

Housing Element

The Housing Element for the Unified Government of Athens-Clarke County consists of multiple forms of information from two different sources. Since the local government is identified as representing a Community Development Block Grant Entitlement Community, it is required to submit the Consolidated Plan as the appropriate strategy for addressing housing. This is a separate effort from that of the comprehensive plan, and is administered by the Athens-Clarke County Housing and Community Development Department, its source. The Consolidated Plan can be found in the appendix section of the 2018 Comprehensive Plan, and serves as the official component of the Housing Element. It is just as important to include a second source of information, in addition to that which may be mandated by the State. As such, Staff has put forth specific information produced as part of the comprehensive planning process.

As one of the (15) topics divided among the (5) common themes in this document, Housing is essential to the ensuring a high quality of life. Previous elements with the 2018 Comprehensive Plan have already highlighted Goals, Strategies, Policies, Needs and Opportunities, as well as associated Community Work Program items directly related to the topic of Housing.

The following is a list of associated facts and data directly related to Housing in Athens-Clarke County. This information was taken from Envision Athens, but has significant applicability to the 2018 Comprehensive Plan, further strengthening the relationship between the two efforts. In all, use of the various assessment statistics was meant to influence comments and ultimately decisions pertaining to Community Goals, Needs and Opportunities, as well as the Community Work Program.

Informative facts depicted in the Envision Athens Community Assessment as produced by Planning Next:

- Single-person households are the fastest growing type. Such dwellings grew by 27% from 2000, and presently represent 34% of the overall household types (pg. 6).
- Smaller household size than the State, with Athens at 2.55 versus the State at 2.66 (pg. 6).
- 61% of residents rent versus own their homes, which signals a decline in home ownership while renting increased 23% since 2000 (pg. 12).
- 11% of residential construction between 2005 and 2015 was deemed workforce housing, compared to the majority of said construction geared toward student and multifamily housing (pg. 15).
- 2,153 housing units built between 2011-2016, of which, 73% were for multifamily projects (pg. 17).
- 64% of households make less than \$50,000 per year. Median family income would equate to affordable rent of \$804 and affordable home between \$130,000-\$150,000. The average sales price for new construction homes is between \$200,400-\$338,028, indicating a gap between affordability and availability (pg. 17).

Informative facts depicted in the Envision Athens Economic Targeted Analysis as produced by Ninigret Partners:

- 0% vacancy rate for senior housing (pg. 41).
- The past few years indicate more single-family residential construction in adjacent counties like Jackson and Oconee (pg. 40).