

Architectural blueprints are shown on the left side of the image, featuring various technical drawings, dimensions, and annotations. The drawings are partially unrolled, showing floor plans and structural details. Dimensions are given in millimeters and meters. Annotations include circled numbers and letters. The background is a light blue gradient.

DRAFT #2

Affordable Housing in Druid Manor Project

Brookhaven, Georgia

Community Development Department

March 14, 2021



New Project

- Developer seeks a **\$15 million** tax incentive to offset cost of affordable units and infrastructure improvements
- 382 Class A, multi-family, housing units; 140 key hotel; and office building
- Targeted at employees of new healthcare developments (Children's Hospital and Emory at Executive Park)
- 270 new jobs projected
- Average salary of workers in housing units, hotel and office building equals \$133,558

Proposed Unit Types		
Unit Type	Total Number of Units	Number of Affordable Units
Studio	30	8
1-Bedroom	200	28
2-Bedroom	122	34
3-Bedroom	30	8
Total	382	78

Project Proposed Housing Set Aside

The background of the slide is a 3D-rendered puzzle. Most of the puzzle pieces are white and are scattered across the surface. One piece, located in the center-left area, is a vibrant red color and stands out prominently. The puzzle pieces have a slight shadow, giving them a three-dimensional appearance.

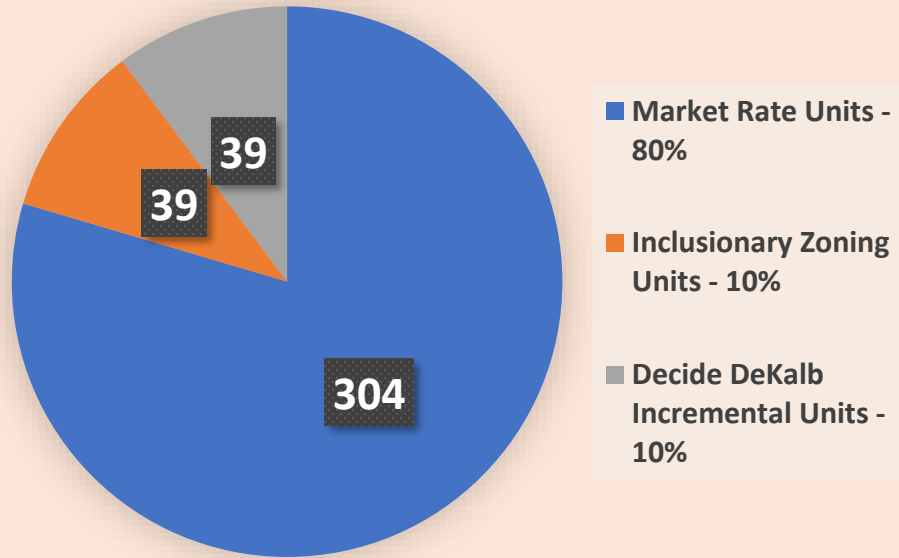
OVER-ARCHING GOALS

ASSESS AFFORDABLE HOUSING IN THE PROPOSED NEW CONSTRUCTION AREA
2601 BRIARCLIFF ROAD, BROOKHAVEN, GA.

DETERMINE THE CORRECT AMI AFFORDABILITY LEVELS FOR THE PROJECT.

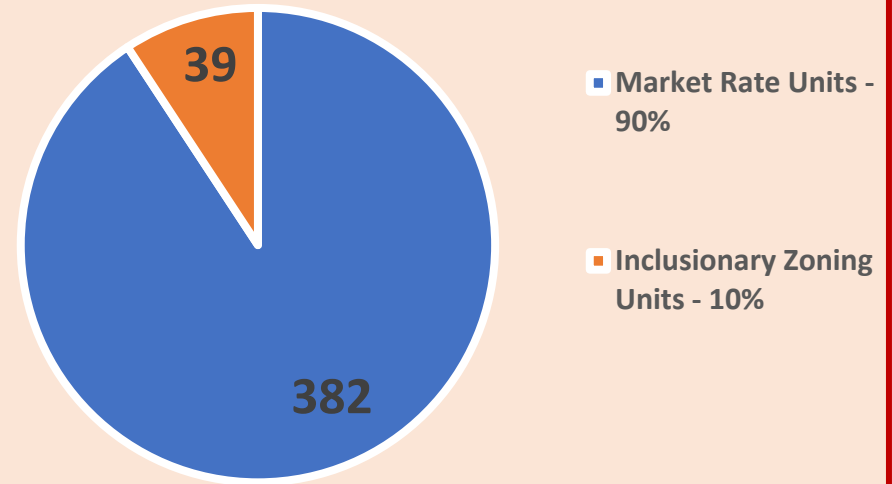
**DETERMINE WHETHER THE 10% INCREMENTAL AFFORDABLE HOUSING
ALLOCATION WARRANTS A \$15 MILLION TAX ABATEMENT.**

Druid Manor Number of Units with Tax Abatement



Tax Abatement = **\$15 Million**

Druid Manor Normal Course Number of Units



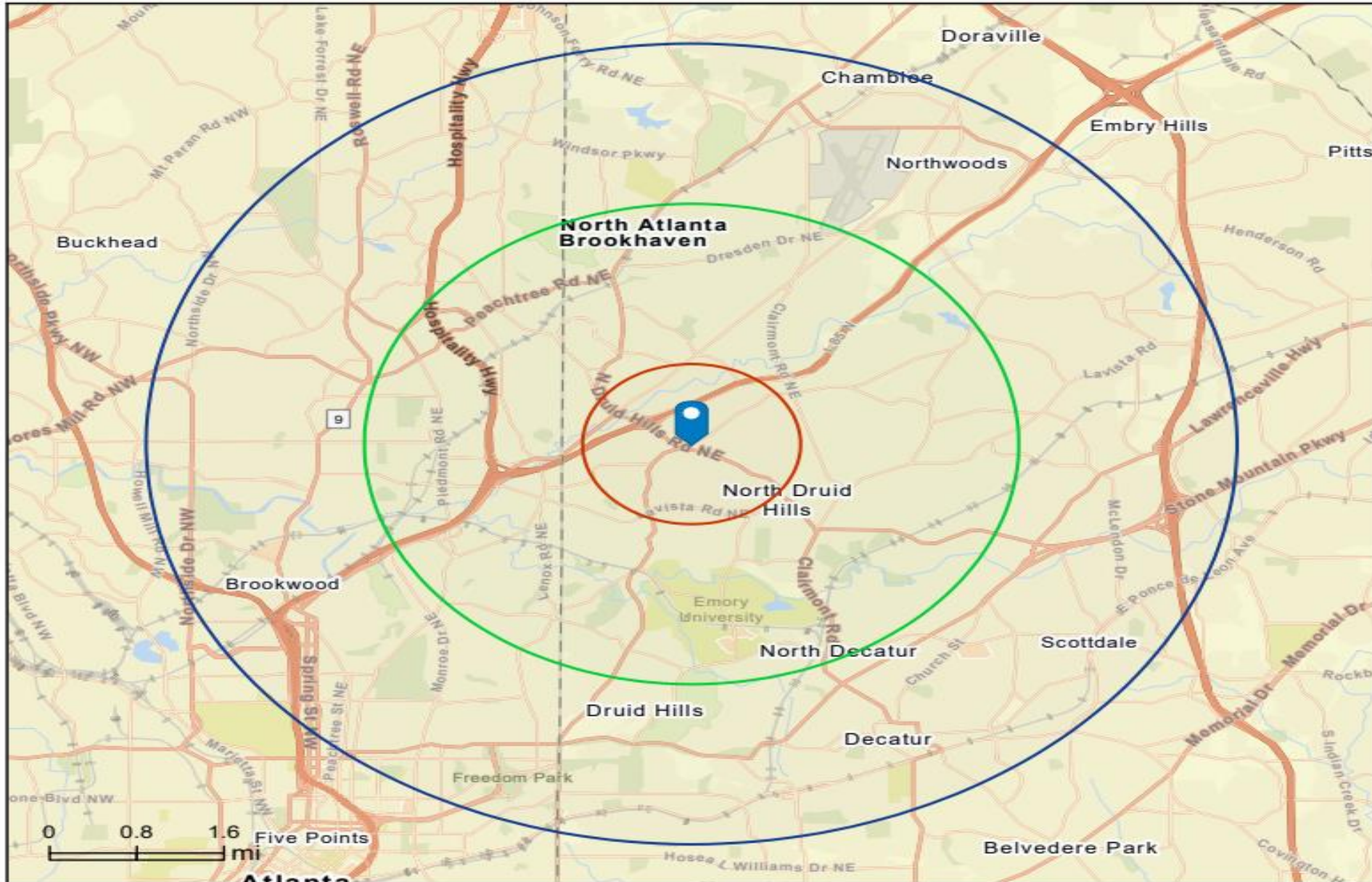
Tax Abatement = **\$ 0.00**



Site Map

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.82826
Longitude: -84.32790





Demographic and Income Comparison Profile

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.82826
Longitude: -84.32790

	1 mile		3 miles		5 miles	
2010 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	8,570	55.5%	83,883	66.3%	210,435	67.8%
Black Alone	2,501	16.2%	15,670	12.4%	46,343	14.9%
American Indian Alone	96	0.6%	661	0.5%	1,346	0.4%
Asian Alone	1,444	9.4%	9,366	7.4%	21,891	7.1%
Pacific Islander Alone	17	0.1%	75	0.1%	144	0.0%
Some Other Race Alone	2,335	15.1%	12,756	10.1%	21,136	6.8%
Two or More Races	466	3.0%	4,070	3.2%	8,879	2.9%
Hispanic Origin (Any Race)	4,119	26.7%	25,307	20.0%	44,262	14.3%
2020 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	8,774	52.9%	93,787	62.4%	236,855	63.7%
Black Alone	2,758	16.6%	20,153	13.4%	60,145	16.2%
American Indian Alone	86	0.5%	688	0.5%	1,334	0.4%
Asian Alone	2,214	13.3%	15,998	10.6%	38,411	10.3%
Pacific Islander Alone	14	0.1%	72	0.0%	140	0.0%
Some Other Race Alone	2,205	13.3%	14,275	9.5%	22,881	6.2%
Two or More Races	549	3.3%	5,398	3.6%	12,263	3.3%
Hispanic Origin (Any Race)	3,909	23.6%	28,216	18.8%	47,827	12.9%
2025 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	8,881	50.9%	96,142	60.1%	247,515	61.5%
Black Alone	2,906	16.7%	21,485	13.4%	65,278	16.2%
American Indian Alone	87	0.5%	725	0.5%	1,394	0.3%
Asian Alone	2,713	15.6%	20,461	12.8%	49,801	12.4%
Pacific Islander Alone	12	0.1%	72	0.0%	140	0.0%
Some Other Race Alone	2,236	12.8%	15,028	9.4%	24,007	6.0%
Two or More Races	606	3.5%	6,124	3.8%	14,243	3.5%
Hispanic Origin (Any Race)	3,945	22.6%	29,552	18.5%	50,129	12.5%



Demographic and Income Comparison Profile

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329
Rings: 1, 3, 5 mile radii

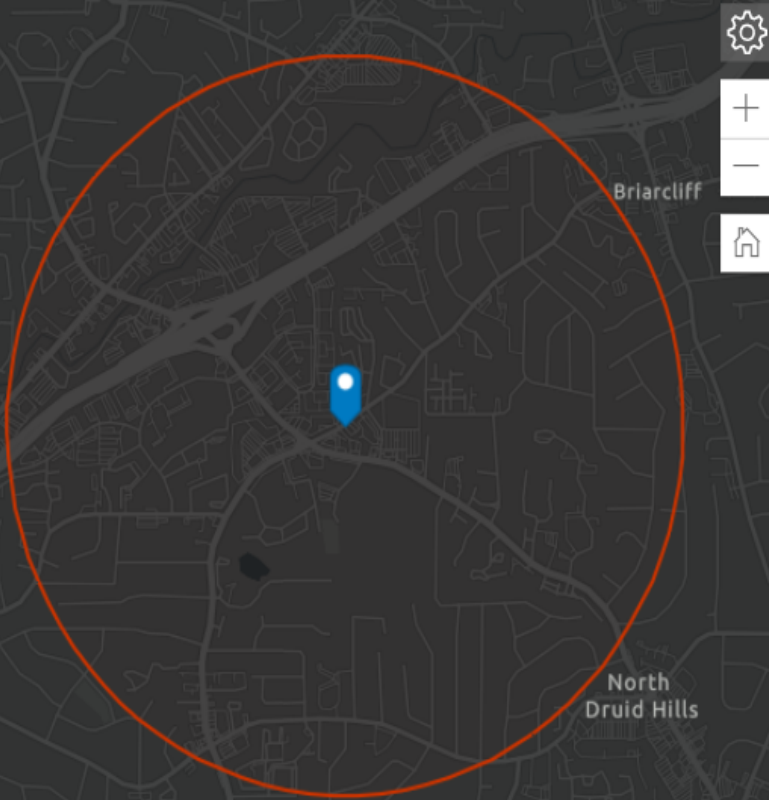
Prepared by Esri
Latitude: 33.82826
Longitude: -84.32790

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	15,429	126,481	310,173
Households	7,314	58,842	147,854
Families	2,735	23,302	60,718
Average Household Size	2.09	2.07	2.04
Owner Occupied Housing Units	2,103	24,936	70,408
Renter Occupied Housing Units	5,211	33,906	77,446
Median Age	31.1	32.3	33.9
2020 Summary			
Population	16,598	150,369	372,029
Households	7,908	70,708	180,456
Families	2,871	27,340	71,088
Average Household Size	2.09	2.07	2.02
Owner Occupied Housing Units	2,200	27,038	76,463
Renter Occupied Housing Units	5,708	43,670	103,993
Median Age	32.9	34.1	35.5
Median Household Income	\$66,229	\$85,880	\$88,605
Average Household Income	\$104,199	\$130,335	\$134,828
2025 Summary			
Population	17,442	160,037	402,378
Households	8,363	75,488	196,119
Families	3,000	29,008	76,304
Average Household Size	2.07	2.07	2.01
Owner Occupied Housing Units	2,225	27,890	79,138
Renter Occupied Housing Units	6,138	47,598	116,981
Median Age	33.2	34.3	35.8
Median Household Income	\$74,877	\$97,283	\$100,132
Average Household Income	\$120,927	\$147,821	\$151,524
Trends: 2020-2025 Annual Rate			
Population	1.00%	1.25%	1.58%
Households	1.13%	1.32%	1.68%
Families	0.88%	1.19%	1.43%
Owner Households	0.23%	0.62%	0.69%
Median Household Income	2.48%	2.52%	2.48%

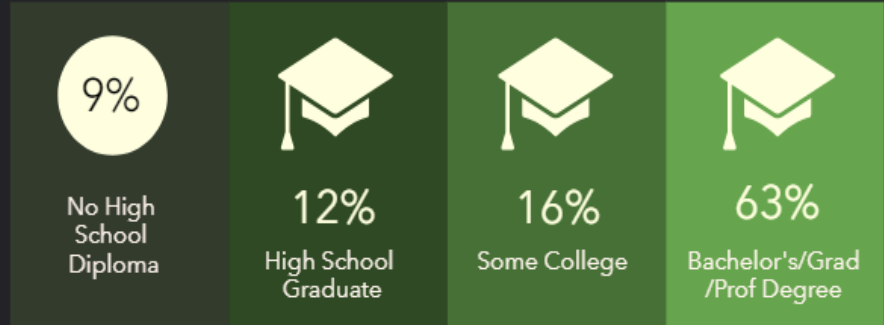
DEMOGRAPHIC PROFILE

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329

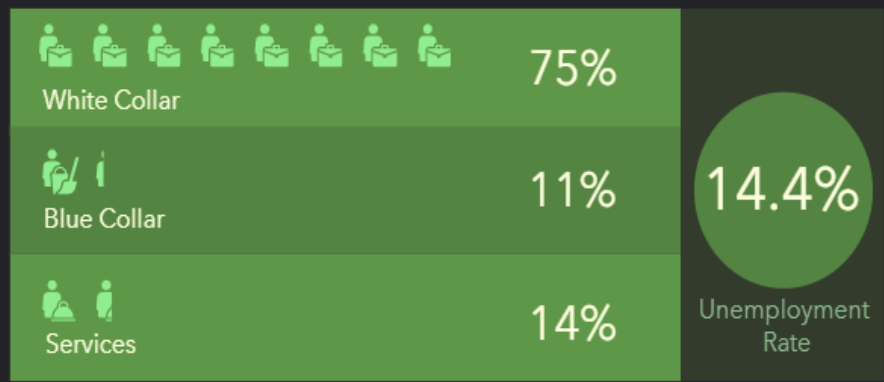
Ring of 1 mile



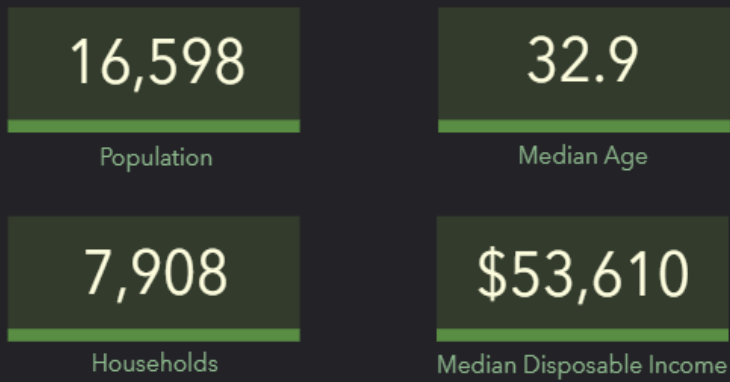
EDUCATION



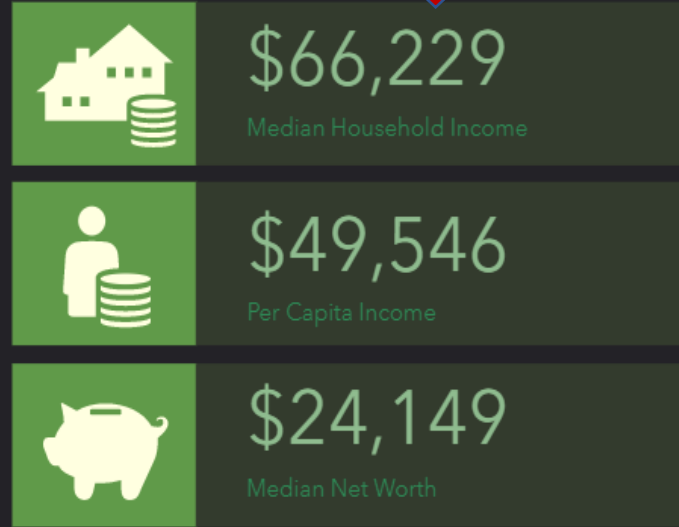
EMPLOYMENT



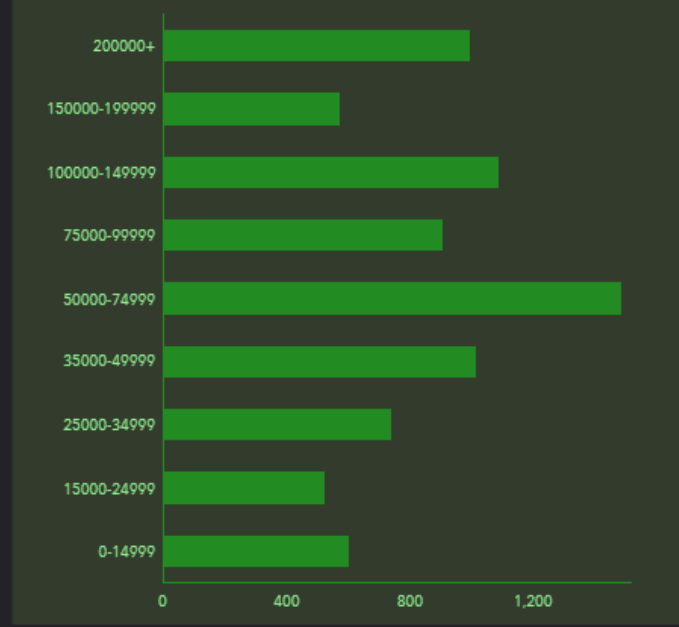
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

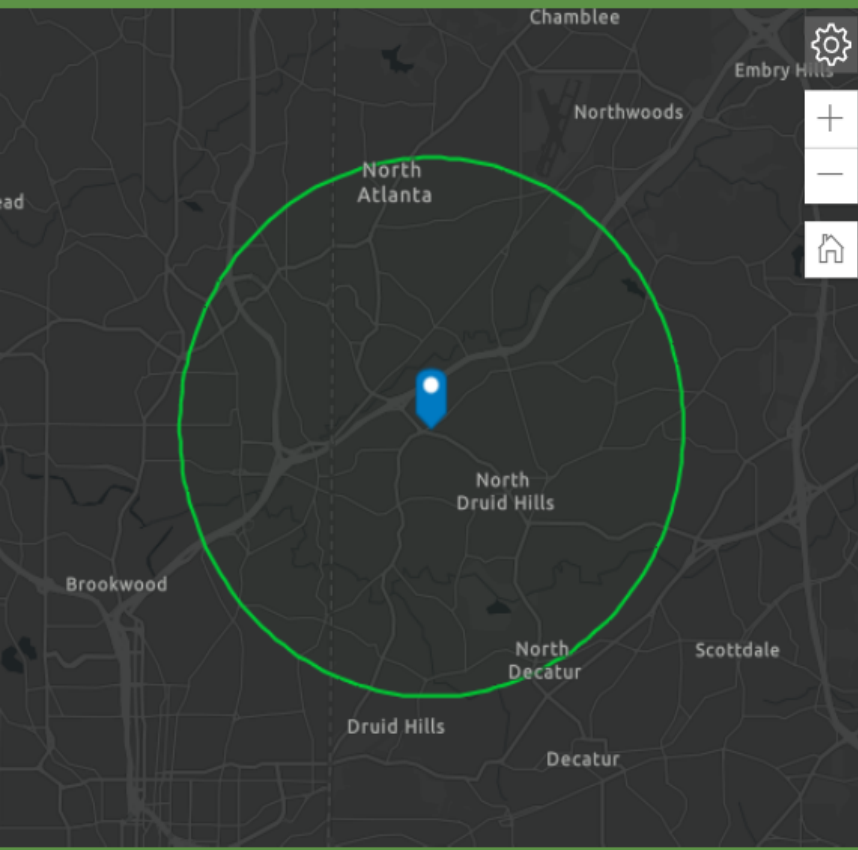


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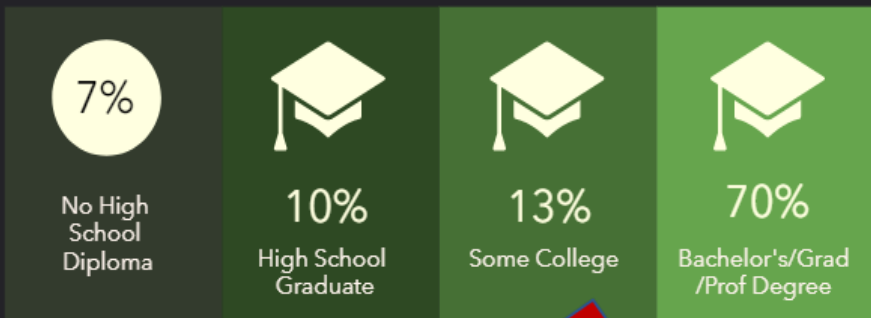
DEMOGRAPHIC PROFILE

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329

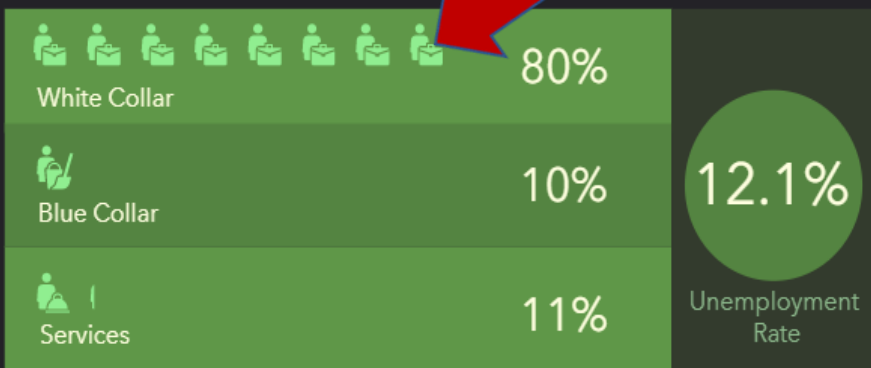
Ring of 3 miles



EDUCATION



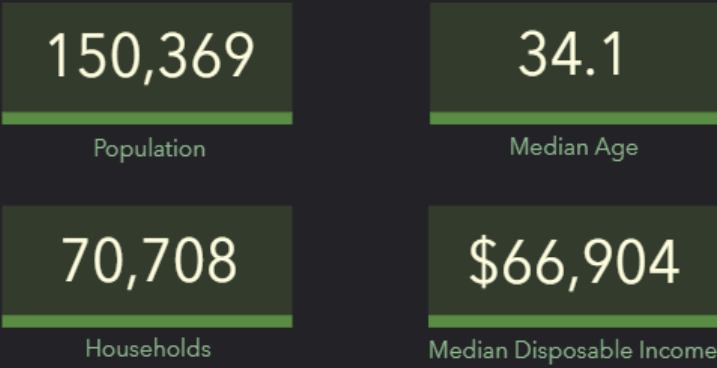
EMPLOYMENT



INCOME

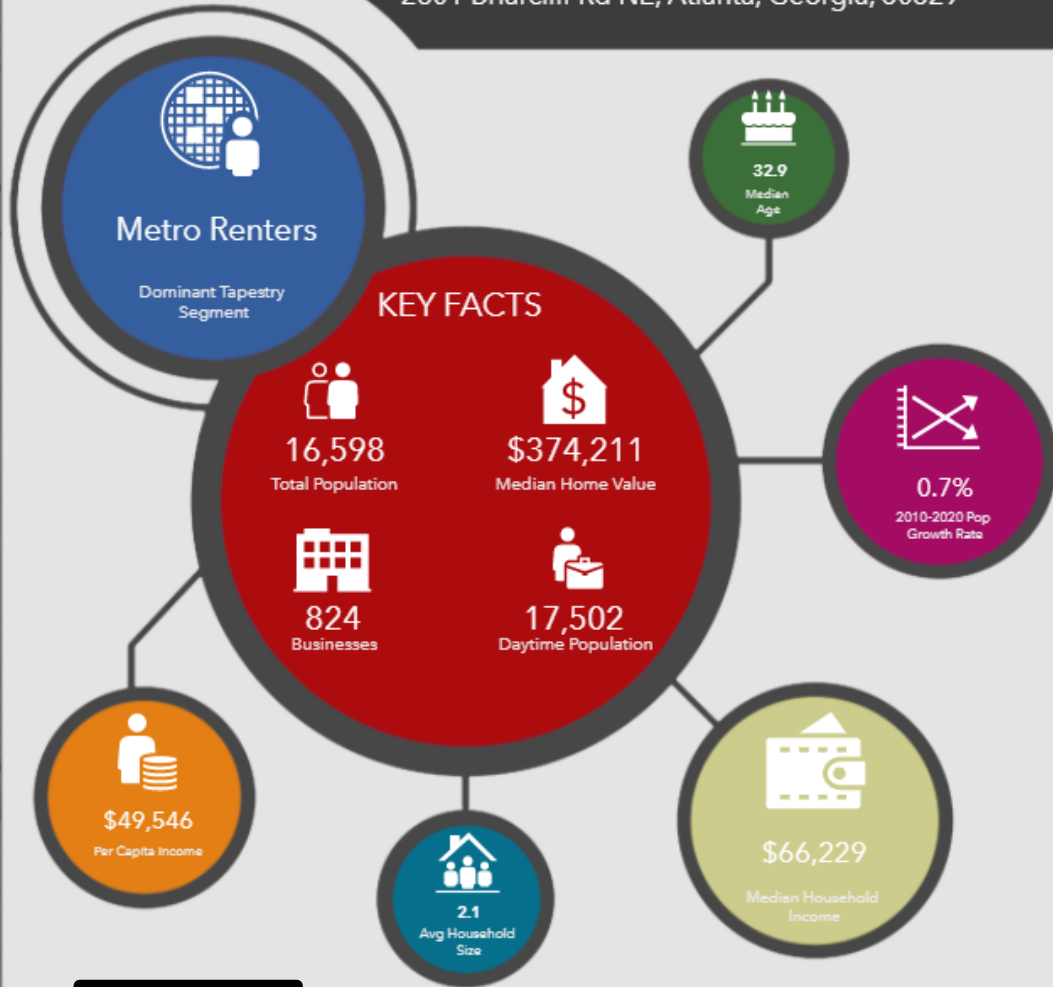


KEY FACTS



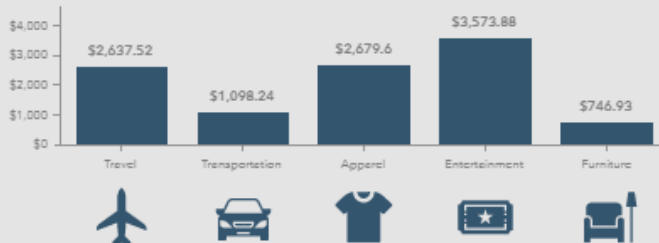
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2601 Briarcliff Rd NE, Atlanta, Georgia, 30329



1 Mile

KEY SPENDING FACTS

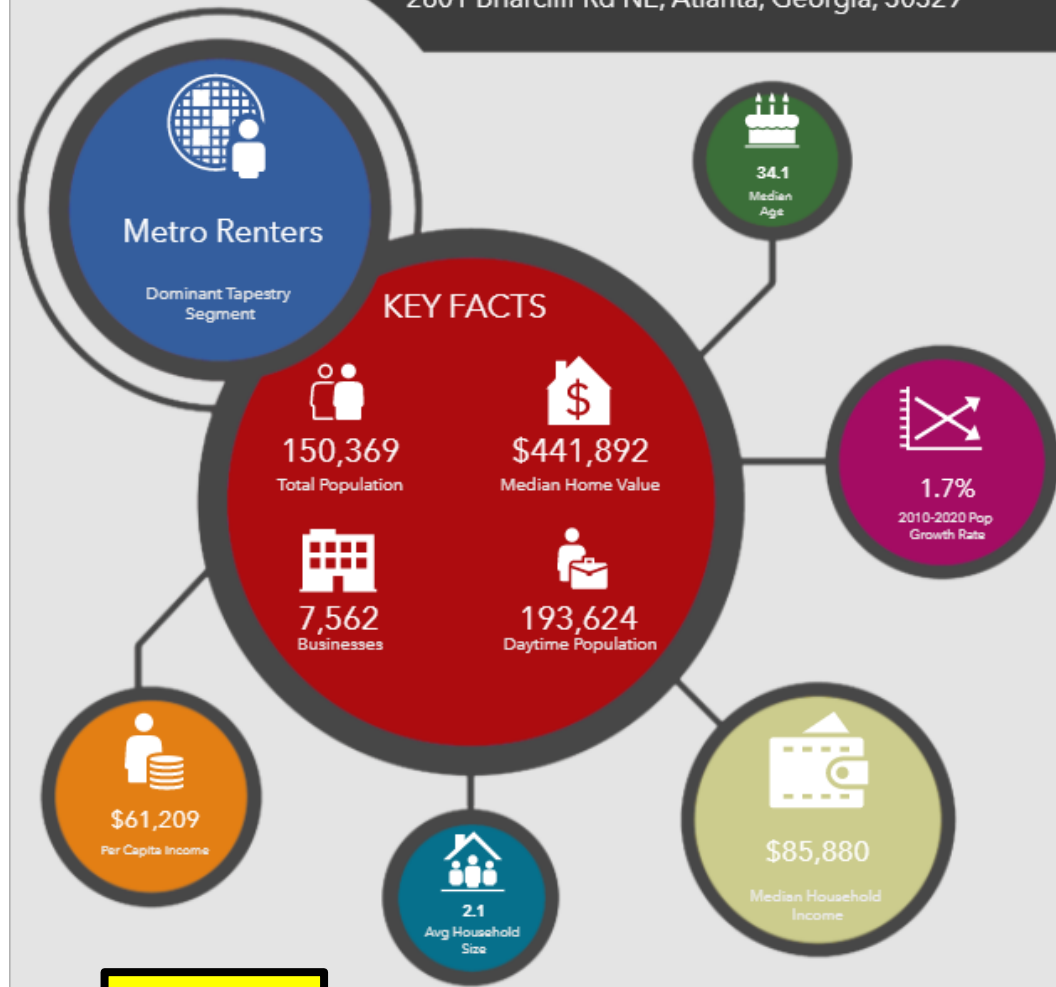


This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.

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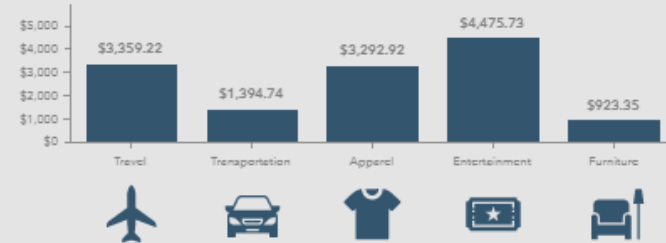
Spending facts are average annual dollars per household

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329



3 Miles

KEY SPENDING FACTS



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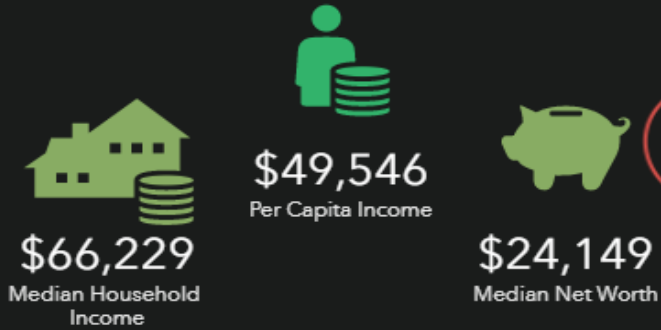
Spending facts are average annual dollars per household

Employment Overview

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329

1 Mile

INCOME



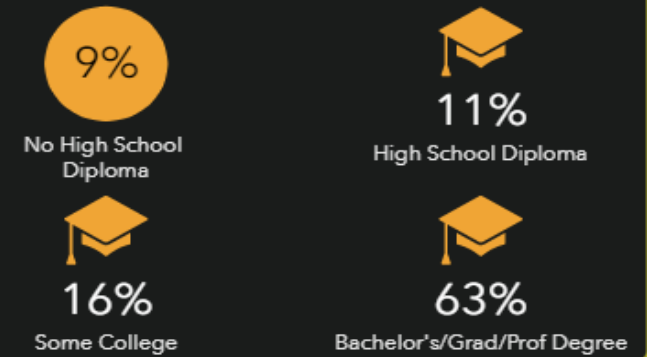
BUSINESS



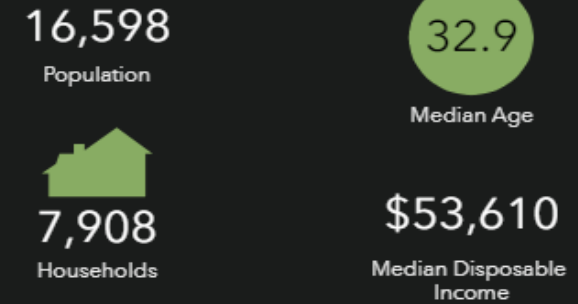
COMMUTERS



EDUCATION



KEY FACTS



EMPLOYMENT



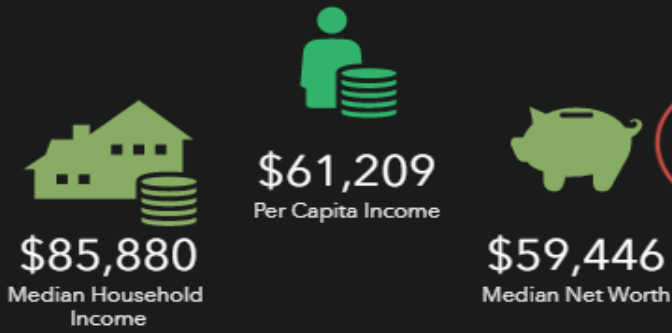
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Infogroup. The vintage of the data is 2014-2018, 2020, 2025.

Employment Overview

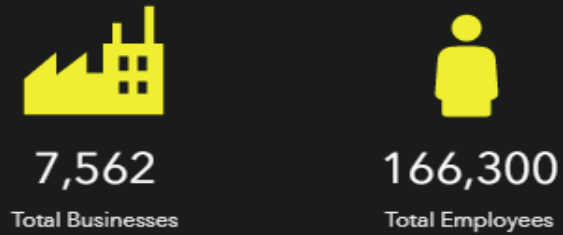
2601 Briarcliff Rd NE, Atlanta, Georgia, 30329

3 Miles

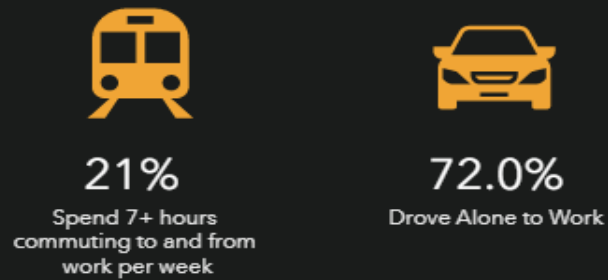
INCOME



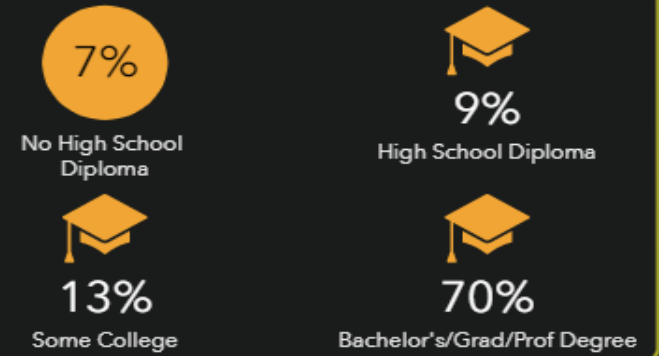
BUSINESS



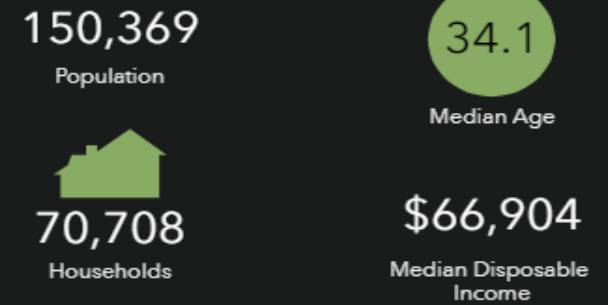
COMMUTERS



EDUCATION



KEY FACTS



EMPLOYMENT



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Business Summary

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.82826
Longitude: -84.32790

Data for all businesses in area												
	1 mile				3 miles				5 miles			
Total Businesses:	824				7,562				20,968			
Total Employees:	9,918				166,300				353,407			
Total Residential Population:	16,598				150,369				372,029			
Employee/Residential Population Ratio (per 100 Residents)	60				111				95			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.1%	82	0.8%	87	1.2%	811	0.5%	220	1.0%	1,796	0.5%
Construction	19	2.3%	192	1.9%	240	3.2%	3,432	2.1%	662	3.2%	8,452	2.4%
Manufacturing	11	1.3%	210	2.1%	133	1.8%	4,120	2.5%	379	1.8%	11,217	3.2%
Transportation	8	1.0%	33	0.3%	125	1.7%	2,534	1.5%	379	1.8%	5,037	1.4%
Communication	11	1.3%	48	0.5%	82	1.1%	2,700	1.6%	232	1.1%	7,029	2.0%
Utility	1	0.1%	9	0.1%	11	0.1%	82	0.0%	26	0.1%	1,022	0.3%
Wholesale Trade	23	2.8%	271	2.7%	130	1.7%	1,198	0.7%	381	1.8%	3,489	1.0%
Retail Trade Summary	175	21.2%	2,335	23.5%	1,584	20.9%	24,554	14.8%	4,118	19.6%	62,099	17.6%
Home Improvement	4	0.5%	13	0.1%	41	0.5%	560	0.3%	123	0.6%	1,771	0.5%
General Merchandise Stores	7	0.8%	281	2.8%	48	0.6%	3,152	1.9%	107	0.5%	5,361	1.5%
Food Stores	19	2.3%	298	3.0%	120	1.6%	2,799	1.7%	329	1.6%	8,678	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	10	1.2%	60	0.6%	64	0.8%	814	0.5%	227	1.1%	2,245	0.6%
Apparel & Accessory Stores	8	1.0%	15	0.2%	238	3.1%	3,543	2.1%	472	2.3%	4,945	1.4%
Furniture & Home Furnishings	16	1.9%	152	1.5%	140	1.9%	1,369	0.8%	296	1.4%	2,653	0.8%
Eating & Drinking Places	82	10.0%	1,213	12.2%	545	7.2%	9,765	5.9%	1,574	7.5%	26,233	7.4%
Miscellaneous Retail	30	3.6%	304	3.1%	388	5.1%	2,552	1.5%	989	4.7%	10,214	2.9%
Finance, Insurance, Real Estate Summary	85	10.3%	529	5.3%	1,167	15.4%	15,751	9.5%	2,916	13.9%	35,591	10.1%
Banks, Savings & Lending Institutions	14	1.7%	98	1.0%	137	1.8%	1,534	0.9%	357	1.7%	3,885	1.1%
Securities Brokers	3	0.4%	8	0.1%	225	3.0%	3,883	2.3%	514	2.5%	10,273	2.9%
Insurance Carriers & Agents	20	2.4%	165	1.7%	164	2.2%	4,529	2.7%	366	1.7%	7,445	2.1%
Real Estate, Holding, Other Investment Offices	47	5.7%	258	2.6%	641	8.5%	5,805	3.5%	1,680	8.0%	13,987	4.0%
Services Summary	410	49.8%	5,354	54.0%	3,286	43.5%	105,318	63.3%	9,446	45.0%	199,382	56.4%
Hotels & Lodging	6	0.7%	119	1.2%	53	0.7%	2,988	1.8%	136	0.6%	7,181	2.0%
Automotive Services	13	1.6%	113	1.1%	122	1.6%	996	0.6%	382	1.8%	2,807	0.8%
Motion Pictures & Amusements	16	1.9%	189	1.9%	212	2.8%	1,722	1.0%	593	2.8%	5,313	1.5%
Health Services	87	10.6%	862	8.7%	465	6.1%	15,802	9.5%	1,503	7.2%	42,318	12.0%
Legal Services	37	4.5%	589	5.9%	304	4.0%	3,408	2.0%	976	4.7%	14,202	4.0%
Education Institutions & Libraries	23	2.8%	625	6.3%	162	2.1%	54,811	33.0%	382	1.8%	63,213	17.9%
Other Services	227	27.5%	2,856	28.8%	1,967	26.0%	25,590	15.4%	5,473	26.1%	64,348	18.2%
Government	7	0.8%	831	8.4%	48	0.6%	5,499	3.3%	222	1.1%	17,149	4.9%
Unclassified Establishments	66	8.0%	24	0.2%	669	8.8%	302	0.2%	1,987	9.5%	1,145	0.3%
Totals	824	100.0%	9,918	100.0%	7,562	100.0%	166,300	100.0%	20,968	100.0%	353,407	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

DeKalb County Overview

Housing Needs

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. Cost burdens: Monthly housing costs exceed 30% of monthly income.
2. Overcrowding: More than one person per room, including bed, dining, and living rooms but not kitchens or baths.
3. Lack of complete kitchen facilities: Lacks cooking facilities, a refrigerator, or a sink with piped water.
4. Lack of complete plumbing facilities: Lacks hot and cold piped water, a flush toilet, or a bathtub or shower.

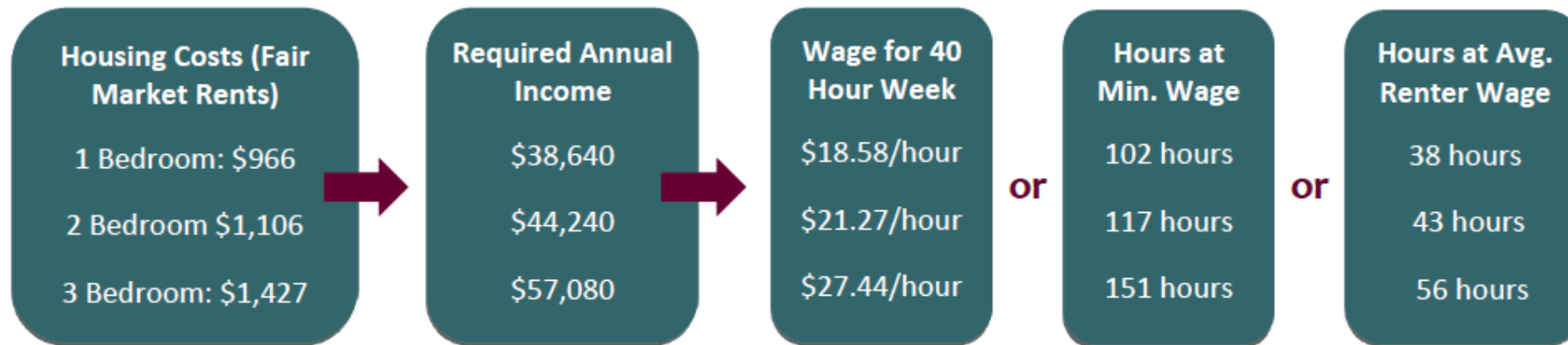
In DeKalb County, 42.5% of households countywide have one or more of the four housing problems. Levels of housing need vary by race and ethnicity. About 29% of white households (21,373 households) have a need, compared to 59.6% of Hispanic households (9,143 households) and 48% of Black and Native American households (61,019 and 333 households, respectively).

Disproportionate Housing Needs	DeKalb County		
	# with problems	# of households	% with problems
Race/Ethnicity			
White, Non-Hispanic	21,373	74,431	28.7%
Black, Non-Hispanic	61,019	127,094	48.0%
Hispanic	9,143	15,336	59.6%
Asian or Pacific Islander, Non-Hispanic	4,556	9,829	46.3%
Native American, Non-Hispanic	333	689	48.3%
Other, Non-Hispanic	1,668	3,568	46.8%
Total	98,105	230,970	42.5%

HOUSING COSTS AND AFFORDABILITY

The availability of housing that is both affordable and in good condition was a common need identified by stakeholders, particularly for low- and moderate-income households. The National Low Income Housing Coalition's annual *Out of Reach* report examines rental housing rates relative to income levels for counties throughout the U.S. The figure below shows annual household income and hourly wages needed to afford Fair Market Rents in DeKalb County.

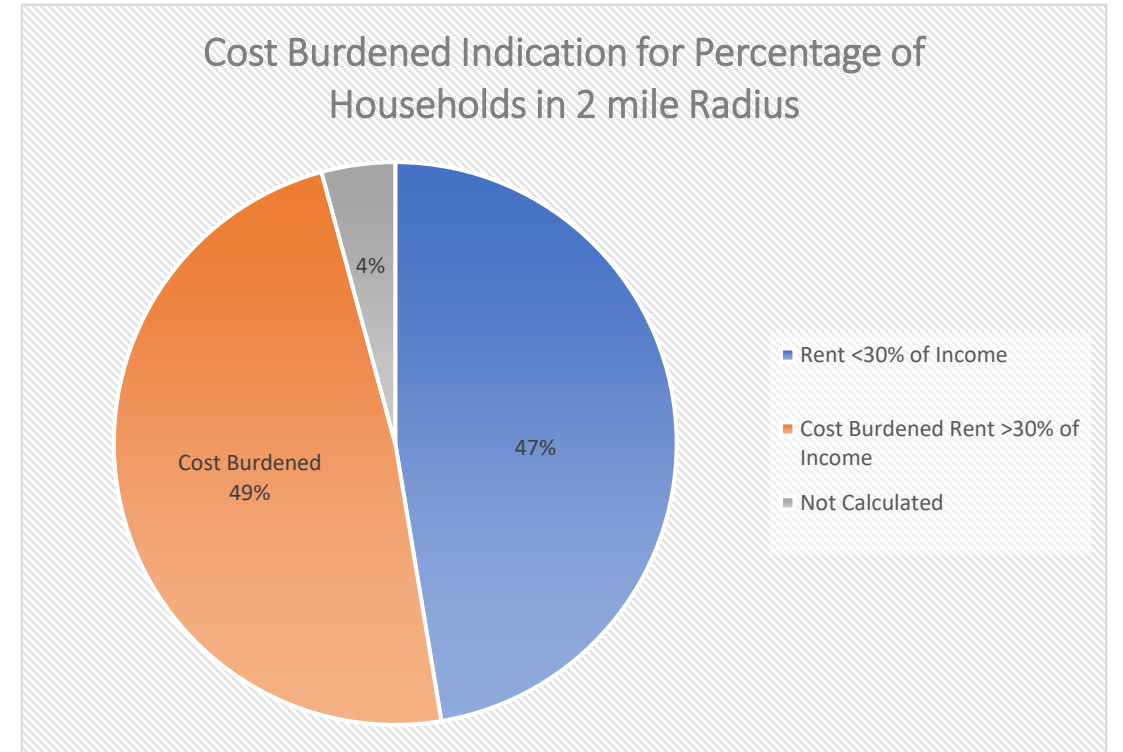
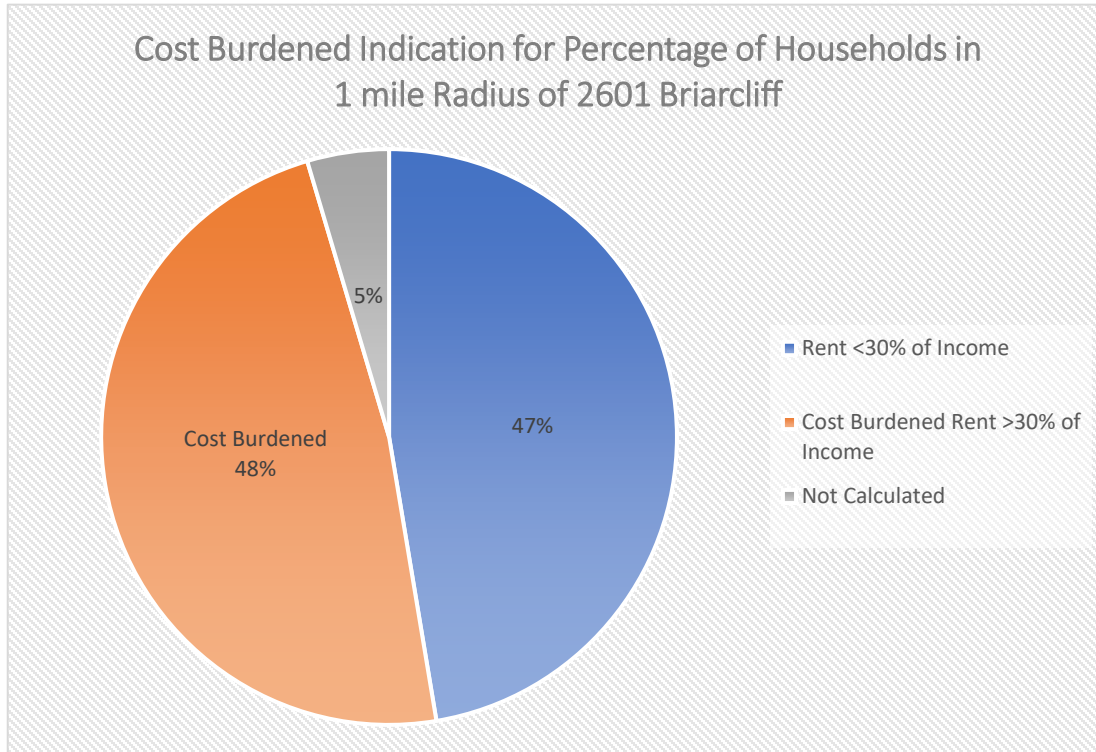
FIGURE 21. REQUIRED INCOME, WAGES, AND HOURS TO AFFORD FAIR MARKET RENTS IN DEKALB COUNTY, 2018



Note: Required income is the annual income needed to afford Fair Market Rents without spending more than 30% of household income on rent. Minimum wage in DeKalb County is \$7.25 and average renter wage is \$19.76. Average renter wages are derived by the National Low Income Housing Coalition from Bureau of Labor Statistics' Quarterly Census of Employment and Wages.

Source: National Low Income Housing Coalition *Out of Reach* 2018, Accessed from <http://nlihc.org/oor/>

COST BURDENED FACTOR 1 TO 2 MILE RADIUS



Paying more than 30% of Income for Rent

Druid Manor Project – Rent Analysis

Various Markets	YEAR ONE	AMI REQUIRED	YEAR TWO	AMI REQUIRED
Market Rate Rents Developers Pro-forma Avg.	\$2,245	\$88,896	\$2,301	\$92,056
One Mile Rents :	% of Total Renters	AMI -One Mile - \$66,229		
\$1,000 - \$1,249	29%			
\$1,250 - \$1,499	26%			
\$1,500 - \$1,999	24%			
3 MILES Rents:	% of Total Renters	AMI -Three Mile - \$85,880		
\$1,000 - \$1,249	23%			
\$1,250 - \$1,499	20%			
\$1,500 - \$1,999	20%			
\$2,000 - \$2,499	5%			
HUD Affordability Data for Metro Atlanta :				
Family of One 80% AMI	\$46,350/ Rent \$1,159	Family of One 60% AMI	\$34,740/ Rent \$869	
Family of Two 80% AMI	\$52,950/ Rent \$1,324	Family of Two 60% AMI	\$39,720/ Rent \$993	

CONTEXT FOR AFFORDABILITY

RENTS 1 MILE 2018	AMI \$66,229 - \$1,656 (30%)	
\$1,000 - \$1,249	29%	Average Rent \$1,342
\$1,250 - \$1,499	26%	
\$1,500 - \$1,999	24%	
RENTS 3 MILES		
\$1,000 - \$1,249	23%	Average Rent \$1,322
\$1,250 - \$1,499	20%	
\$1,500 - \$1,999	20%	
\$2,000 - \$2,499	5%	
RENTS 5 MILES		
\$1,000 - \$1,249	20%	Average Rent \$1,309
\$1,250 - \$1,499	18%	
\$1,500 - \$1,999	17%	
\$2,000 - \$2,499	5%	

AFFORDABLE	RENTS	
Family of 1	INCOME	30% AMI on RENT
80% AMI	\$46,350	\$1,159
60% AMI	\$34,740	\$869
Family of 2		
Family of 2	INCOME	30% AMI on RENT
80% AMI	\$52,950	\$1,324
60% AMI	\$39,720	\$993
Family of 3		
Family of 3	INCOME	30% AMI on RENT
80% AMI	\$59,550	\$1,489
60% AMI	\$44,700	\$1,118

Community Development	Preliminary Review of Impact of Providing Affordable Units							
UNITS	# of units	Market Rate Rent	80% AMI Rent	Reduction in Rent 80%	Annual Reduction Per Unit	Total Reduction Annual Basis <u>20% at 80% AMI</u>	Total Reduction Annual Basis 10% of 80% AMI Units	10 Year Nominal Reduction 10% of 80% AMI Units
Studio	8	\$1,230	\$921	\$309	\$3,708	\$29,664	\$14,832	\$148,320
One Bedroom	28	\$1,260	\$988	\$272	\$3,264	\$91,392	\$45,696	\$456,960
Two Bedroom	34	\$1,440	\$1,167	\$273	\$3,276	\$111,384	\$55,692	\$556,920
Three Bedroom	8	\$1,810	\$1,364	\$446	\$5,352	\$42,816	\$21,408	\$214,080
Total	78					\$275,256	\$137,628	\$1,376,280
Total Unit Rent		\$108,560	\$85,622					
Average Rent 78 Units		\$1,392	\$1,098	\$294	\$3,529	\$275,256	\$137,628	\$1,376,280
Developer Pro-Forma Average Rents Specifics N/A		\$2,245	\$1,098	\$1,147	\$13,767	\$1,073,856	\$536,928	\$5,369,280

Preliminary Review of Impact of Requirements

	# of Units	Market Rate Rent	80% AMI Rent	Reduction in Rent 80%	Annual Reduction Per Unit	Unit Revenue Reduction Annual Basis <u>20% at 80% AMI</u>	Unit Revenue Reduction Annual Basis <u>10% at 80% AMI</u>	10 Year Nominal Reduction <u>10% at 80% AMI</u>
UNITS								
Studio	8	\$1,230	\$921	\$309	\$3,708	\$29,664	\$14,832	\$148,320
One Bedroom	28	\$1,260	\$988	\$272	\$3,264	\$91,392	\$45,696	\$456,960
Two Bedroom	34	\$1,440	\$1,167	\$273	\$3,276	\$111,384	\$55,692	\$556,920
Three Bedroom	8	\$1,810	\$1,364	\$446	\$5,352	\$42,816	\$21,408	\$214,080
Total	78					\$275,256	\$137,628	\$1,376,280



ACS Housing Summary

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.82826
 Longitude: -84.32790

	2014-2018 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	4,724	100.0%	256	
With cash rent:	4,686	99.2%	256	
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	13	0.3%	25	
\$200 to \$249	43	0.9%	34	
\$250 to \$299	15	0.3%	23	
\$300 to \$349	13	0.3%	20	
\$350 to \$399	10	0.2%	21	
\$400 to \$449	46	1.0%	68	
\$450 to \$499	0	0.0%	0	
\$500 to \$549	0	0.0%	0	
\$550 to \$599	0	0.0%	0	
\$600 to \$649	39	0.8%	17	
\$650 to \$699	0	0.0%	0	
\$700 to \$749	14	0.3%	33	
\$750 to \$799	73	1.5%	48	
\$800 to \$899	170	3.6%	63	
\$900 to \$999	299	6.3%	89	
\$1,000 to \$1,249	1,367	28.9%	167	
\$1,250 to \$1,499	1,203	25.5%	174	
\$1,500 to \$1,999	1,145	24.2%	163	
\$2,000 to \$2,499	130	2.8%	43	
\$2,500 to \$2,999	45	1.0%	36	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	61	1.3%	72	
No cash rent	39	0.8%	35	
Median Gross Rent	\$1,300		N/A	
Average Gross Rent	\$1,353		\$104	



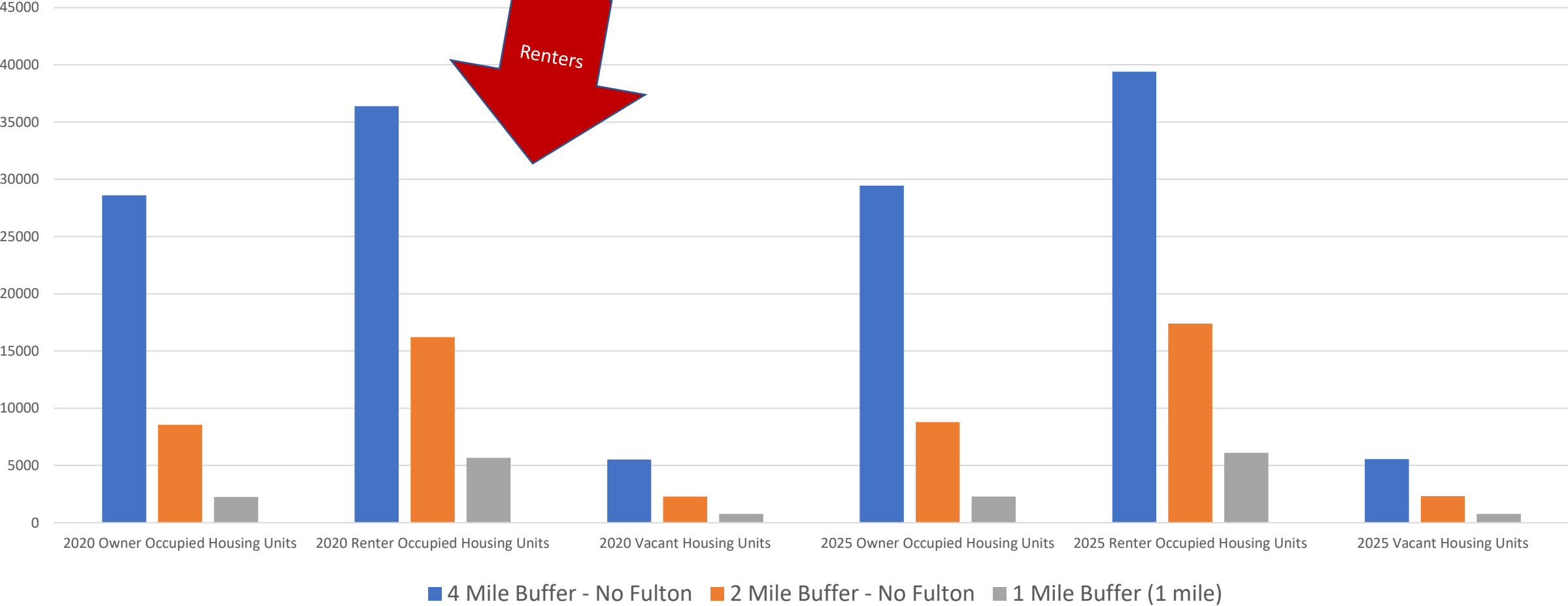
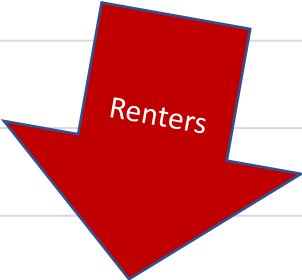
ACS Housing Summary

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.82826
 Longitude: -84.32790

	2014-2018 ACS Estimate	Percent	MOE (±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	33,196	100.0%	881	
With cash rent	32,738	98.6%	880	
Less than \$100	67	0.2%	64	
\$100 to \$149	15	0.0%	25	
\$150 to \$199	89	0.3%	80	
\$200 to \$249	184	0.6%	90	
\$250 to \$299	115	0.3%	68	
\$300 to \$349	62	0.2%	51	
\$350 to \$399	72	0.2%	54	
\$400 to \$449	86	0.3%	74	
\$450 to \$499	88	0.3%	89	
\$500 to \$549	255	0.8%	97	
\$550 to \$599	185	0.6%	76	
\$600 to \$649	421	1.3%	146	
\$650 to \$699	467	1.4%	142	
\$700 to \$749	912	2.7%	186	
\$750 to \$799	691	2.1%	158	
\$800 to \$899	2,689	8.1%	325	
\$900 to \$999	3,184	9.6%	370	
\$1,000 to \$1,249	7,463	22.5%	554	
\$1,250 to \$1,499	6,533	19.7%	500	
\$1,500 to \$1,999	6,590	19.9%	477	
\$2,000 to \$2,499	1,494	4.5%	204	
\$2,500 to \$2,999	327	1.0%	87	
\$3,000 to \$3,499	185	0.6%	62	
\$3,500 or more	563	1.7%	154	
No cash rent	458	1.4%	140	
Median Contract Rent	\$1,227		N/A	
Average Contract Rent	N/A		N/A	

Tenancy





Household Income Profile

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.82826
Longitude: -84.32790

Summary	2020	2025	2020-2025 Change	2020-2025 Annual Rate
Population	16,598	17,442	844	1.00%
Households	7,908	8,363	455	1.13%
Median Age	32.9	33.2	0.3	0.18%
Average Household Size	2.09	2.07	-0.02	-0.19%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
Household	7,908	100%	8,363	100%
<\$15,000	599	7.6%	505	6.0%
\$15,000-\$24,999	524	6.6%	463	5.5%
\$25,000-\$34,999	737	9.3%	649	7.8%
\$35,000-\$49,999	1,013	12.8%	970	11.6%
\$50,000-\$74,999	1,482	18.7%	1,600	19.1%
\$75,000-\$99,999	903	11.4%	956	11.4%
\$100,000-\$149,999	1,086	13.7%	1,188	14.2%
\$150,000-\$199,999	572	7.2%	748	8.9%
\$200,000+	992	12.5%	1,284	15.4%
Median Household Income	\$66,229		\$74,877	
Average Household Income	\$104,199		\$120,927	
Per Capita Income	\$49,546		\$57,848	



Household Income Profile

2601 Briarcliff Rd NE, Atlanta, Georgia, 30329

Ring: 3 mile radius

Prepared by Esri

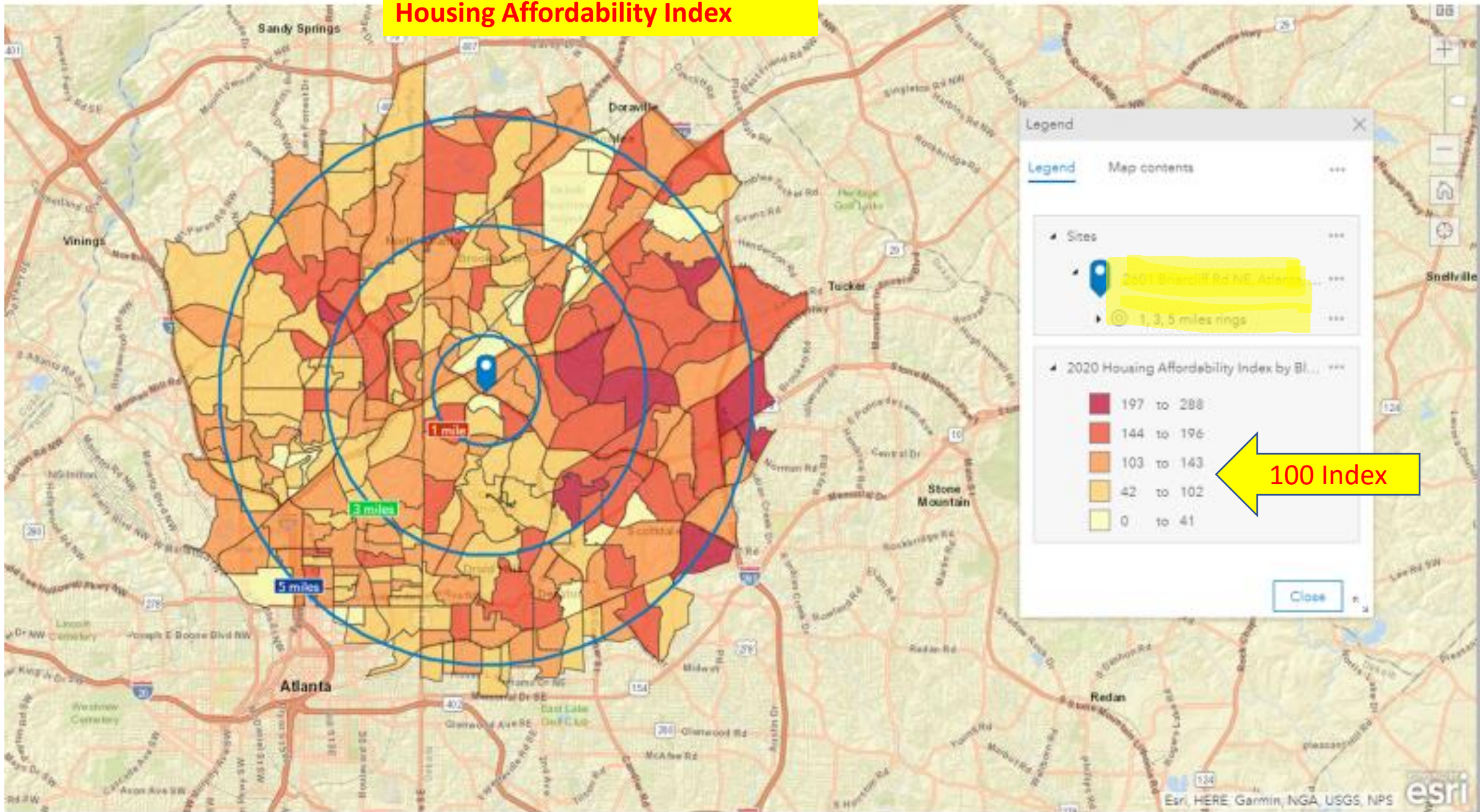
Latitude: 33.82826

Longitude: -84.32790

Summary	2020	2025	2020-2025 Change	2020-2025 Annual Rate
Population	150,369	160,037	9,668	1.25%
Households	70,708	75,488	4,780	1.32%
Median Age	34.1	34.3	0.2	0.12%
Average Household Size	2.07	2.07	0.00	0.00%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
Household	70,708	100%	75,488	100%
<\$15,000	4,699	6.6%	4,092	5.4%
\$15,000-\$24,999	3,654	5.2%	3,321	4.4%
\$25,000-\$34,999	4,450	6.3%	4,065	5.4%
\$35,000-\$49,999	6,483	9.2%	6,132	8.1%
\$50,000-\$74,999	11,939	16.9%	12,087	16.0%
\$75,000-\$99,999	8,255	11.7%	8,811	11.7%
\$100,000-\$149,999	11,897	16.8%	13,283	17.6%
\$150,000-\$199,999	6,262	8.9%	7,568	10.0%
\$200,000+	13,068	18.5%	16,128	21.4%
Median Household Income	\$85,880		\$97,283	
Average Household Income	\$130,335		\$147,821	
Per Capita Income	\$61,209		\$69,609	

Housing Affordability Index



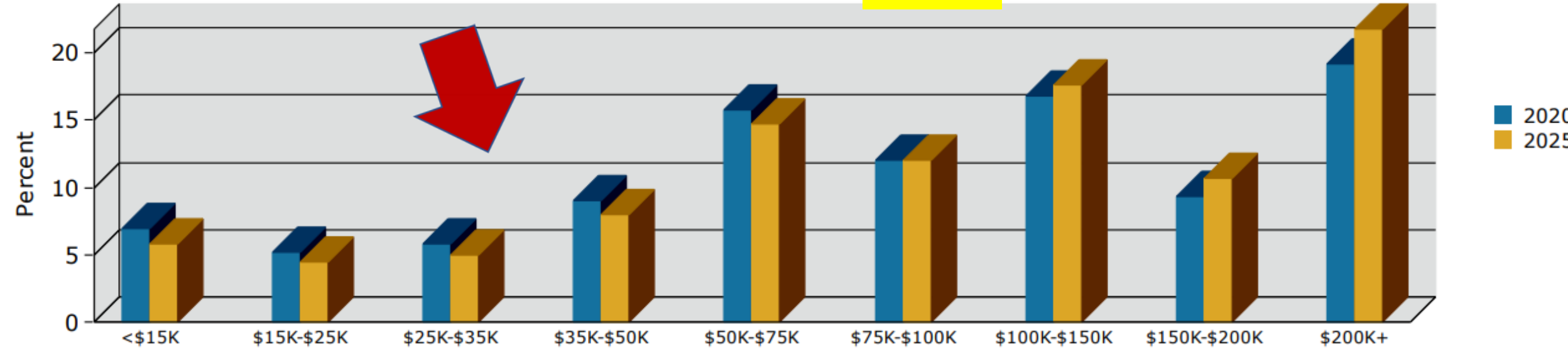
Household Income

1 Mile



Household Income

3 Miles



Observations and Conclusions

Demographics & Statistics

- DeKalb has a significant need for Affordable housing ,42% are Cost Burdened .
- Within a 1 – 2 Miles of the proposed new site, 49% of its Citizens are Cost Burdened , ergo a need for Affordable Housing.
- A family earning 80% of AMI in the area cannot afford the current Market Rents .
- Within 1 to 3 Miles of the proposed site, approximately 50% of the Market Rents are between \$1,250 - \$2,500.
- Households within 1 Mile of the proposed site have a Median Income of \$66,229.; within 3 Miles \$85,880. This is far above a Citizen earning 80% of AMI @ \$46,350)
- Average Household size from 1 to 5 Miles of the proposed site is 2.07
- Renter account for 73% within 1 Mile, and 61% within 3 Miles .
- Employment has 75% to 80% White Collar jobs within 1 to 3 Miles . Blue Collar jobs of 10%, and Services averaging 12% .

WHAT IS THE Recommendation for the Project with respect to affordable Housing?

Recommendations :

- Require 10 % of the units (39) to be allocated to Citizens at 80% of AMI.
- Require 10% of the units (39) to be allocated to Citizens at 60% of AMI.
- Cap the Set-Aside 120% AMI units at 5%
- Opinion**, the reduction in the Developer's Rent Roll for an incremental 10 % of Affordable units (39) does not support a \$15 Million Tax Abatement.
- Substantiate quantitatively, the rationale for providing a \$15 Million Tax Abatement, as the reduction in the Developers' Rent Roll does not close the equation.