

January 29, 2025

# PLAN A

Housing and Community  
Development Planning Chapter  
Community Meeting

Jahnee Prince, AICP  
Commissioner

[PlanA@AtlantaGa.Gov](mailto:PlanA@AtlantaGa.Gov)

[www.AtlantaforAll.com](http://www.AtlantaforAll.com)

[@ATLPLANNING](https://twitter.com/ATLPLANNING)



Department of  
**CITY PLANNING**



**JAHNEE PRINCE**

Commissioner, Department of City Planning

ALL FOR  
ATL



**MATT BEDSOLE**

Director of Housing Innovation Lab, City of Atlanta





# Plan A – Housing Chapter

Introductory Remarks

Between 2017 and 2022:

Atlanta grew by

**36,500**

new households

That was a ~18% increase in population.

# The City's ability to house everybody has not kept pace with needs, especially for:



## Low-Income Renters

With housing choices becoming more expensive, lower-income rental households are spending more of their income on rent

**-7,000**

Decrease in affordable rental units available

**+8,000**

Increase in cost burdened rental households

**+28%**

Increase in severely rent cost burdened households



## Larger Renter Families

Declining number of housing options suitable for 3+ person households, particularly to accommodate families with children

**-6,000**

Decrease of 3+ bedroom rental units available

**1:1**

Replacement of single-family rentals to owner-occupied

**-8%**

Decrease in renters occupying single-family homes



## First Time Homebuyers

Market conditions and increased demand for single-family greatly reduced the number of more affordable starter homes available

**-19%**

Supply of single-family housing an 80% AMI household can afford

**+3%**

Increase in interest rates

**+\$291K**

Median increase in home value for teardown-rebuild homes

Based on the data, Mayor Dickens established a housing production goal:

Create or preserve

**20,000**

affordable housing units by 2030

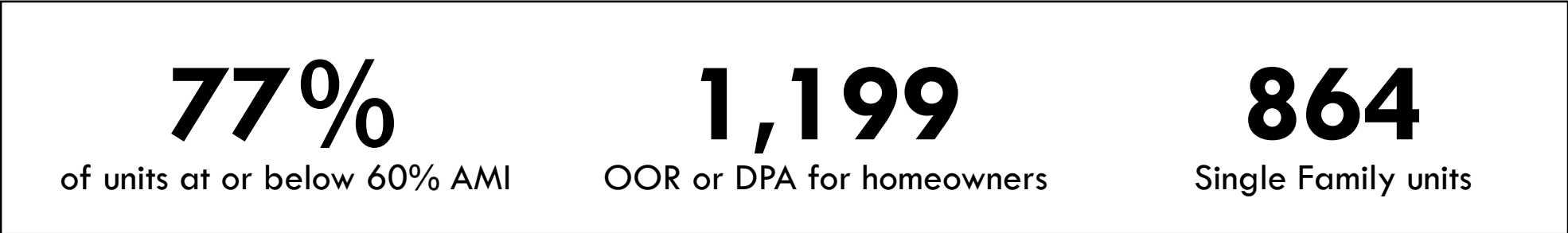
This is the affordability gap we determined in our data analysis.

Since January 2022, the City and its partners have made significant progress towards this goal

Housing Tracker Round-Up:



including:





The City is not just thinking about housing production, but how and where this housing benefits neighborhoods and communities

## Housing in Neighborhoods

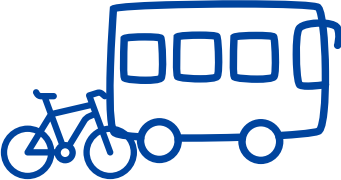
Quality housing is located in amenity-rich neighborhoods that ensure that residents of all incomes have access to everything the City has to offer



Fresh Food



Parks and Recreation



Transportation Options

## Housing for Neighborhoods

Diverse and robust housing options and place-based development contribute positively to neighborhood health and the viability of other amenities



Schools



Retail



Stability and Community

# The City's **HOUSING GOALS** for **PLAN A** allocate the City's resources holistically to add housing options for all Atlantans and integrate housing into healthy, thriving, whole neighborhoods



## Public Land Development

The City and its partners are putting their assets to work, ensuring that under-developed public land is used to contribute to affordable housing and healthy neighborhoods

**800 acres**

Of identified public land suitable for development

**>7,000 units**

Of affordable housing in the public land pipeline already



## Resources for Residents

The City is meeting resident need where it is at, introducing new programs, funding streams, and partnerships to support residents with their needs

**4,047**

Housing requests resolved by the Housing Help Center in its first year

**\$60M**

Homeless Opportunity Bond funding to support new housing units for unhoused neighbors

**18,000+**

Households supported with rental assistance each year



## Complete Neighborhoods

The City is using housing development to support neighborhoods and neighbors, including strategically coordinating investments to maximize impacts

**\$40M**

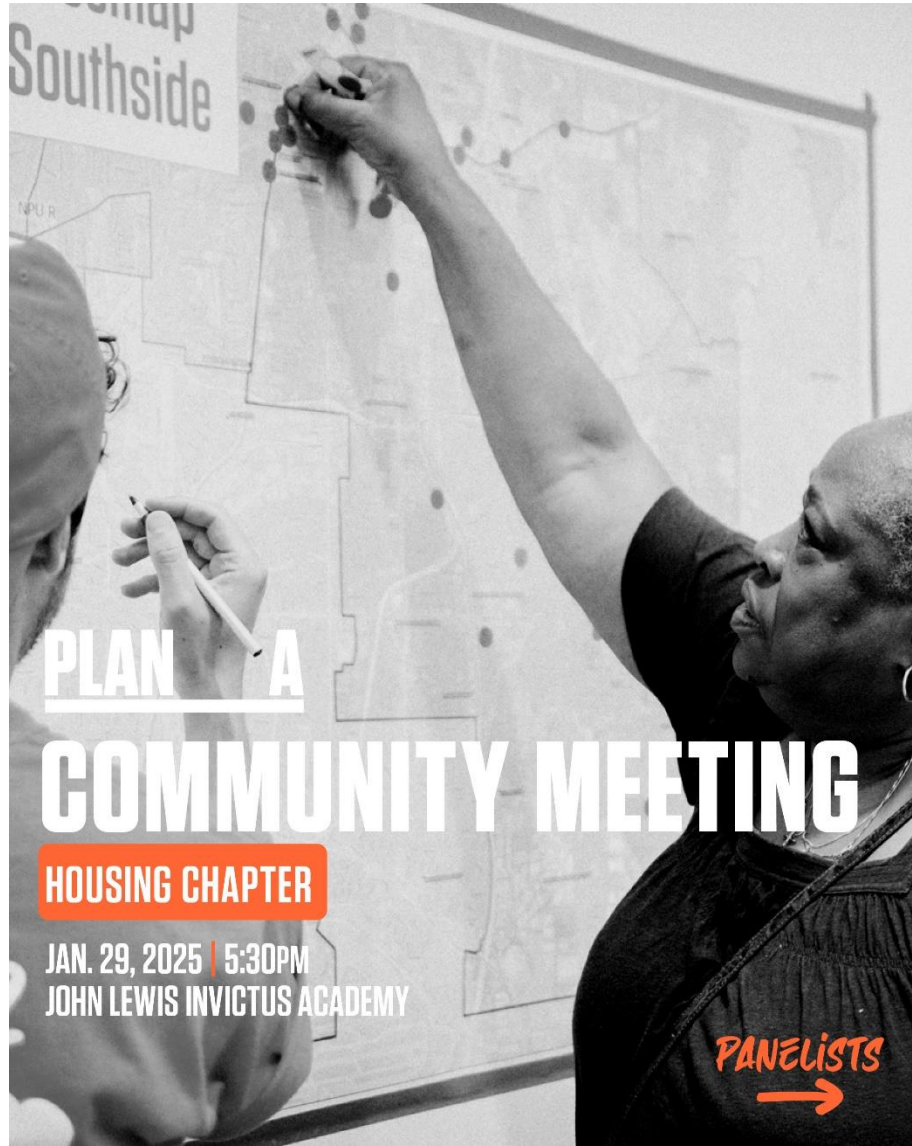
HUD Choice grant for Bowen Homes, to support people, places, and programs

**> \$40M**

In owner-occupied rehab funding administered by Invest Atlanta

**7,000**

New housing units Downtown to support retail and the public realm



**NATALIE KEISER**

Executive Director, HouseATL



**DARION DUNN**

Principal, Atlantica Properties



**ANDY SCHNEGGENBURGER**

Chair, Atlanta Housing Commission



**DANIEL DRAKE**

Facilities Services Senior Executive Director, Atlanta Public Schools



**MATT BEDSOLE**

Director of Housing Innovation Lab, City of Atlanta



**GENEASA ELIAS**

Deputy Commissioner of Strategy, Department of City Planning

## Community Meetings

<b>1</b>	Open House All Chapters - Review Rounds 1 and 2 - Preview Round 3	Thursday, October 10, 2024   5:30PM – 8:00PM 55th Floor, Bank of America Building (NPU-M), 600 Peachtree Street NE, Atlanta, GA 30308
<b>2</b>	Atlanta's Future Plan A Vision and Goals	Monday, October 21, 2024   5:30PM – 8:00PM E. Rivers Elementary School (NPU-C), 8 Peachtree Battle Avenue NW, Atlanta, GA 30305
<b>3</b>	Urban Design Chapter	Wednesday, October 23, 2024   5:30PM – 8:00PM FanPlex (NPU-V), 768 Hank Aaron Drive SE, Atlanta, GA 30315
<b>4</b>	Economic Development Chapter	Tuesday, October 29, 2024   5:30PM – 8:00PM Carver High School (NPU-Y), 55 McDonough Boulevard SE, Atlanta, GA 30315
<b>5</b>	Historic Preservation Chapter	Monday, November 18, 2024   5:30PM – 8:00PM Atlanta Preservation Center (NPU-W), 327 St Paul Avenue SE, Atlanta, GA 30312
<b>6</b>	Transportation Chapter	Monday, December 16, 2024   5:30PM – 8:00PM Plywood Place (NPU-T), 933 Lee Street SW, Atlanta, GA 30310
<b>7</b>	Housing Chapter	Wednesday, January 29, 2025   5:30PM – 8:00PM John Lewis Invictus Academy (NPU-J), 1890 Donald Lee Hollowell Pkwy NW, Atlanta, GA 30318
<b>8</b>	Climate Resilience Chapter	Thursday, January 30, 2025   5:30PM – 8:00PM Vicars Community Center (NPU-S), 838 Cascade Ave SW, Atlanta, GA 30311
<b>9</b>	Open House All Chapters - Review Round 3 - Preview Adoption and Implementation	Thursday, February 6, 2025   5:30PM – 8:00PM Atlanta City Hall Atrium (NPU-M), 55 Trinity Avenue SW, Atlanta, GA, 30303

## Review and Comment

**Your Vision**

**Your Plan**

The PLAN A draft is available for review  
 Comment on the Map until January 31.  
 Comment on the Chapters until February 28.  
 For questions about the draft, email [PlanA@atlantaga.gov](mailto:PlanA@atlantaga.gov)

PLAN A Draft    Development Pattern Map Draft    Development Patterns Storymap

Help shape the future of our community by reviewing and sharing your thoughts on the draft of the PLAN A.    Review and comment on the proposed Development Pattern map.    Explore the proposed Development Patterns and compare them to existing designations.

Review Draft #1 now. Draft #3 coming early January 2025.    Review the proposed map.    Review our Future Land Use translation.

**How to review and comment on Plan A**

Drafts are being made available using an online review and commenting tool called Korado. Check out the following video to familiarize yourself with its functions and features or visit this link to further explore how you can make the most of your contributions.

You can use the same platform to review and comment on the zoning ordinance draft at the ATL Zoning 3.0 website, <https://atlzoning.com>.

**[AtlantaforAll.com](https://atlantaforall.com)**

# Thank You!

**PLAN A**

[PlanA@AtlantaGa.Gov](mailto:PlanA@AtlantaGa.Gov)  
[www.AtlantaforAll.com](http://www.AtlantaforAll.com)  
[@ATLPLANNING](https://twitter.com/ATLPLANNING)



Department of  
**CITY PLANNING**