (MSA)

Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120% AMI	$90,360	$103,200	$116,160	$129,000	$139,320	$149,640
115% AMI	$86,595	$98,900	$111,320	$123,625	$133,514	$143,405
100% AMI	$75,300	$86,000	$96,800	**$107,500**	$166,100	$124,700
80% AMI	$60,240	$68,800	$77,440	$86,000	$92,990	$99,760
60% AMI	$45,180	$51,600	$58,080	$64,500	$69,600	$74,820
50% AMI	$37,650	$43,000	$48,400	$53,750	$58,050	$62,350
30% AMI	$22,590	$25,800	$29,040	$32,250	$34,830	$37,410

Workforce Incomes

Workforce Housing Owner Maximums

2024 Owner Housing Maximums

Max Sales Price at:	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
120% AMI	$271,080	$290,340	$348,480	$402,480	$448,920
100% AMI	$225,900	$241,950	$290,400	$335,400	$374,100
80% AMI	$180,720	$193,560	$232,320	$268,320	$299,280
60% AMI	$135,540	$145,170	$174,240	$201,240	$224,460

Maximum Home Cost Levels at Workforce AMI:

The maximum home price a family in the "workforce" income can afford if they are spending no more than 30% of household income on housing cost, inclusive of utilities.

2024 HUD FMR Area Income Limits
Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area (MSA)

Area Median Income (AMI)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
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60% AMI	$45,180	$51,600	$58,080	$64,500	$69,600	$74,820
50% AMI	$37,650	$43,000	$48,400	$53,750	$58,050	$62,350
30% AMI	$22,590	$25,800	$29,040	$32,250	$34,830	$37,410

Workforce Incomes

HOUSING ASSESSMENT SURVEY, RESPONSE SUMMARY

City of South Fulton Housing Assessment Survey
Project Engagement

Views	Participants	Responses	Comments
783	141	2,542	142

Age:

45%	45 to 64 years
29%	65 to 84 years
16%	35 to 44 years
6%	25 to 34 years
2%	85 to 99 years
1%	18 to 24 years

Annual Household Income:

27%	$60,001 to $100,000
19%	$25,000 to $60,000
14%	over $200,000
13%	$100,001 to $120,000
6%	120,001 to $150,0004
4%	less than $25,000

Race:

81%	African American or Black
4%	Caucasian or White
4%	Multi-racial
1%	American Indian/Alaska Native

Gender:

68%	Woman
26%	Man
1%	Not listed

Live in City of South Fulton:

90%	yes
10%	no

"I have a business partner that is having a hard time finding employees given the lack of housing. His employees make $50,000-$65,000 and can't and don't want to buy a home and prefer to rent."

Housing Status:

83%	own
9%	rent
6%	live with parent/guardian
2%	unhoused

Work in City of South Fulton:

49%	work elsewhere
28%	retired
18%	yes
7%	other/no answer
2%	unemployed

Looking for more ranch style options as I near retirement.

There should be homes for seniors to be built. Single family homes.

Having affordable housing is the issue.

Too many warehouses and not enough affordable housing.

Agree too many corporate rentals in the city.

Does City of South Fulton have suitable housing for those who work here:

40%	yes
32%	unsure
29%	no

There are a lot of apartments being built but no single-family housing. For the those that enjoy the city's convenience to major highways, there are not enough options to purchase housing.

No as mentioned before the City lacks housing for kids that have trade and undergraduate degrees.

If you currently rent your home, would you prefer to own a home:

57%	yes
31%	no
12%	unsure

If you were to move out of your current residence today, do you think you would find a home in South Fulton that you could afford:

45%	no
30%	yes
25%	unsure

Do you agree that home prices in South Fulton meet the needs of residents:

53%	no
27%	yes
20%	unsure

SF has the housing diversity needed for the community. It lacks the diversity in business and commercial space to attract the jobs we need to attract.

Can we please do something about the amount of homes these cooperation are allowed to own in our neighborhoods. They are charging too much for rent/deposit, they have awful property managers who DO NOT maintain these properties, they rent to those who have and continue to trash neighborhoods, and they have several abandon properties in neighborhoods which have been taken over by squatters and criminals. We need housing regulations that will preserve the integrity of our neighborhoods and protect property values.

Homes are affordable in comparison to surrounding counties

Homes are unaffordable in the area. New homes are getting smaller in size but the price is starting at $300,000 and up.

Prices too high for many seeking housing in SF. More apartments than single family affordable homes.

Housing cost is too high

It appears that it does. However, higher prices is desired.

All two story houses need a bedroom downstairs with a full bath since ranch houses are seldom included by builders
Disability can occur at any age and women become pregnant, maybe put on bed rest and cannot climb the stairs but do not not have accommodations in their home to maintain their daily lives
This should be a priority since you want young people to move to the city and grow their families
In addition to that you need to have developers including parking pads in subdivisions for guest
This will help alleviate some of the parking on the narrow streets and many of the daily problems
Once the developers complete the subdivision they leave the city with many adjustments and issues to deal with
Please include the discussion regarding the infrastructure which is always totally left
All these issues affect the quality and may have less negative cause to call the council members all the time

Home prices are too high everywhere.

For owners, yes.

What price points for homes for purchase would you like to see in South Fulton:

32%	$201,000 to $300,000
26%	$400,000 to $500,000
25%	$301,000 to $400,000
24%	Under $200,000
14%	Over $500,000

Generally i think housing is over-priced in CoSF. I think we need quality housing that's less than 200,000; which could include townhomes/condos

We do not want anymore subdivisions of homes or townhouses for Lease Only!

What price points for rentals would you like to see in South Fulton:

27%	$1,500 to $2,000 per month
24%	$801 to $1000 per month
24%	$1,000 to $1,500 per month
15%	$2,000 to $3,000 per month
7%	under $800 per month
4%	Over $3,000 per month

What type of new housing is needed in South Fulton:

50%	Single-family homes
44%	Mixed-use: commercial + residential
38%	Senior homes
22%	Townhomes
14%	ADUs (granny flats)
12%	Small apartment complexes
12%	Duplexes
5%	Large apartment complexes

There are enough apartments and subdivision in the area. Industrial seems to have gone to the extreme. Live, work, play with better restaurants and shopping would be breat!

No warehouses. Commercial and family homes. Parks and Recreation.

I would love to see mix use or urban development with walking trails, shopping. Places where people can Live, work, and play like in other counties (alpharetta)

To attract younger people we need more class A apartment communities to allow them to get acquainted with this great City and eventually move to ownership.

No more Lease Only communities

There are plenty of affordable homes coming online. However there are no high end homes being built or proposed. Most are entry level homes with zero lot lines and packed in tight. Keep district 4 green while we still can with larger lot sizes in future developments while we still can.

Need more upscale shopping areas, more restaurants, more single family homes for

Need to control growth, avoid overcrowding and preserve some green space,

Affordability and access to green space and healthy options side walks

Upscale townhomes and condo options would be welcomed by the community.

Mainly the cost. And the ability to buy and not rent. The ability for corporations to buy homes and then rent at an astronomical amount needs to be stopped and banned immediately. You are pricing out young people, new couples, and retirees

Mixed-use housing

Need more homes acclimated for seniors - bedroom (s) on main level or more ranch homes. Limit the number of rental properties in Subdivisions and other single family communities

Mixed Use housing and commercial are preferred

Housing is just one part of building a community, what about live, work, play developments that include nice shopping, senior housing, grocery stores, sit down restaurants. Make COSF a place people look forward to calling it their home, coming home would be a pleasure...

I feel we are missing the young people just getting started and the active adults that are tired of owning but want to stay in the City as this is where their friends are located, their church and social needs.

We need a better variety of restaurants and areas of dense housing. Public transportation to popular shopping areas needs improvement.

Existing homes need to be renovated or rebuilt instead of building more new homes and apartments

COSF needs diversity in housing options, including type of housing (SF, TH, apartments), price points for both rental and owner occupied.

Condos

We need Affordable housing that are comparable with current wages.

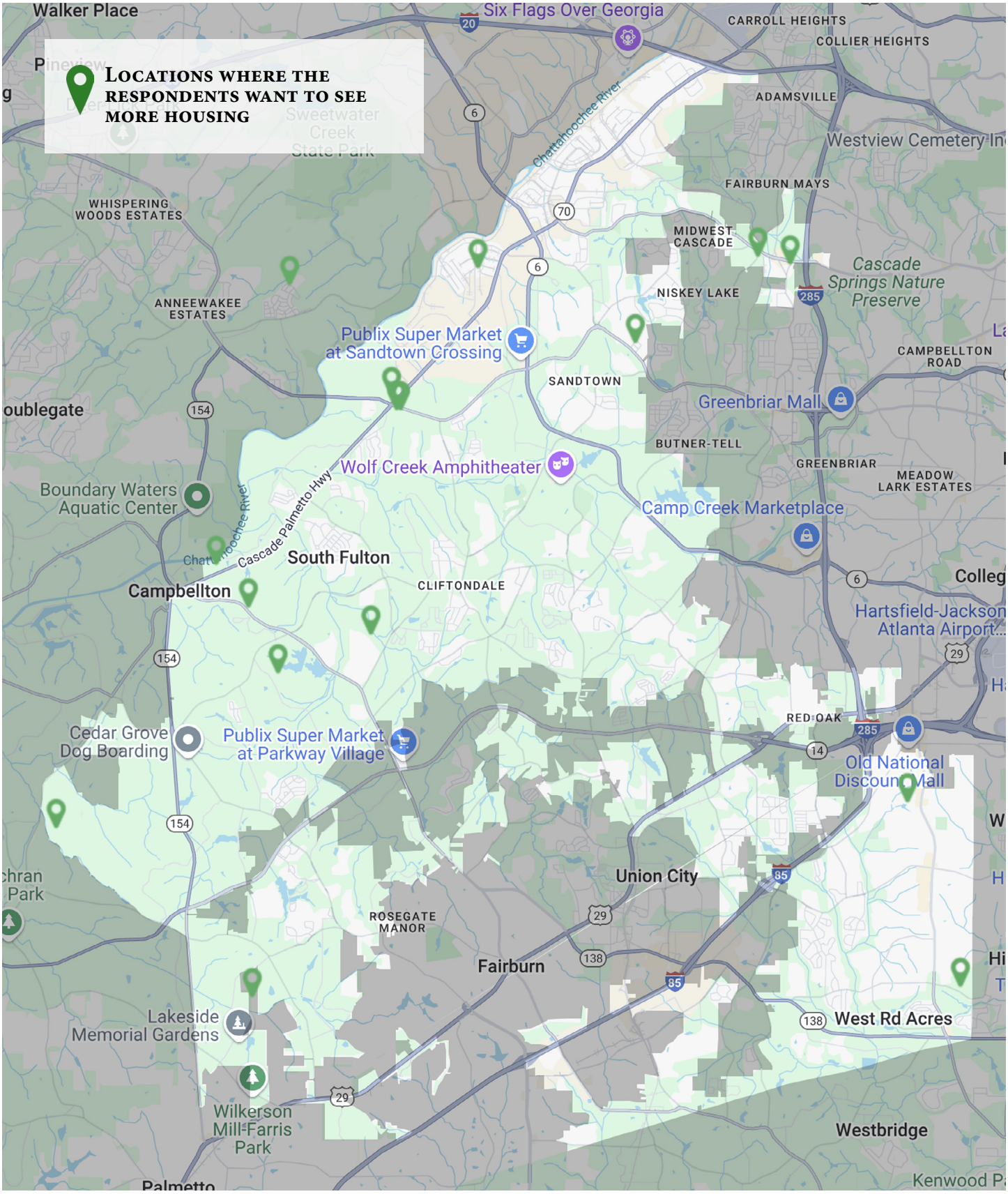
I'd love a place that is in the same neighborhood as my elderly parents.

My current community is being overrun and destroyed by corporate/LLCs owners. They do NOT maintain their properties. We have several abandoned corporate/LLC owned properties in my neighborhood that have been taken over by squatters. Can we please pass housing regulations that will hold landlords more accountable for the upkeep of their properties. It is sad to see new communities being acquired by cooperate landlords who will ensure by their lack of maintaining these properties and lack of regulating those who rent from them that we will not thrive

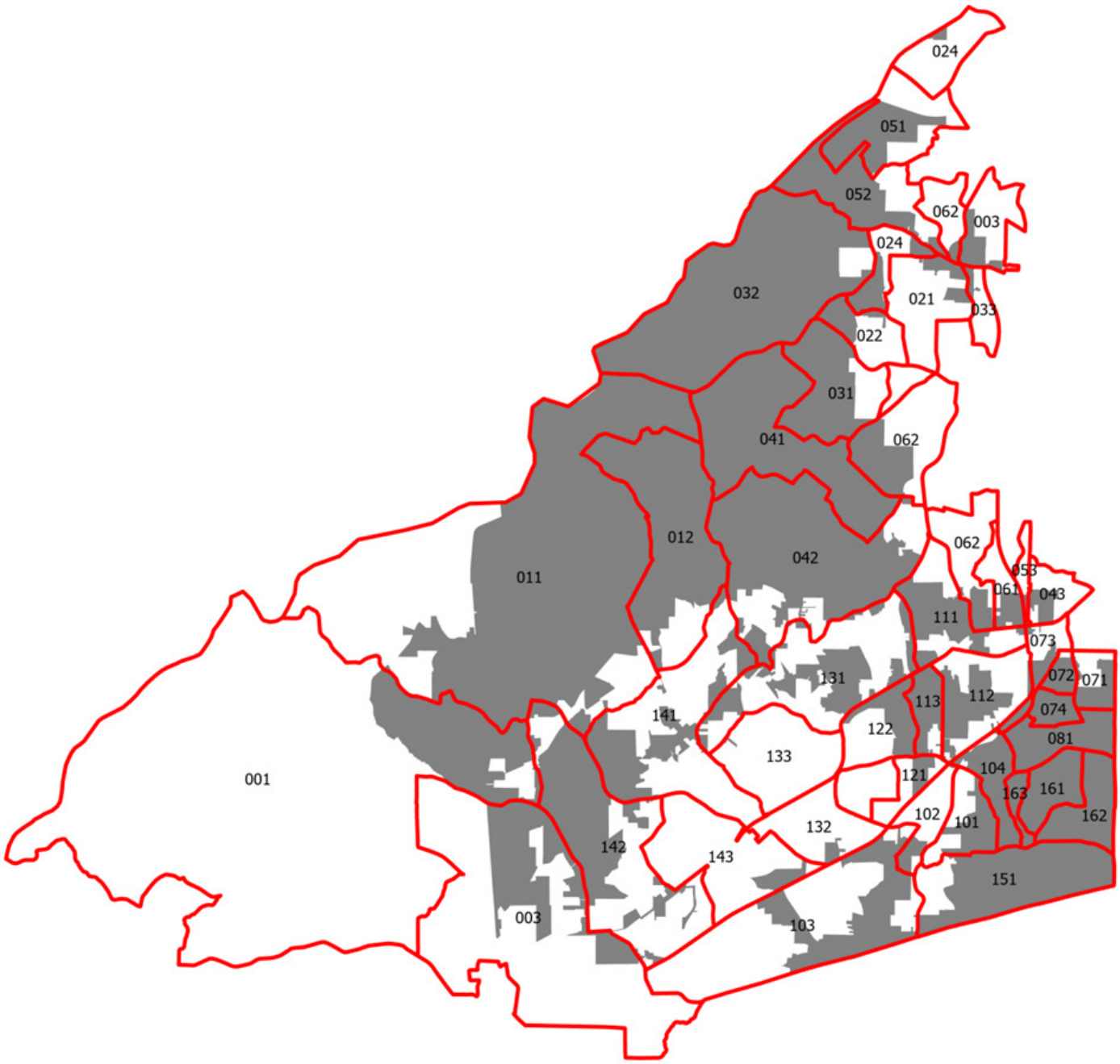
Affordable housing.

Affordable mixed-use housing.

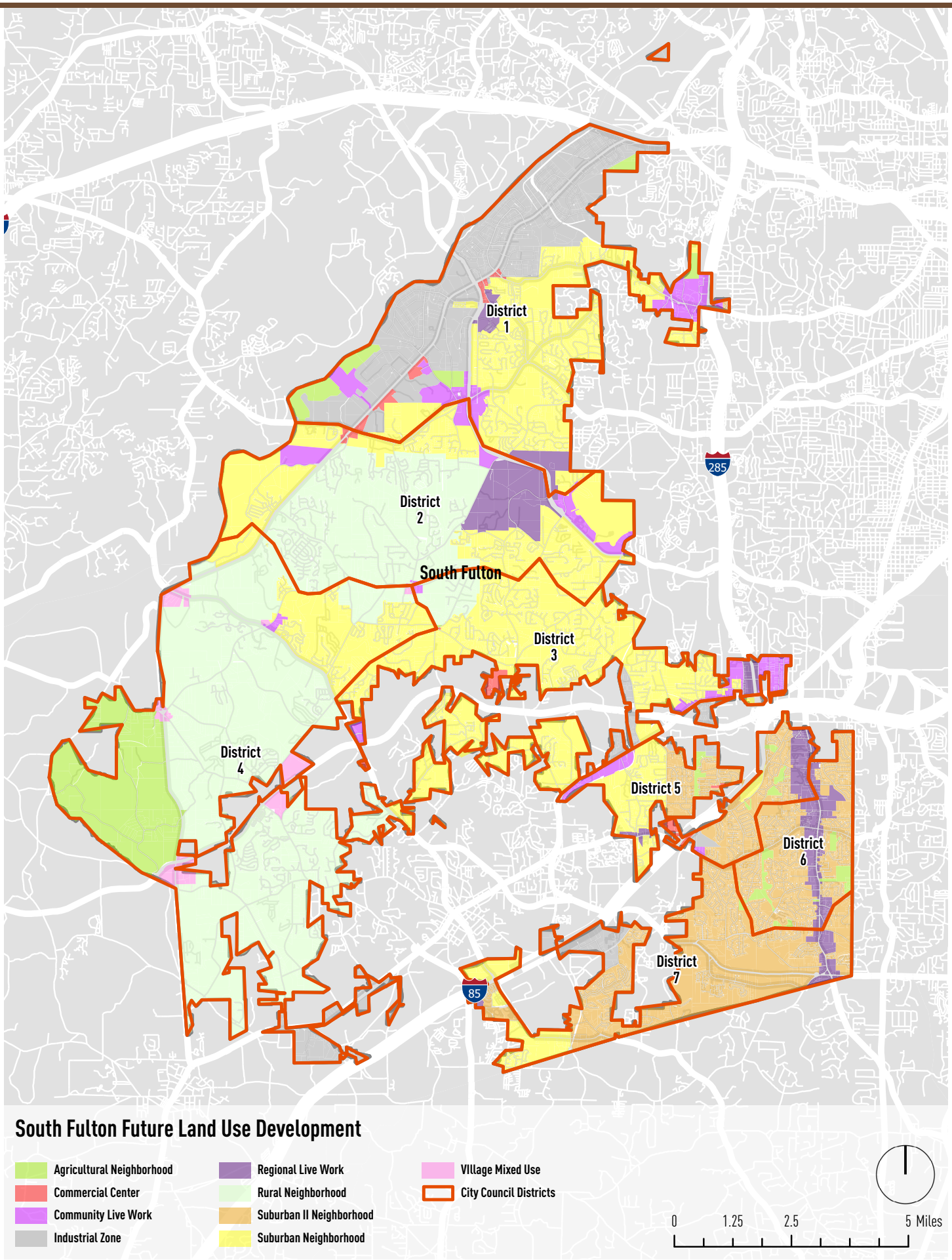
WHERE DO YOU WANT TO SEE MORE HOUSING?

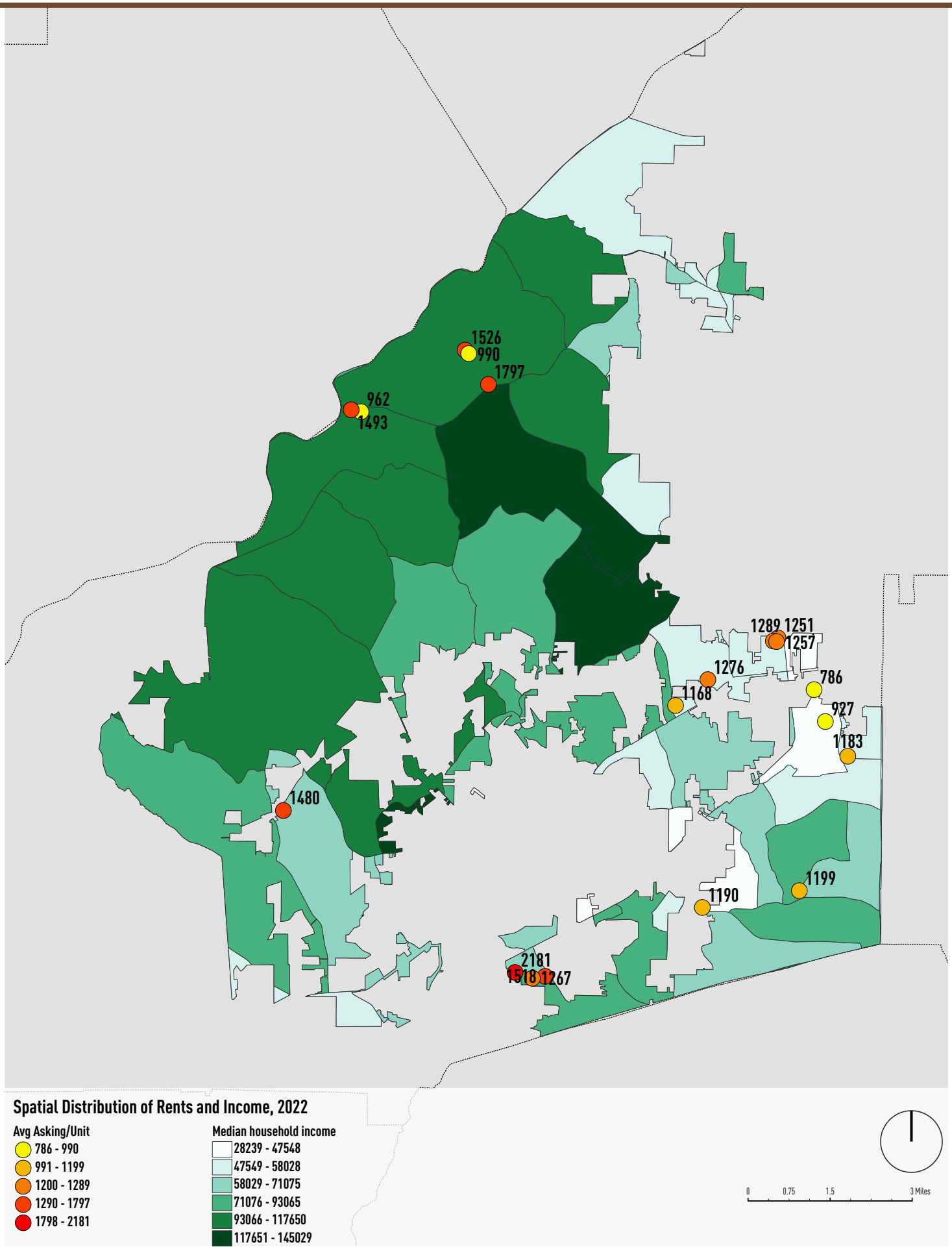


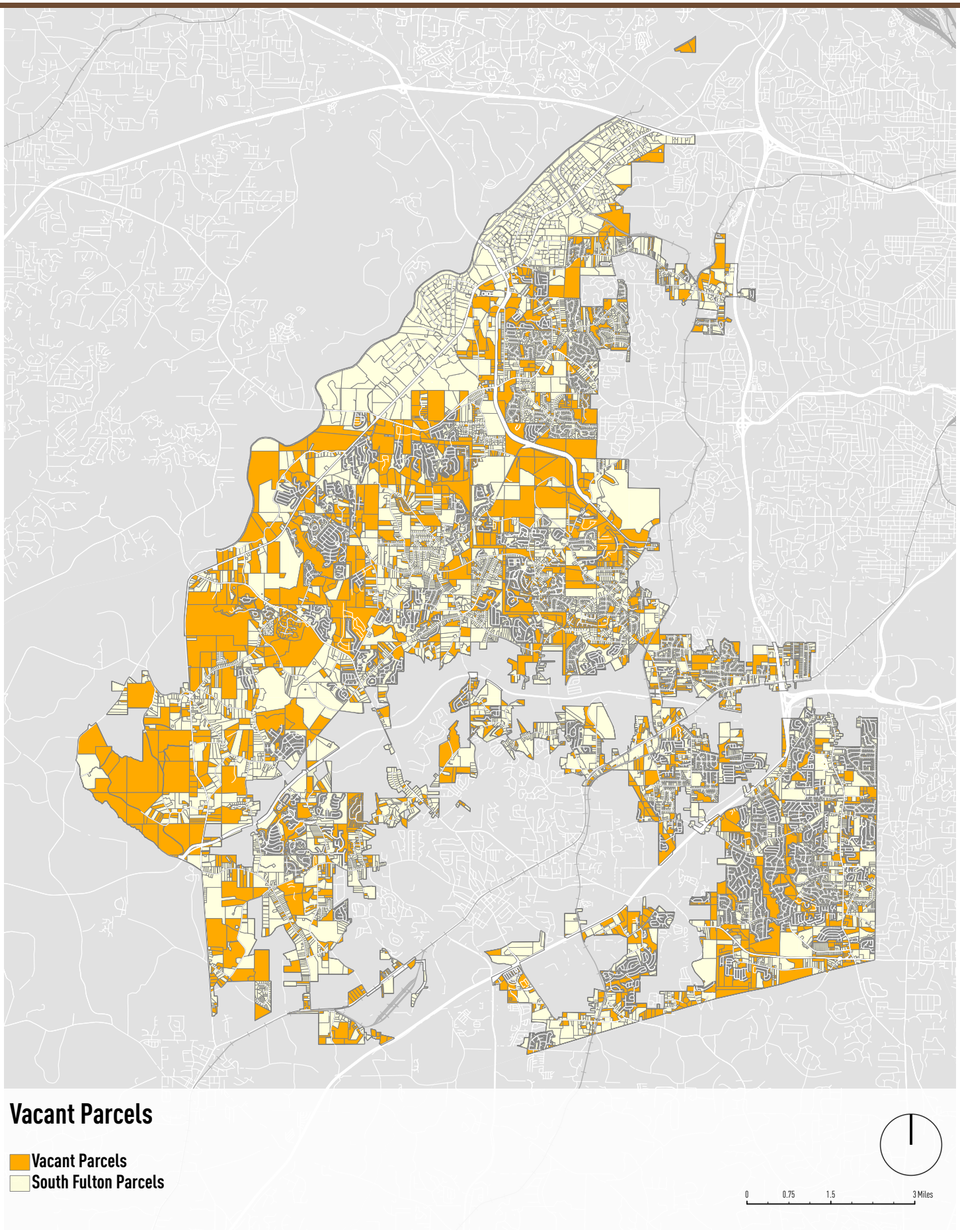
ARC POPULATION FORECAST BY CENSUS BLOCK

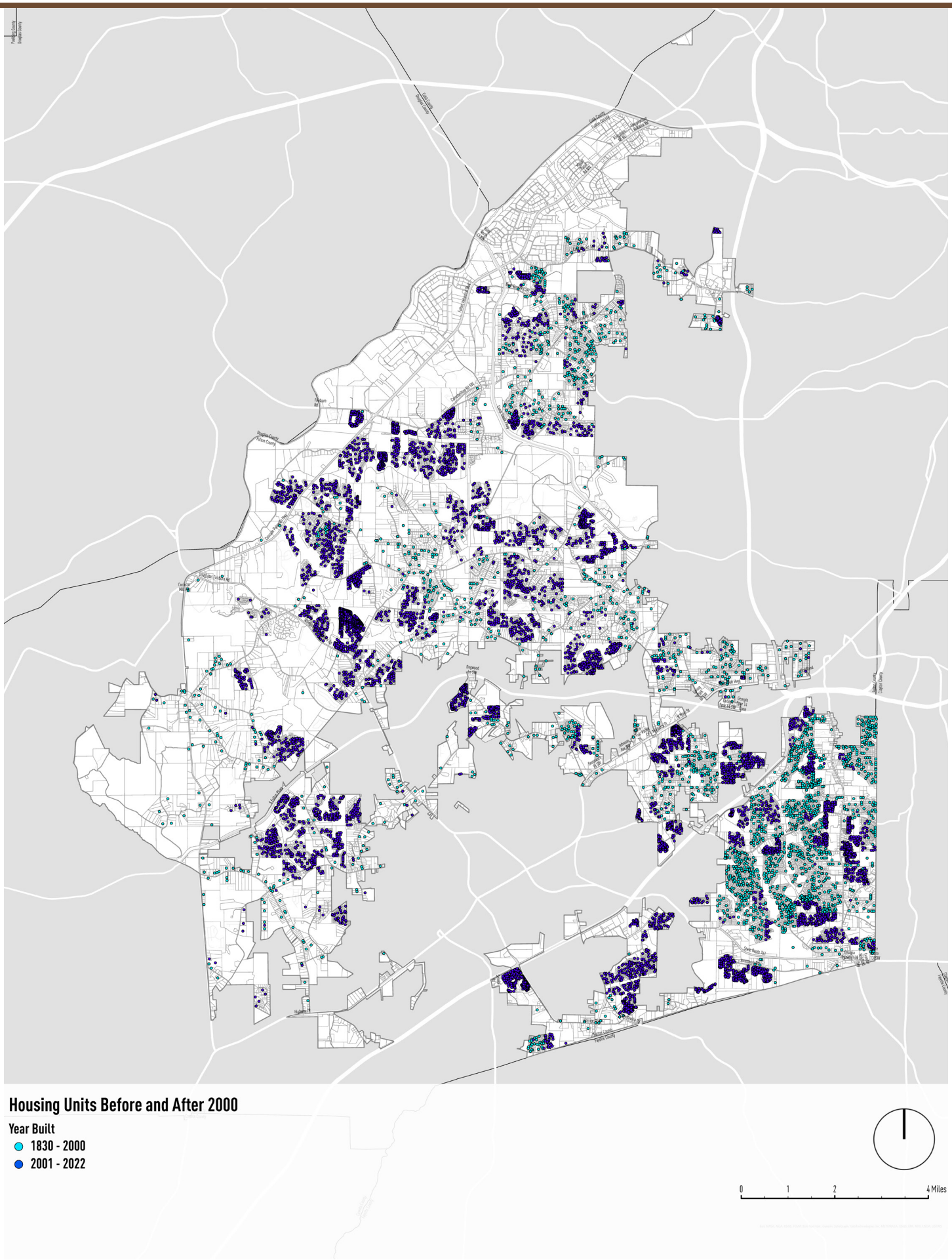


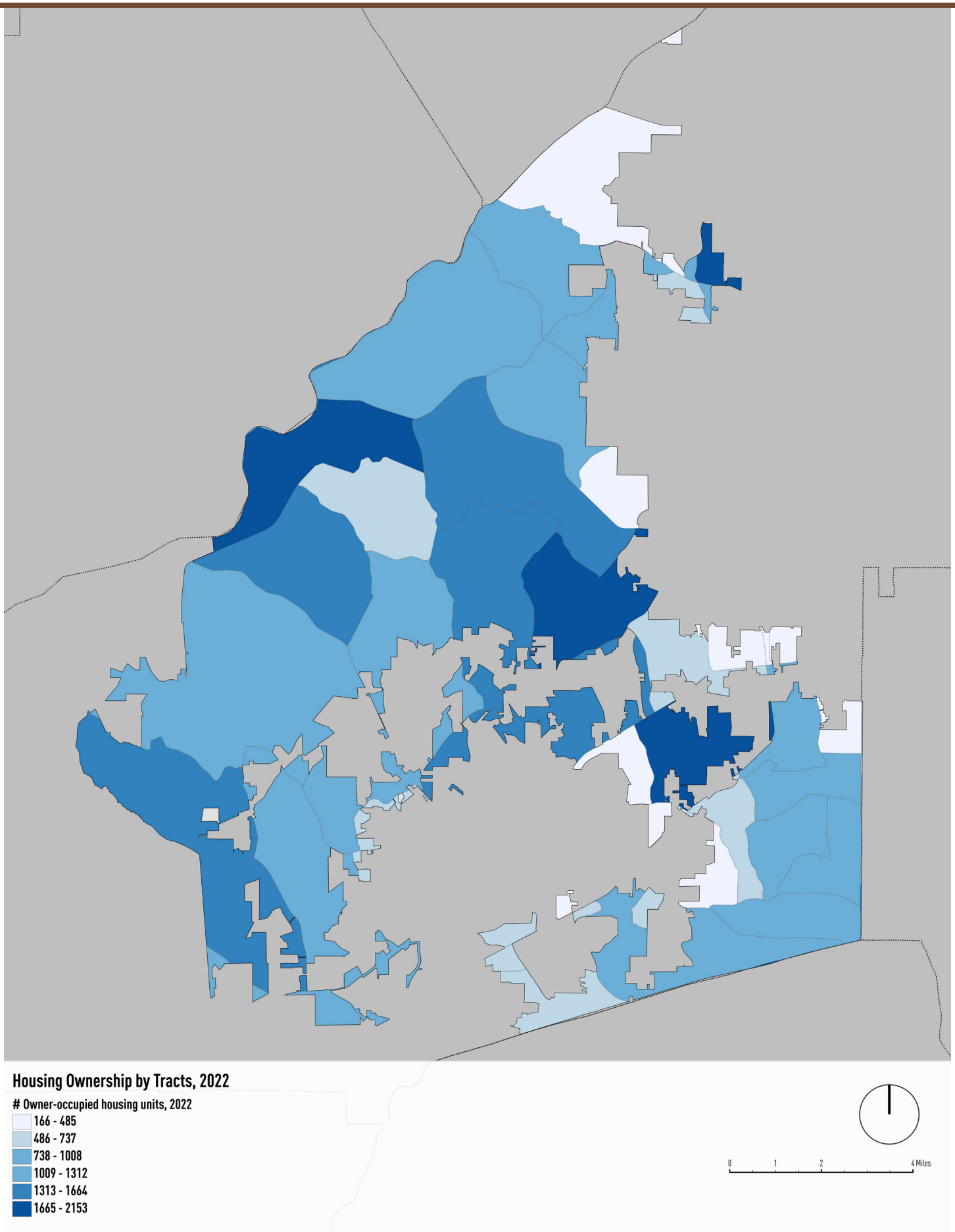
BG2010	Employment 2020	Employment 2050	Households 2020	Households 2050	Population 2020	Population 2050
131210077033	172	199	608	690	1,450	1,516
131210077062	267	467	1,568	1,714	3,476	3,816
131210078021	440	541	1,679	1,912	4,081	4,469
131210078022	97	121	847	975	2,129	2,430
131210078024	104	125	744	833	1,892	2,077
131210078051	6,998	8,853	834	1,139	1,765	2,412
131210078052	4,628	5,595	827	1,250	1,997	2,627
131210078062	130	160	1,166	1,268	2,673	2,761
131210079003	1,370	1,507	1,088	1,288	2,504	2,823
131210082024	1,265	1,923	-	90	-	391
131210103011	835	1,421	4,347	5,932	12,335	16,734
131210103012	403	1,152	2,944	3,062	8,390	8,684
131210103031	262	283	1,222	1,717	3,203	4,004
131210103032	12,753	14,507	3,035	3,471	7,267	8,444
131210103041	700	974	2,204	2,403	6,446	6,994
131210103042	735	5,341	3,928	4,520	10,976	12,516
131210104001	240	691	724	1,761	1,742	4,784
131210104003	671	844	1,378	1,662	3,853	4,500
131210105071	873	1,113	791	860	2,215	2,400
131210105072	432	536	486	504	1,358	1,404
131210105073	432	496	695	723	1,935	2,009
131210105074	288	358	778	806	2,173	2,247
131210105081	766	858	1,425	1,680	3,737	4,400
131210105101	424	456	1,181	1,324	3,206	3,574
131210105102	1,252	1,321	906	986	2,333	2,525
131210105103	3,935	4,580	4,630	4,970	11,442	12,339
131210105104	244	296	1,337	1,456	3,725	4,029
131210105111	1,212	2,000	1,090	1,632	2,804	4,127
131210105112	4,959	5,798	1,656	1,731	4,296	4,476
131210105113	341	365	653	674	1,993	2,034
131210105121	955	1,058	1,096	1,187	2,717	2,937
131210105122	475	1,145	819	936	1,988	2,268
131210105131	2,002	2,498	2,214	2,466	6,470	7,191
131210105132	2,748	3,142	1,656	1,988	4,377	5,241
131210105133	513	543	2,128	2,251	6,318	6,657
131210105141	459	516	2,412	2,654	7,041	7,745
131210105142	1,520	1,745	2,329	2,528	6,609	7,251
131210105143	2,245	2,811	1,391	1,577	3,537	3,974
131210105151	434	524	2,516	2,745	7,001	7,667
131210105161	884	1,105	1,180	1,340	3,222	3,643
131210105162	187	223	1,629	1,842	4,838	5,429
131210105163	9	12	429	487	1,172	1,325
131210106043	137	213	635	1,133	1,649	2,934
131210113053	85	131	599	978	1,397	1,989
131210113061	508	598	475	635	1,179	1,592
131210113062	3,302	4,045	842	1,102	2,193	2,895
	Employment 2020	Employment 2050	Household 2020	Household 2050	Population 2020	Population 2050
TOTAL	63,691	83,190	67,121	78,882	179,104	208,284

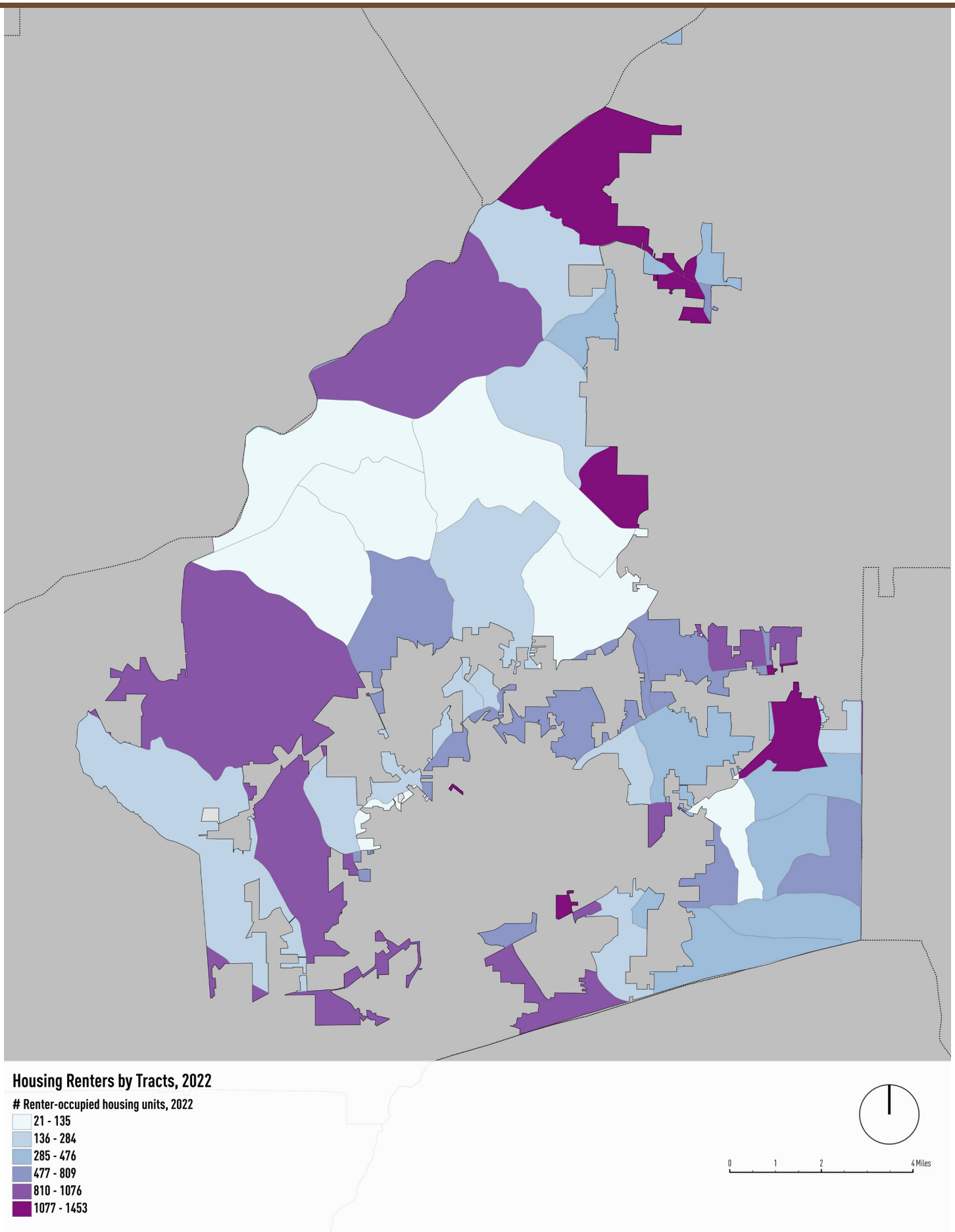

District 1
District 2
South Fulton
District 3
District 4
District 5
District 6
District 7
285
85
South Fulton Future Land Use Development
Agricultural Neighborhood
Commercial Center
Community Live Work
Industrial Zone
Regional Live Work
Rural Neighborhood
Suburban II Neighborhood
Suburban Neighborhood
Village Mixed Use
City Council Districts
0
1.25
2.5
5 Miles


1526
990
1797
962
1493
1289 1251
1257
1276
786
1168
927
1183
1480
1199
1190
2181
1518 1267
Spatial Distribution of Rents and Income, 2022
Avg Asking/Unit
786 - 990
991 - 1199
1200 - 1289
1290 - 1797
1798 - 2181
Median household income
28239 - 47548
47549 - 58028
58029 - 71075
71076 - 93065
93066 - 117650
117651 - 145029
0
0.75
1.5
3 Miles


Vacant Parcels
Vacant Parcels
South Fulton Parcels
0
0.75
1.5
3 Miles


Housing Units Before and After 2000
Year Built
1830 - 2000
2001 - 2022
0
1
2
4 Miles

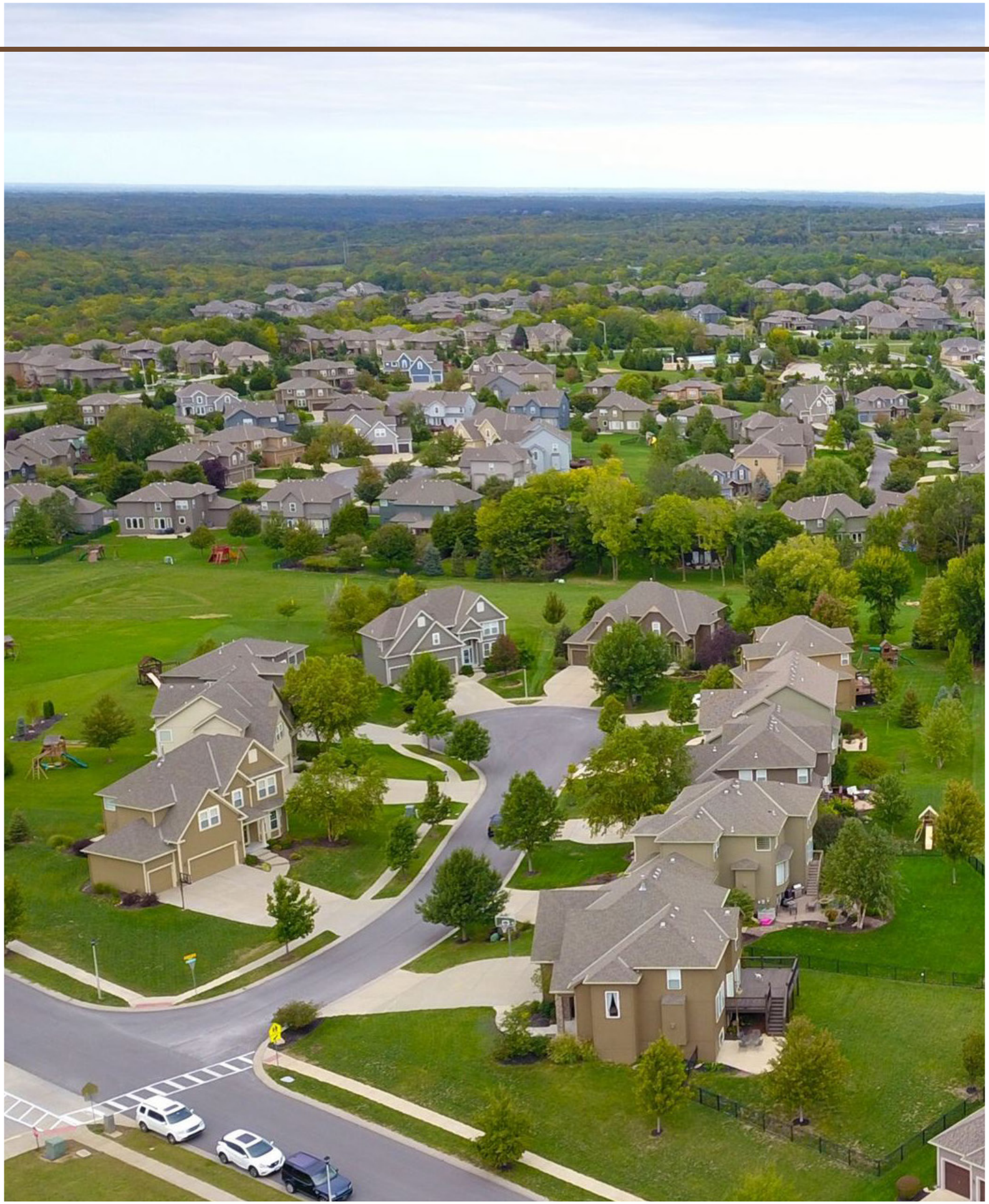

Housing Ownership by Tracts, 2022
Owner-occupied housing units, 2022
166 - 485
486 - 737
738 - 1008
1009 - 1312
1313 - 1664
1665 - 2153
0
1
2
4 Miles


Housing Renters by Tracts, 2022
Renter-occupied housing units, 2022
21 - 135
136 - 284
285 - 476
477 - 809
810 - 1076
1077 - 1453
0
1
2
4 Miles

Atlanta Regional Commission

229 Peachtree Street, NE | Suite 100
Atlanta, Georgia 30303

atlantaregional.org



CORE ALLIANCE

Community. Opportunity. Resilience. Empowerment.

ADVISORY BOARD

March 25, 2025

C.O.R.E. ALLIANCE ADVISORY BOARD

- **Represents Districts 2 & 4**
- **Members:**
  - **Maleka Ingram**
  - **Joe Crooms**
  - **Pierre Blackman**
  - **Trone Jefferson**
  - **Teresa Carter**
  - **James Reese**
  - **Gloria Powell**
- **First Meeting: April 9, 2024**

CORE ALLIANCE
Community. Opportunity. Resilience.

C.O.R.E. ALLIANCE ADVISORY BOARD

ESTABLISHMENT

- **Established to represent Districts 2 and 4**
- **Focused on economic growth and community development**
- **With the support of District 2 and 4 Councilmembers' recommendations, seven dedicated members were recruited to serve on this startup board**

CORE ALLIANCE

Community. Opportunity. Resilience.

BOARD RETREAT UPDATE

- Held on November 1, 2024 w/ Starfish Partnerships

- **Officials Name:**
  C.O.R.E. Alliance (Community, Opportunity, Resilience & Empowerment)

- **Mission Statement:**
  To build a vibrant, accessible community where individuals, families and businesses grow through transformative development.

- **Vision Statement:**
  To become a model community that leaves a legacy, where sustainable growth and innovation empower all to thrive together.

CORE ALLIANCE
Community. Opportunity. Resilience & Empowerment.

STRATEGIC PRIORITIES

BOARD TRAININGS & ECONOMIC DEVELOPMENT EVENTS ATTENDED

- Georgia Academy for Economic Development "The Essentials" Course
- Business Mixers
- Aerotropolis Alliance Honors
- South Metro Development Outlook Conference
- Upcoming: Georgia Academy for Economic Development "Traditional Economic Development & Incentives" Course

CORE ALLIANCE
Community. Opportunity. Resilience.

THANK YOU!

Karaey Davis

Special Projects Manager

Economic Development

karaey.davis@cityofsouthfultonga.gov

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