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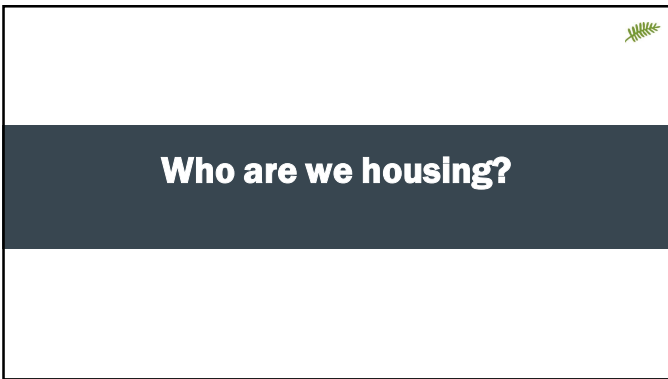
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### Changing Demographics: HH Composition



Nearly **75%** of American households are:

- Singles living alone
- Couples with no kids
- Roommates

of all ages!

Data source: AARP, Meeting Needs for a Changing America

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### Changing Demographics: HH Composition

**83%**

of households in the US will have no children by 2030

Data source: Arthur C. Nelson, Brookings Metropolitan Institute

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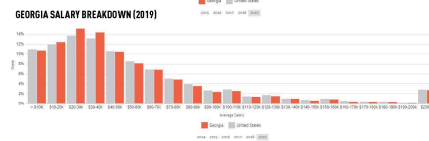
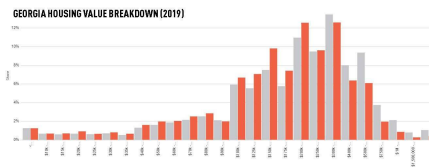
### Economic Challenges: Housing

The state of Georgia's housing:

**\$257,000**  
Average cost of home (2021)\*

**64%**  
Homeownership rate\*\*

**28.8% (1.11M)**  
Households considered "cost-burdened"\*\*\*




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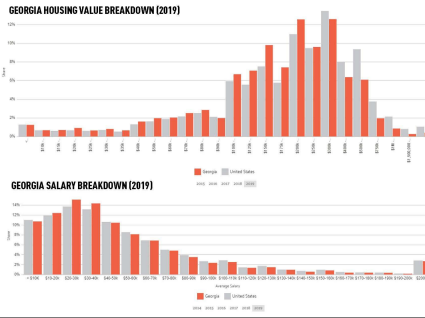
### Economic Challenges: Workforce

The state of Georgia's "workforce":

50% Workers earn \$18.60/hr or less\*

34,000 Jobs added in FY2021\*\*

40% Share of labor force considered "extremely low income"\*\*\*



\*BLS 2021, \*\*GA Dept of Econ Dev, \*\*\*MHI 2020

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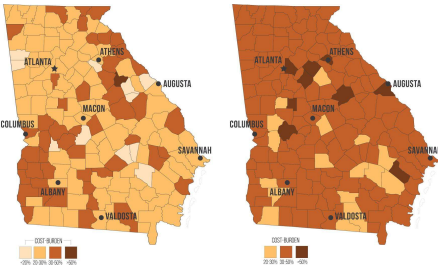
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### Changing Needs: Affordability

HHe w/ Mortgages

HHe who Rent



Households are considered "cost-burdened" if they pay more than 30% of their income on housing.

Data source: American Communities Survey, 5-yr estimates (2019)

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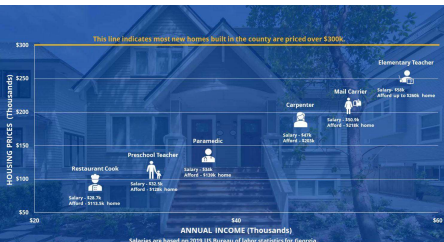
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### Changing Needs: Affordability



50% of GA workers earn \$18.60/hr or less.

Hence, "affordable" covers a large swath of working professionals:

- Teachers
- Mail carriers
- Paramedics
- Janitorial staff
- Service industry workers

Data source: Cherokee County Housing Study, Atlanta Regional Committee & KIP Advisory Group

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**What types of homes make up the majority of the housing in your community?**

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**Current Stock: Single-Family** 

**90%**

**of homes in the US are located in conventional, single-family neighborhoods**

Data source: Arthur C. Nelson, Preparing Metropolitan America

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**Current Stock: Housing Mismatch** 

**Definition:**

- the difference between what households want/need from their housing & what is available
- a common problem across GA communities

Bartow County	Douglasville	Jackson County	Newton County
			

Data source: ACS 5yr surveys (2019-2020)

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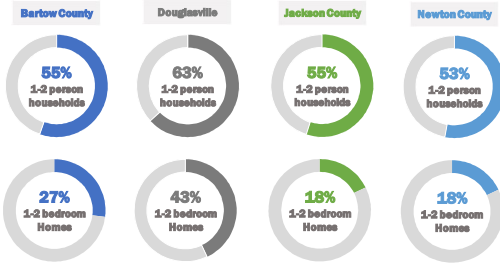
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### Current Stock: Housing Mismatch



**Definition:**

1. the difference between what households want/need from their housing & what is available
2. a common problem across GA communities



Data source: ACS 5 yr surveys (2018-2020)

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### Current Stock: Screven Housing Mismatch



**Definition:**

1. the difference between what households want/need from their housing & what is available
2. a common problem across GA communities

**Screven County:**

1. there are 1,496 one-person households to only 321 studios and one-bedroom units
2. by comparison, there are 4777 homes with two bedrooms or more



Data source: ACS 5 yr surveys (2018-2020)

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**Where is your community's housing need, now and in the future?**




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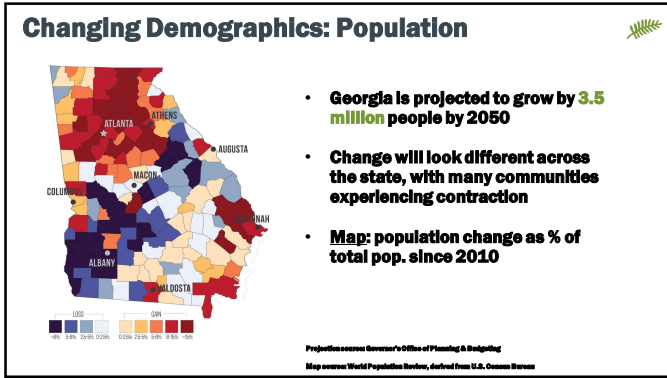
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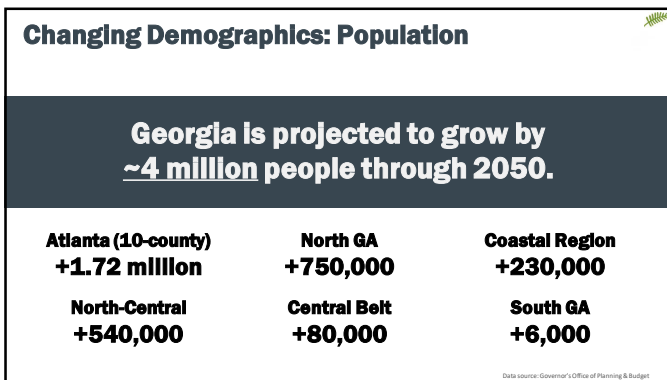
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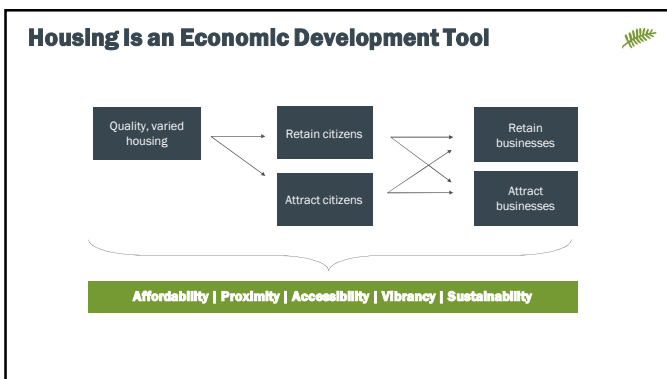
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### Downtowns Yield a Higher Tax Value Per Acre

**LOW DENSITY GENERATES LESS TAX VALUE**

**Nine downtown blocks**

- 16 taxable acres
- Net value per acre: \$1,310,830



**\$20,773,280 for 16 acres**

**Shopping mall**

- 23 taxable acres
- Net value per acre: \$281,128



**\$6,465,944 for 23 acres**

Map Source: Strong Item

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### Downtowns Yield a Higher Tax Value Per Acre

*in other words, a better return on investment*

Example: Areas of Covington, GA





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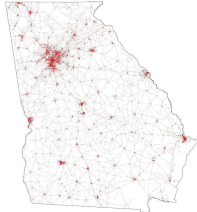
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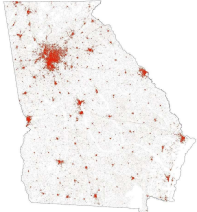
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### Low-Intensity Development Creates Community Costs Related to Infrastructure and Service Provision

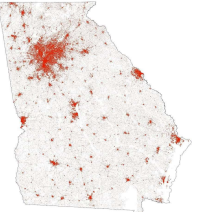
1974



1992



2016



**As Georgia's population has grown, we've tended to respond with more and more low-intensity development.**

Developed

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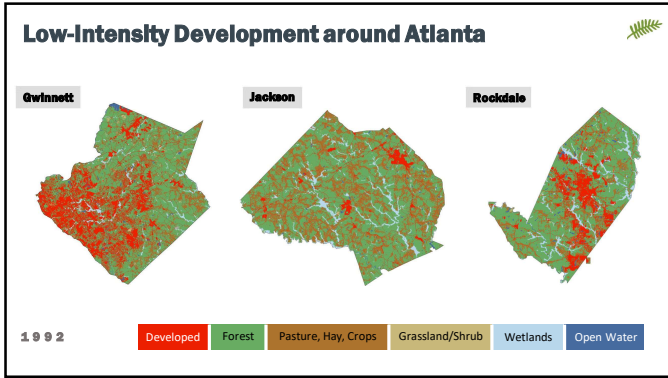
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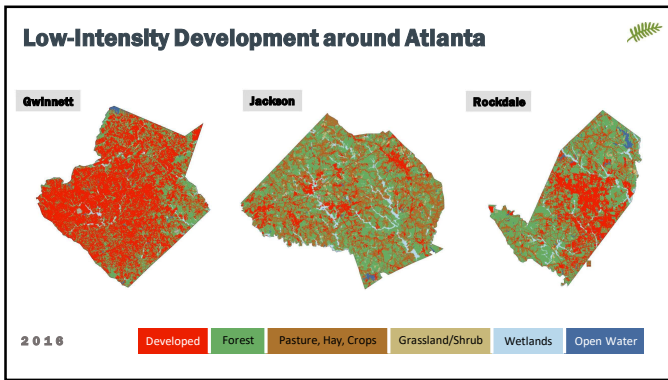
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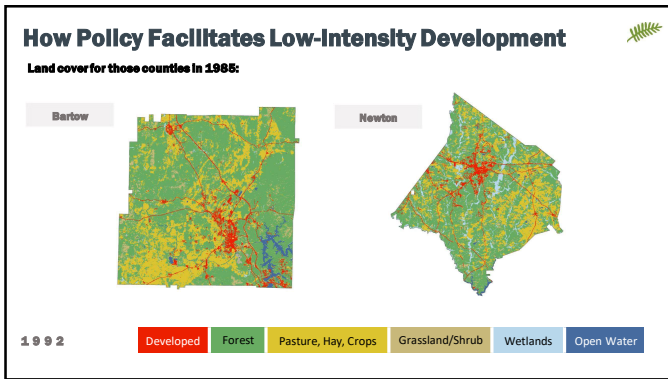
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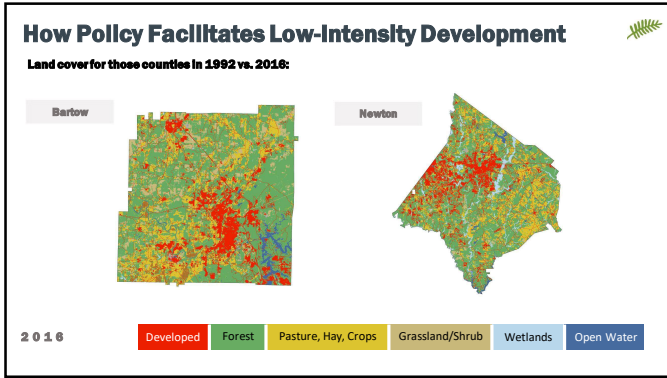
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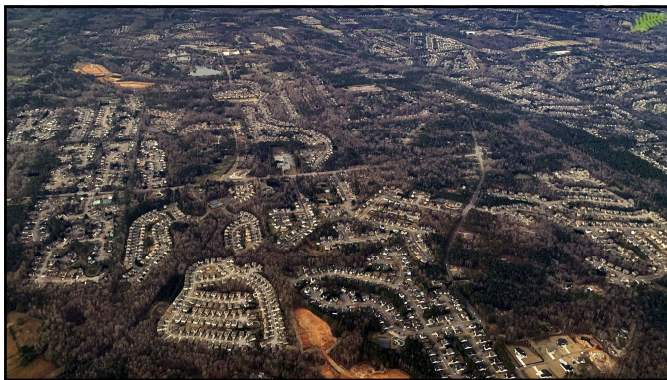
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**What can we do to promote greater housing choice?**

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**Moving Toward Solutions** 

<b>MISCONCEPTION #1:</b> Varied housing options detract from historic community character.	<b>REALITY:</b> History is filled with examples of different forms of housing built for walkability and affordability.
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**Moving Toward Solutions** 

<b>MISCONCEPTION:</b> Varied housing options detract from historic community character.	<b>REALITY:</b> History is filled with examples of different forms of housing built for walkability and affordability.
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### Moving Toward Solutions



**MISCONCEPTION #2:**

Adding multi-unit housing options will decrease property values and reduce our overall tax digest.

**REALITY:**

Providing housing types that fit more units per acre increases your land value more efficiently.

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### Moving Toward Solutions - Missing Middle Housing



**MISCONCEPTION #3:**

Allowing "missing middle" means we'll be overrun by duplexes, accessory dwelling units (ADUs), and live-work lofts.

**REALITY:**

"Missing middle" has most likely existed historically in your community. Moreover, these housing types still take significant effort to finance and deliver.



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### Missing Middle Housing - ADUs



**ZONING // DETACHED ADUS**



**ZONING // ATTACHED ADUS**



FRONT YARD VIEW



BACK YARD VIEW



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### Missing Middle Housing – A Range of Types



Duplex - Avondale Estates, DeKalb County



Small Apartment Building - Avondale Estates, DeKalb County

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### Missing Middle Housing/TND – More Examples



examples from across Georgia



Housing over retail in Hartwell, GA



Cottage courts, Brunswick & Clarkston



Duplexes, Porterdale & Lagrange



Traditional Neighborhood Developments, Serenbe & Clark's Grove

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### Moving Toward Solutions – Missing Middle Housing



**MISCONCEPTION #4:**

Renters put pressure on a place's resources and don't invest in the community like owners do.

**REALITY:**

Renters support property taxes via rent.

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### Building a Resilient Housing Strategy for All

**We must provide options across:**

- Size
- Location
- Price point
- Type

**Allowing for increased choice provides a firm foundation for families of all shapes and sizes to achieve a higher quality of life.**

<b>SIZE</b>	LARGER	TOWN CENTER	LOCATION
	SMALLER	COUNTRYSIDE	
<b>PRICE</b>	ATTAINABLE	ATTACHED	<b>TYPE</b>
	LUXURY	DETACHED	

Across all parameters, we seek quality. Quality housing options provide a firm foundation for families of all shapes and sizes to achieve a higher quality of life.

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### Moving Toward Solutions

- Supply a variety of housing **types and sizes** in our communities.
- Expand variety of **housing price points and options** (own, rent).
- Provide greater flexibility in attaining **affordable, quality** homes for households as their needs and incomes change.
- Prioritize **location variation**—near services and amenities that are important or essential—to a given household’s needs and wants.

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Cost of Regulation in the Price of a New Home: Georgia

Georgia Public Policy Foundation




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Georgia Public Policy Foundation Housing Affordability Initiative

- Officially launched in 2021
- Stakeholder Conversations:
  - Buyers/Owners/Renters
  - Real Estate Agents
  - Lenders
  - Policymakers
  - Builders/Developers

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Georgia Public Policy Foundation Housing Affordability Initiative

- House Rural Development Council (2018)
  - Not just a Metro Atlanta problem with workforce shortages impacting industries across the state
- Georgia House Study Committee on Workforce Housing (2019)
  - Four L's: LABOR, LAND, LUMBER, & LAWS
  - Fifth L (2022): LENDING

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**Georgia Public Policy Foundation  
Housing Affordability Initiative**

- Officially launched in 2021
- Stakeholder Conversations:
  - Buyers/Owners/Renters/Realtors
  - Lenders
  - Policymakers
  - Builders/Developers

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**Georgia Public Policy Foundation  
Housing Affordability Initiative**

- What is Workforce Housing?

**Workforce housing**

From Wikipedia, the free encyclopedia

**Workforce housing** is a term that is increasingly used by planners, government, and organizations concerned with housing policy or affordability. It is generally defined as means affordable housing for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace.

**Contents** [hide]

- Overview
- History
- Think and policy
- Legislation and programs
- See also
- References
- External links

**Overview** [edit]

Constitution of workforce housing includes three four principal factors<sup>[1]</sup>

**Workforce**

The term "workforce" is meant to describe those who are gainfully employed, a group of people who are not typically understood to be the target of affordable housing programs. Workforce housing, then, implies an altered or expanded understanding of affordable housing. Workforce housing is commonly regarded as "essential services" if it caters to (a) police officers, firemen, teachers, nurses, medical personnel. Some communities define "workforce" more broadly to include service workers, as in the case of resort communities where one finds high real estate costs and a high number of low-paying service jobs common to the local economy. Workforce housing may be targeted more generally at certain income levels regardless of type of employment, with definitions ranging from 50% to 100% of area median income (AMI).

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**Georgia Public Policy Foundation  
Housing Affordability Initiative**

**The Carpenter Index - They Can Build It, But Can They Afford It?**

What are the most affordable places to live in the largest 100 metro areas in the average or better "household afford to buy" a \$200k or greater is affordable, since the household is able to purchase the median priced entry level home.

Atlanta, GA - 2022

The avg. median household can afford 56% of entry level homes with a max household income of \$69K. This allows for a home purchase of up to \$199K. (See www.aei.org/the-carpenter-index)

Source: AEI Carpenter Index, <https://www.aei.org/the-carpenter-index/>

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### Georgia Public Policy Foundation Housing Affordability Initiative

Source: AEI Carpenter Index, <https://www.aei.org/the-carpenter-index/>

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### Georgia Public Policy Foundation Housing Affordability Initiative

- Total number of new residential building permits issued in Georgia, 2000-2009: 808,253
- Total number of new residential building permits issued in Georgia, 2010-2019: 386,223
- Decrease of 52%, despite Georgia adding more than one million new residents (>10%) between 2010 and 2020.

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### Cost of Regulation in the Price of a New Home

- National Association of Home Builders (NAHB) published the most recent national study May 2021
  - Previous editions: 2011, 2016
  - 2021: first edition that surveyed lot developers
  - Survey delivered electronically to 2,071 members of the NAHB in March 2021
  - 57 developers and 280 builders provided complete and usable responses

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### Cost of Regulation in the Price of a New Home

- Georgia Public Policy Foundation published state edition January 2022
  - First dedicated state or local edition of NAHB study
  - Survey delivered electronically to 986 total members of the Home Builders Association of Georgia (HBAG) in October 2021
  - 55 builders and 31 lot developers statewide provided complete and usable responses
- This study, like its national counterpart, does not argue that all regulation is bad or should be eliminated

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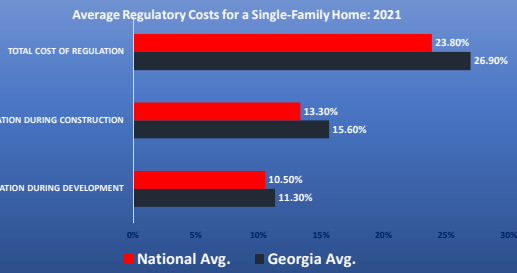
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### Cost of Regulation in the Price of a New Home: Georgia




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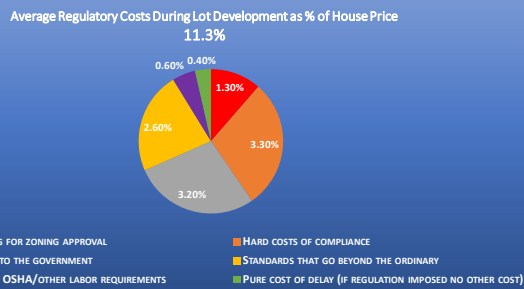
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### Cost of Regulation in the Price of a New Home: Georgia




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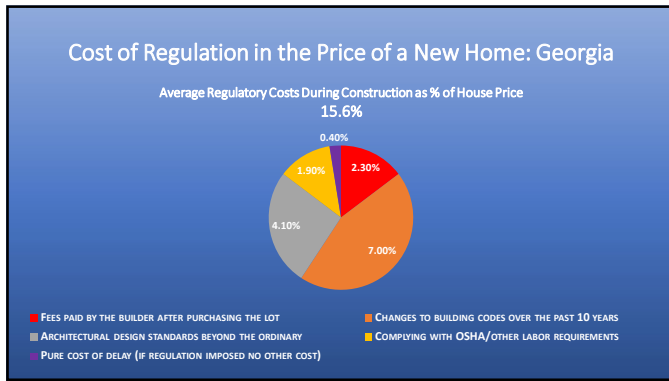
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- ### Share of Regulatory Cost: Summary
- Compared to NAHB's national averages, a higher share of Georgia lot developers and builders reported incurring each type of regulatory cost listed in the survey (9 of 11):
  - Except:
    - Hard costs of compliance during development (both are 100 percent)
    - Land dedicated to the government (Georgia is 7.8 percentage points lower)
  - The differences are notably larger among Georgia home builders during construction for architectural design standards (13.7 percentage points higher) and OSHA/labor compliance (16.2 percentage points higher)
  - 5.6% combined in GA for development and construction fees

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**Development Impact Fee Study**

<https://www.georgiapolicy.org/publications/impact-fees/>

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**Upcoming Studies**

- Impact Fee Study part two
- Multifamily Cost of Regulation Study
- Land Use: Lot Size Minimums and Housing Minimums

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**Contact:**

Chris Denson  
 Director of Policy and Research  
 Georgia Public Policy Foundation  
 Cell: (770) 653-9005  
 Email: [chrisd@georgiapolicy.org](mailto:chrisd@georgiapolicy.org)

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