Task Force Presentation of Recommendations

To Brookhaven City Council

July 25, 2017

Mission Statement

Ensure that opportunity for affordable, accessible, integrated, and equitable housing for Brookhaven's diverse residents is at the heart of the City's ordinances, initiatives, policies, and conversations.

A Committee that brought together a variety of experience and views

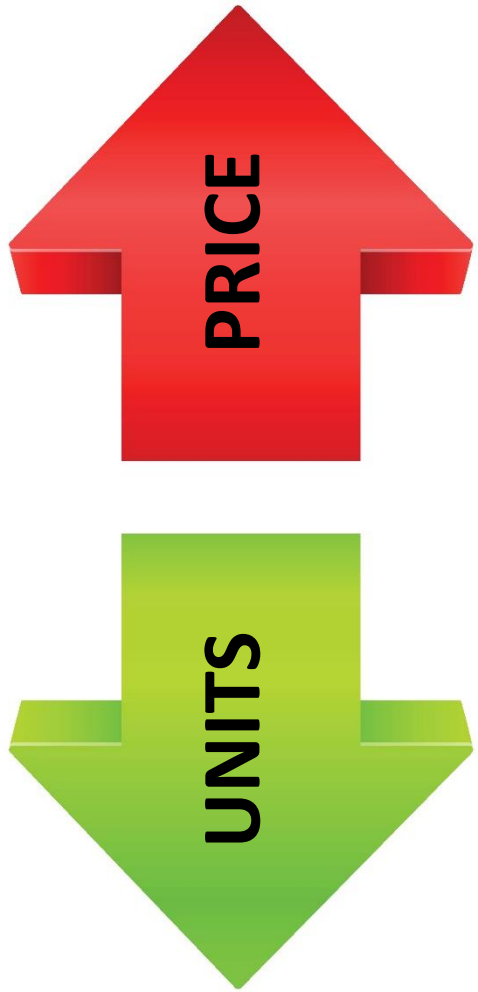
Chairperson
David Schaefer
Director of Advocacy
Latin American Association

Advisory Member
John Corcoran
Housing Authority of DeKalb County

- **Sarah Brechin**
  Program Coordinator, Center for Pan Asian Community Services
- **Rev. Mac Broughton**
  Turning Point Ministries
- **Rev. Hace Cargo**
  Assistant Pastor, Brookhaven Presbyterian Church
- **David Ellis**
  Executive Vice President, Greater Atlanta Home Builders Association
- **Marian Liou**
  Resident Representative, We Love BuHi Founder, CEO
- **Jennifer Owens**
  Resident Representative
- **Penny Moceri**
  Director of Government Affairs, Atlanta Apartment Association
- **Rev. David Park**
  Lead Pastor, Open Table Community
- **Barbara Shaw**
  Resident Representative
- **Shelly Simmons**
  CEO, Statewide Independent Living Council
- **E.P. “Pete” Walker, Jr.**
  President and CEO, Housing Authority of DeKalb County
- **Gail Williams**
  Executive Director, Metro Fair Housing Services

Challenges

- Affordable housing = issue for everyone in Metro Atlanta
- Rising rents
- Decreasing number of affordable rental units
- Low inventory of affordable “starter” homes available



Opportunities

- City Council's support in forming the Task Force and tackling issues locally
- Improving relationships with DeKalb County and adjoining cities, to support Affordable Choice
- Steadily improving schools with vested leadership, families and community
- Introduction of regional employers in CHOA, Hawks and increasing Emory presence
- Potential partnerships with employers for workforce training through schools or state higher-ed programs

The Experts

- **Mara Register,** Carl Vinson Institute of Government
- **Tayani Suma,** Vice President of Real Estate, Atlanta Neighborhood Development Partnership (ANDP)
- **Edrick Harris,** VP Development Prestwick Development & Instructor, Georgia Institute of Technology
- **Dalia Alvarez,** Manager, Greenleaf Properties (Foxwood Apts.), Executive Director Open Doors, Board Member, Los Vecinos
- **Matt Hurd,** Executive Director Open Doors, Enterprise Community Partners
- **Rebekah Cohen-Morris,** Cross Keys High School, Los Vecinos, CPACS
- **Staff Resources**, Christian Sigman, Patty Hansen, Patrice Ruffin

Principal Observations

- Accessible, affordable housing should not be an island.
- Affordable housing works best when other assets are in place.
- Communication will be critical to addressing the issue.
- Most vulnerable = hardest hit.
- Brookhaven has excellent regional reputation.
- Brookhaven can address zoning and permitting challenges.
- Population, once lost, does not return.

Affordable Housing Toolkit

- Low-income housing tax credits for developers
- HOME Investment Partnership
- Impact fees
- DeKalb County Community Development programs
- Density regulations/incentives
- Planned Development
- Reduce carrying costs for affordable housing developers
- Georgia Dream (DCA) & DeKalb HOME Buyer's Assistance

Recommendation Highlights

1. Position the City as a community resource.

2. Support a suitable living environment as part of affordable housing choice.

3. Position the City as a desirable partner with developers participating in federal Low-Income Housing Tax Credit (LIHTC) programs.

4. Require a developer affordability impact statement.

5. Explore creative innovations and cross-sector solutions to protect existing Affordable Housing, as well as ensure its place in the mix of the city long-term.

6. Incorporate affordable housing into the 2017 Brookhaven zoning rewrite.

7. Work beyond municipal boundaries to provide regional solutions.

Questions?

BROOKHAVEN
AFFORDABLE HOUSING
TASK FORCE

Staff Contact Patty Hansen
Patty.Hansen@BrookhavenGa.gov

BROOKHAVEN
AFFORDABLE HOUSING
TASK FORCE

Executive Summary

City of Brookhaven Affordable Housing Task Force Report and Recommendations

On September 13, 2016 Brookhaven City Council named thirteen volunteers to the newly formed Affordable Housing Task Force. The formation of the Task Force was motivated in part by a letter, dated June 7, co-signed by religious leaders in the city, urging Council to recognize the impact of housing gentrification in Brookhaven. The letter indicated that rising rents, and the commensurate decrease in affordable housing units were effectively displacing residents. The group asked Council to take stock of affordable housing and take steps to ensure its long-term availability.

The members of the Task Force commenced meetings the following month, and over the course of the next eight months heard from multiple community, regional and national experts in order to fully understand the very complex problem of supporting affordable housing.

Presenters were contacted and arranged through various experts on the Task Force, and a policy expert was brought in by city staff. Each donated their time and expertise and should be recognized for their efforts. The wide array of experience and expertise on the Task Force itself meant prolonged questioning, and subsequent research requests of city staff.

Ultimately, the Task Force found itself looking to identify ways to ensure a reliable and favorable climate for the preservation and development of affordable housing choices in Brookhaven.

The resulting recommendations, while not presented as a wholesale solution to the housing challenges facing the city do, in the opinion of the Chair, present an expert framework for taking steps in preserving the economic and social diversity that is the hallmark of our community. At the same time, the steps recognize that transformational change will not come naturally or easily to the market. Simple steps, that recognize the divergent interests of residents, business owners, developers, educational institutions, and government can often bring those interests more in line with each other, and produce a winning outcome for Brookhaven.

The recommendations were presented to, and passed by, the Task Force. It is a point of pride that members with vast differences in experience, motivation and professional affiliations were able to work together to produce this document.

While it is difficult to sum up such a complex issue, in closing, I should note two principals that seemed to transcend the group and therefore the recommendations.

BROOKHAVEN
AFFORDABLE HOUSING
TASK FORCE

First, it was agreed early on that affordable, accessible housing should not be an island. Brookhaven's strengths have always rested on its diversity and community spirit and that should not be compromised in any efforts to stabilize a market.

Second, the idea took hold that Brookhaven should work to present itself to all as the welcoming community that it is. This pro-active stance would impact not only current members of the community, through more accessible meetings and distribution of information, but include visitors, business owners and importantly, the development community.

I will close with the Mission Statement adopted by the Task Force at their second meeting.

Ensure that opportunity for affordable, accessible, integrated, and equitable housing for Brookhaven's diverse residents is at the heart of the City's ordinances, initiatives, policies, and conversations.

Respectfully submitted, David Schaefer, Chairman

July 25, 2017

CITY OF BROOKHAVEN AFFORDABLE HOUSING TASK FORCE
RECOMMENDATIONS

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1. **Position the City as a Community Resource.**
    a. Partner with residents, developers, landlords, property owners, nonprofit service providers and faith leaders to identify, connect with, and access affordable housing options within the city.
    b. Create and maintain a public-facing resource page with information on affordable housing resources, options and opportunities.
    c. Brand this communication resource as a tool that showcases Brookhaven as a thoughtful, welcoming place for all.
    d. Fund a City Position to support community communications; engage landlords, not-for-profit partners; County and State programming; developer relations.
    e. Continue a dialogue with public and private schools in order to understand challenges, and better communicate with families.
    f. Make it City practice to ensure community is fully-informed of transactions impacting multi-family housing on a timely basis.
    g. Recognize and work to overcome language, knowledge of rights and responsibilities, working hour restrictions, mobility, family-care, social media, internet, income restrictions, and other access barriers to information.
    h. Consider meeting people where they live and/or work, on housing issues.
    i. Formation of a Brookhaven Affordable Housing or Livability Committee to advise City Leaders long-term on community issues.

2. **Support a Suitable Living Environment as part of Affordable Housing Choice.**
    a. Show through policy and practice that Brookhaven's diverse, dynamic residents are a valuable and integral part of what makes Brookhaven a great intercultural city.
    b. Recognize that accessible, Affordable Housing should not create "islands," rather its existence provides a diverse and expansive experience for all residents of Brookhaven.
    c. Ensure City staff is trained on accessibility standards of the federal Fair Housing Act, Uniform Federal Accessibility Standards and Georgia Minimum State Standards for Accessibility.
    d. Encourage solutions to sustainable living, for instance, support expansion of transit options, encourage creation of walkable centers of commerce; make Safe Routes to School, safe parks and affordable recreation choices top priorities.
    e. Recognize that in the long-term, encouraging and supporting access to a path to homeownership is in the best interest of families, schools, businesses, and community.

3. **Position the City as a Desirable Partner with Developers participating in Federal Low-Income Housing Tax Credit (LIHTC) programs.**
    a. Keep an open dialogue with developers interested in participating in the LIHTC.
    b. Identify opportunities that the city can offer to developers applying for LIHTC, to make applications from Brookhaven more competitive.
    c. Develop a special streamlined permitting process, and waive appropriate fees for developers who have included an Affordable Housing component in their development.
    d. Work with appropriate developers and consider purchasing and holding land during the permitting and zoning process to make Affordable Housing less expensive for developers and thereby incent its construction.
    e. Engage in conversation with the DeKalb County Land Bank Authority to identify potential parcels of land that may be: (a) used to develop new affordable projects or mixed-income projects or (b) leveraged to establish a city housing trust.

4. **Require a Developer Affordability Impact Statement**
    a. Establish this protocol to collect impact statements as part of any rezoning and permitting process within the city that impacts residential and mixed-use development.
    b. The statement would simply quantify and provide a record of the proposed project's impact on the existing Affordable Housing inventory in the city.
    c. The statement might be shared with pertinent governmental and non-governmental bodies such as the Planning Commission, Community Development staff and/or a more permanent Affordable Housing or Livability Committee within the city.

5. **Explore creative innovations and cross-sector solutions to protect existing Affordable Housing, as well as ensure its place in the mix of the city long-term.**
    a. Evaluate and explore a first-in-the-region pilot program to preserve existing affordable housing (also known as Naturally Occurring Affordable Housing) to incent, support and partner with an existing multi-family development to phase in a rehabilitation project without displacing families from the complex during the process. The goal of such pilot would be to develop a wide-ranging partnership effort of government, private, and nonprofit sector partners to bring an existing affordable unit up to code, with improvements that would benefit residents and boost curb appeal, without a mass displacement and new construction.

6. **Incorporate Affordable Housing into the 2017 Brookhaven Zoning rewrite.**
    a. Consider an Affordable Housing requirement for high-density developments.
    b. Add a density bonus, for developers exceeding requirements.
    c. Streamline permitting and waive appropriate fees for developers exceeding requirements.
    d. Explore the use of Impact Fees and appropriate uses as incentives to encourage Affordable Housing units.

7. **Work Beyond Municipal Boundaries to Provide Regional Solutions.**
    a. Engage DeKalb County to ensure that existing programs and resources are supported, available, and well-communicated to residents using "City as Community Resource" (1) recommendation.
    b. Share and support resources regionally, and maintain communication on health and longevity of resources.
    c. Engage surrounding communities to maintain consistent support of Affordable Housing across borders.
    d. Engage and seek to participate in state programs, such as the Georgia Initiative for Community Housing, to continue to study best practices and learn from other communities.
    e. Engage the State of Georgia in an Affordable Housing dialogue with Brookhaven, and other Communities.

BROOKHAVEN

AFFORDABLE HOUSING TASK FORCE

Presentation of Report and Recommendations

Brookhaven City Council Regular Meeting

July 25, 2017

Per Resolution 2016-09-01, the City of Brookhaven established an Affordable Housing Task Force, "under the Direction of the City Manager and the leadership of the Chairman...to identify, and recommend to the City Council such legislation, policies, or other appropriate action to support and enhance work force and affordable housing within the City of Brookhaven."

The Task Force took up their charge under Chairman David Schaefer at their first meeting on October 26, 2016. At that meeting, the group discussed the structure of the group, its meeting schedule, review of findings, and a proposed timeline for completion of tasks. The group identified a need for the creation of a mission statement to guide their work. In preparation for mission development, the Chair asked that each member state what their own definition of affordable housing is. During this exercise, it was noted that several themes emerged and it was appreciated that individual experiences informed definitions. This varied experience brought a robust dialogue to the mission and goals discussion.

At the November meeting, the group passed their mission statement, and time and again referred to it as committees were assigned tasks and as experts were brought in to discuss the very complex issues facing the City in relation to this assignment. Ultimately, the mission informed the recommendations presented as part of this report.

The Brookhaven Affordable Housing Task Force Mission Statement

Ensure that opportunity for affordable, accessible, integrated, and equitable housing for Brookhaven's diverse residents is at the heart of the City's ordinances, initiatives, policies, and conversations.

Based on the Mission, the Task Force set up two committees: Financial Resources and Policy Review.

The Financial Resources Committee was charged with researching and reporting back to the group on the various financial options and incentives that municipalities use to encourage or support affordable housing choice.

The Policy Review Committee was charged with researching and reporting back to the group on the various policy options that municipalities have used, and on making recommendations on what policies might be suitable to the Brookhaven community.

Moreover, the Task Force members each committed to using their considerable and varied expertise to bring in expert advisers and share research and community outreach responsibilities in an effort to present the best possible set of recommendations. It was agreed that each community is unique and that the Task Force would strive to present recommendations that would address the marked challenges in Brookhaven while embracing the many strengths that the Task Force felt the community presents.

The affordable housing issue is clearly one that transcends all Metropolitan Atlanta. The Task Force chose to focus on issues facing Brookhaven, taking the wider metro area into consideration.

This is a regional issue

According to the United States Department of Housing and Urban Development (HUD) Location Affordability Index, a median income household ($69,700) in the Atlanta region spends more than 53% of income on housing and transportation. The "stress threshold" for housing and transportation combined is 45%. It is clear that the Atlanta region as a whole is facing a housing crisis and this will only increase if the region does not address the issue as a whole.

Brookhaven's rising rents

Average price of a 2-bedroom apartment in Brookhaven is $1,382 per month or 36% of a moderate household income. According to HUD, the stress threshold for housing is 30%. As naturally occurring affordable units are bought out, the average rent will rise, causing more financial stress and potential loss of population.

A decreasing number of naturally occurring affordable rental units

Developer buyouts, much like the one that spurred the formation of the Task Force, are only going to increase. With no set polices in place, families will be unable to plan or remain part of the community if displaced.

Low inventory of affordable "starter" homes

A family of 4 at the top of the qualifying income scale ($79,500), and $10,000 in savings, seeking to access the "Georgia Dream" first time homebuyer's assistance program in DeKalb County would likely be priced out of market due to few homes at the $200,000-and-below price point. (Point-in-time, July 12, 2017 Zillow Search returned 17 properties.)

What is affordable in Brookhaven?

The Task Force strove to define affordability in metro Atlanta and in Brookhaven. The group reviewed both the Georgia Power Community Profile and data from the U.S. Census. In 2015, the Community Profile reported an average household size of 2.36 persons and an average family size of 3.15. At the same time, 45.1% of households in Brookhaven had an income base below $49,999. Based on the HUD 2017 Income Limits Summary, this places those households in that income bracket, supporting 3 individuals, near or at "low income" for the metropolitan Atlanta area. While the data did not give a direct correlation between low income households to family size, a reasonable observation could be that a significant number of families or households with 3 or more individuals, rely on income that places them in a "low-income" bracket. The Committee considered residents in that bracket to be most vulnerable to housing loss due to temporary job loss, illness or other factors often beyond individual control. Additionally, spiraling housing costs will significantly decrease a low-income household's ability to save and provide long-term security for members.

The group also recognized that transportation to employment expenses can place a disproportionate burden on individuals and families, and potentially cause individuals to neglect sustainable living expenditures, like exercise, healthy diet, childcare, eldercare, and medical care. A review of the Georgia Power Commute and Labor Shed analysis for Brookhaven revealed that 95.3% of Brookhaven residents who work, do not work in Brookhaven.

It was also noted that per the U.S. Census 2010-14 American Family Survey 5-year estimates, Brookhaven's median household income was $67,9916, while 16.7% of residents live in poverty, indicating some significant disparity.

In seeking to define local affordability, the Task Force made several observations, foremost that the disparity of income could present "islands" of affordability that inadvertently divides the culture of the City. Additionally, input on accessibility for individuals with disabilities led to an understanding that this group suffers from isolation, as engineering and architectural restrictions can tend towards grouping accessible units in one specific area of the developments. Further data, provided by the Atlanta Regional Commission Neighborhood Nexus resource, indicates that 2,135 Brookhaven households include one of more persons with a disability.

It was agreed that this "island" effect should be avoided in recommendations that support a safe and welcoming community.

These observations, and the advice of experts, led the group to envision housing affordability as an opportunity, rather than a price point. It was noted that a depiction of the assets available to individuals would aid the group in their definition and in making recommendations. It was generally agreed that affordable housing is a question of a suitable living environment in which individuals felt sheltered, secure and had access to basic needs as well as opportunities for employment and socio-economic stability. It was further noted that opportunities for home-ownership should be advanced when possible.

City of Brookhaven Opportunities

The group worked to compile a listing of opportunities and assets that support a suitable living environment for all members of the Brookhaven community, thus lending particular support to those in need of more affordable housing choice.

- City Council's support in forming the Task Force and tackling issues locally
- Improving relationships with DeKalb County, and adjoining cities, to support Affordable Choice
- Steadily improving schools with vested leadership, families and community
- Introduction of regional employers in CHOA, Hawks and increasing Emory presence
- Potential partnerships with employers for workforce training through schools or state higher-education programs
- Significant not-for-profits serving community and willing to cooperate with City government to address housing and sustainable living issues
- Transit and bus opportunities to decrease transportation costs
- Brookhaven committed to bike/ped transportation opportunities
- Growing employment centers within Brookhaven near centers of naturally occurring affordable housing that will include full-time labor, i.e., Children's Hospital, Hawks Facility, Emory Facility
- Naturally Occurring Affordable Housing (NOAH)

Sampling of Suitable Living Assets

This list is intended as a point-in-time sampling, not a definitive listing

Grocery Stores

Publix (2)
3435 Ashford Dunwoody Rd. NE
Town Brookhaven
Kroger (3)
Aldi (1-Chamblee)
Walmart (1-Chamblee)
1871 Chamblee Tucker Rd
Target (2-Both Atlanta)
Numerous Specialty Markets

Childcare—sampling of offerings/average cost per child in excess of $200 weekly

Primrose School of Brookhaven
Brookhaven Christian Child Development Center
Brookhaven United Methodist Church

After-School Programs—on site

Ashford Park Elementary
Briar Vista Elementary
Monctlair Elementary
Montgomery Elementary
Kittredge Magnet

After School Programs—Brookhaven Boys & Girls Club

Ashford Park Elementary
Sequoyah Middle
Cross Keys High School

Parks & Recreational facilities

Brookhaven has 11 public parks and a robust Parks & Recreation program

Accessible Hospitals—none currently in Brookhaven

Northside Perimeter
Piedmont
CHOA Emory
CHOA Scottish Rite

Urgent Care Facilities

Walgreens Clinic
Smart Care Urgent Center

Health Clinics with sliding scale payment

St. Joseph's Mercy Clinic (Brookhaven & Chamblee)
North DeKalb Health Center (Includes N. DeKalb Mental Health)
Oakhurst Community Health Center (Decatur)
Women's Health Center

As the group developed a vision of what would be necessary to sustain affordable housing choice in Brookhaven, they reviewed tools and policies that might fit the City's profile and sought experts to address the group.

The Affordable Housing Toolkit

The Financial Resources Committee presented findings on tools that might be available to the City in tackling the issue. The full report is attached to this document.

Midway through the 8-month process, the Task Force received an update on the City of Brookhaven's Zoning Ordinance Review. It was noted that the group, while not rushing to make recommendations, wanted to present findings in a timely manner so as to ensure they are reviewed fully for incorporation into the ordinance where possible. The group opted to meet more often and aggressively seek local input.

Speaker highlights and learning opportunities

In order to further advise them on the use of various tools, the group sought out experts. These individuals were generous with their time, and their insights and advice invaluable to the work of the Task Force.

Below is a listing, and a sampling of contributions.

Mara Register, Carl Vinson Institute of Government
Ms. Register is a housing policy expert. She advised the task force on process, and the importance of understanding the unique assets and challenges in Brookhaven.

Tayani Suma, Vice President of Real Estate, Atlanta Neighborhood Development Partnership (ANDP)
Ms. Suma brought real-world experience, and advised the Task Force on the challenges facing developers when dealing attempting to fulfill a mission of providing quality affordable housing to the growing Atlanta market. She provided example of success and failure and insight as to what the metrics of those situations were.

Edrick Harris, VP Development Prestwick Development & Instructor, Georgia Institute of Technology
Mr. Harris is also a regional expert on housing development and provided tremendous insight to the group on challenges of working in the Low Income Housing Tax Credit program. He provided outstanding advice and specifics on what makes a community attractive to a developer seeking to create attractive, variable-income housing.

Dalia Alvarez, Manager, Greenleaf Properties (Foxwood Apts.), Los Vecinos
Ms. Alvarez is a Cross Keys High School graduate who provided real insight into the Cross Keys Community and the strengths and challenges faced by some members. She provided a first-hand experience of a family member who lost affordable housing through developer buyout. In addition, as the manager of an affordable housing property, she was able to provide insight into where Brookhaven residents are going once displaced by development.

Matt Hurd, Executive Director Open Doors, Enterprise Community Partners
Mr. Hurd is a community member who is at the forefront of addressing the Affordable Housing challenge in metro Atlanta. He outlined the challenges a tenant faces in competing for the very limited safe, clean affordable choices and briefed the group on cutting edge solutions, like a multi-language app that is being developed to connect individuals with opportunity.

Rebekah Cohen-Morris, Cross Keys High School, Los Vecinos, CPACS
Ms. Cohen-Morris, a former teacher at Cross Keys, provided invaluable information on the challenges any institution faces in communicating with families struggling with housing issues. She also provided insight into the challenges students face when households are under stress.

Final Recommendations

The Policy Review Committee presented various practices and policies to the Task Force, and ultimately provided a draft list of recommendations based on group discussion not only of the presented opportunities, but on the Brookhaven community as a whole.

It was determined that the final recommendations would be presented to the group via email and that Chairman Schaefer would seek feedback from each member as to their support, or concerns with the recommendations.

Over the course of two weeks the Chairman received and documented comments from the group, and when complete, presented the final list of recommendations to the Task Force.

The resulting Recommendations of the City of Brookhaven Affordable Housing Task Force are attached to and made part of this report.

Respectfully submitted July 25, 2017.

The City of Brookhaven Affordable Housing Task Force

David Schaefer Chairman

Sarah Brechin

Rev. Mac Broughton

Rev. Hace Cargo

David Ellis

Marian Liou

Jennifer Owens

Penny Moceri

Rev. David Park

Barbara Shaw

Shelly Simmons

Pete Walker, Jr.

Gail Williams

John Corcoran, Advisory Member

Attachments

City of Brookhaven Resolution 2016-09-01

Georgia Power Community Profile: March 28, 2016

City of Brookhaven Community Profile with Regional Comparisons: October 6, 2016

HUD FY 2017 Income Limits Summary: DeKalb County, Georgia

Georgia Power Commute & Labor Shed 2016

Member information on accessibility standards

Partnership Resources Chart based on member and speaker input

City of Brookhaven
State of Georgia

RESOLUTION # RES 2016-09-01

A RESOLUTION TO ESTABLISH THE BROOKHAVEN AFFORDABLE HOUSING TASK FORCE, TO PROVIDE FOR INITIAL MEMBERSHIP, TO APPOINT ITS CHAIR, TO ESTABLISH ITS MISSION, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

WHEREAS, the City of Brookhaven is currently reviewing its Long Range Development Plan by the completion of Character Area Studies; and

WHEREAS, the City of Brookhaven takes its commitment to be a place of safety and welcome to all of its citizens; and

WHEREAS, the City Council takes seriously the call of the City's Faith Community to provide for affordable and appropriate work force housing within the City's limits; and

WHEREAS, section 1.03 of Charter of the City of Brookhaven authorizes the City Council to regulate general health, safety and welfare, planning and zoning, public hazards, public improvement, and urban redevelopment; and

WHEREAS, section 2.11 of the Charter of the City of Brookhaven confers authority and power to the City Council to do such acts as it deems necessary or helpful to the peace, good order, protection of life and property, comfort, prosperity or well-being of the inhabitants of the City; and

WHEREAS, section 2.14 of the Charter of the City of Brookhaven authorizes the Counsel to establish such boards, commissions or authorities as it deems appropriate and necessary to the governance or function of the City;

NOW THEREFORE, be it resolved by the City Council in a regular and open meeting

Section 1. **Creation of Task Force**

There is hereby created a board of the City of Brookhaven to be known as the Brookhaven Affordable Housing Task Force.

Section 2. **Powers and Duties of Task Force**

The Task Force shall function, under the direction of the City Manager, and the leadership of the Chairman, appointed below, to identify, and recommend to the City Council such legislation, policies, or other appropriate action to support and enhance work force and affordable housing within the City of Brookhaven.

The Task Force shall conduct such inquiries as it deems appropriate or necessary to give effect to its mission as established in this Resolution; however, the Task Force shall not have the power to subpoena witnesses in its investigation or inquiry.

Attachment: RES2016-09-01Resolution to Create Brookhaven Affordable Housing Task Force (RES-2016-09-01 : Resolution to Establish the

GEORGIA POWER
A SOUTHERN COMPANY

Community Profile

Brookhaven 4
Area: 11.16 square miles

Prepared by Esri

Population Summary	
2000 Total Population	46,130
2010 Total Population	48,646
2015 Total Population	51,093
2015 Group Quarters	712
2020 Total Population	53,904
2015-2020 Annual Rate	1.08%
Household Summary	
2000 Households	19,214
2000 Average Household Size	2.33
2010 Households	20,187
2010 Average Household Size	2.37
2015 Households	21,366
2015 Average Household Size	2.36
2020 Households	22,747
2020 Average Household Size	2.34
2015-2020 Annual Rate	1.26%
2010 Families	10,148
2010 Average Family Size	3.14
2015 Families	10,556
2015 Average Family Size	3.15
2020 Families	11,121
2020 Average Family Size	3.14
2015-2020 Annual Rate	1.05%
Housing Unit Summary	
2000 Housing Units	20,070
Owner Occupied Housing Units	39.2%
Renter Occupied Housing Units	56.5%
Vacant Housing Units	4.3%
2010 Housing Units	21,900
Owner Occupied Housing Units	44.4%
Renter Occupied Housing Units	47.8%
Vacant Housing Units	7.8%
2015 Housing Units	22,903
Owner Occupied Housing Units	41.6%
Renter Occupied Housing Units	51.7%
Vacant Housing Units	6.7%
2020 Housing Units	24,275
Owner Occupied Housing Units	41.8%
Renter Occupied Housing Units	51.9%
Vacant Housing Units	6.3%
Median Household Income	
2015	$56,277
2020	$68,315
Median Home Value	
2015	$522,078
2020	$635,720
Per Capita Income	
2015	$39,005
2020	$45,776
Median Age	
2010	32.3
2015	33.8
2020	34.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 28, 2016

©2015 Esri

2015 Households by Income	
Household Income Base	21,365
<$15,000	13.9%
$15,000 - $24,999	8.8%
$25,000 - $34,999	7.6%
$35,000 - $49,999	14.8%
$50,000 - $74,999	15.2%
$75,000 - $99,999	9.1%
$100,000 - $149,999	12.6%
$150,000 - $199,999	6.6%
$200,000+	11.3%
Average Household Income	$92,966
2020 Households by Income	
Household Income Base	22,746
<$15,000	11.9%
$15,000 - $24,999	6.2%
$25,000 - $34,999	6.0%
$35,000 - $49,999	13.7%
$50,000 - $74,999	15.4%
$75,000 - $99,999	10.5%
$100,000 - $149,999	15.4%
$150,000 - $199,999	8.1%
$200,000+	12.9%
Average Household Income	$108,187
2015 Owner Occupied Housing Units by Value	
Total	9,5
<$50,000	0.1%
$50,000 - $99,999	0.9%
$100,000 - $149,999	1.9%
$150,000 - $199,999	4.5%
$200,000 - $249,999	7.3%
$250,000 - $299,999	6.0%
$300,000 - $399,999	12.0%
$400,000 - $499,999	14.6%
$500,000 - $749,999	28.1%
$750,000 - $999,999	12.8%
$1,000,000 +	11.6%
Average Home Value	$584,592
2020 Owner Occupied Housing Units by Value	
Total	10,144
<$50,000	0.0%
$50,000 - $99,999	0.3%
$100,000 - $149,999	0.6%
$150,000 - $199,999	2.7%
$200,000 - $249,999	5.9%
$250,000 - $299,999	5.5%
$300,000 - $399,999	9.9%
$400,000 - $499,999	11.6%
$500,000 - $749,999	24.7%
$750,000 - $999,999	20.6%
$1,000,000 +	18.1%
Average Home Value	$682,199

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age	
Total	48,643
0 - 4	8.7%
5 - 9	5.8%
10 - 14	3.5%
15 - 24	12.1%
25 - 34	26.4%
35 - 44	16.5%
45 - 54	11.3%
55 - 64	8.1%
65 - 74	4.0%
75 - 84	2.5%
85 +	1.1%
18 +	80.1%
2015 Population by Age	
Total	51,094
0 - 4	7.6%
5 - 9	7.2%
10 - 14	5.1%
15 - 24	11.0%
25 - 34	21.9%
35 - 44	17.3%
45 - 54	11.8%
55 - 64	8.7%
65 - 74	5.5%
75 - 84	2.6%
85 +	1.1%
18 +	77.9%
2020 Population by Age	
Total	53,904
0 - 4	7.3%
5 - 9	6.4%
10 - 14	5.8%
15 - 24	12.3%
25 - 34	19.6%
35 - 44	17.1%
45 - 54	12.1%
55 - 64	9.0%
65 - 74	6.1%
75 - 84	2.9%
85 +	1.2%
18 +	77.7%
2010 Population by Sex	
Males	25,187
Females	23,459
2015 Population by Sex	
Males	26,413
Females	24,681
2020 Population by Sex	
Males	27,707
Females	26,198

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Community Profile

Brookhaven 4
Area: 11.16 square miles

Prepared by E...

2010 Population by Race/Ethnicity	
Total	48,647
White Alone	63.7%
Black Alone	10.7%
American Indian Alone	0.8%
Asian Alone	5.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	15.6%
Two or More Races	4.0%
Hispanic Origin	30.4%
Diversity Index	75.8
2015 Population by Race/Ethnicity	
Total	51,095
White Alone	63.5%
Black Alone	11.0%
American Indian Alone	0.8%
Asian Alone	5.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	14.8%
Two or More Races	4.2%
Hispanic Origin	29.0%
Diversity Index	75.4
2020 Population by Race/Ethnicity	
Total	53,905
White Alone	62.8%
Black Alone	11.0
American Indian Alone	0.8%
Asian Alone	6.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	14.6%
Two or More Races	4.3%
Hispanic Origin	28.5%
Diversity Index	75.7
2010 Population by Relationship and Household Type	
Total	48,646
In Households	98.4%
In Family Households	69.6%
Householder	20.9%
Spouse	15.9%
Child	21.5%
Other relative	7.2%
Nonrelative	4.2%
In Nonfamily Households	28.8%
In Group Quarters	1.6%
Institutionalized Population	0.5%
Noninstitutionalized Population	1.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 28, 2016

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2015 Population 25+ by Educational Attainment	
Total	35,286
Less than 9th Grade	8.6%
9th - 12th Grade, No Diploma	3.1%
High School Graduate	13.5%
GED/Alternative Credential	1.2%
Some College, No Degree	11.5%
Associate Degree	4.6%
Bachelor's Degree	34.2%
Graduate/Professional Degree	23.3%
2015 Population 15+ by Marital Status	
Total	40,921
Never Married	44.5%
Married	42.4%
Widowed	3.3%
Divorced	9.8%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	94.2%
Civilian Unemployed	5.8%
2015 Employed Population 16+ by Industry	
Total	27,922
Agriculture/Mining	0.0%
Construction	7.9%
Manufacturing	6.9%
Wholesale Trade	2.5%
Retail Trade	8.3%
Transportation/Utilities	2.9%
Information	3.9%
Finance/Insurance/Real Estate	10.6%
Services	53.7%
Public Administration	3.3%
2015 Employed Population 16+ by Occupation	
Total	27,922
White Collar	68.4%
Management/Business/Financial	23.0%
Professional	24.3%
Sales	11.9%
Administrative Support	9.2%
Services	16.4%
Blue Collar	15.2%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.3%
Installation/Maintenance/Repair	1.5%
Production	2.5%
Transportation/Material Moving	3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type	
Total	20,187
Households with 1 Person	35.5%
Households with 2+ People	64.5%
Family Households	50.3%
Husband-wife Families	38.2%
With Related Children	18.4%
Other Family (No Spouse Present)	12.0%
Other Family with Male Householder	4.8%
With Related Children	2.3%
Other Family with Female Householder	7.2%
With Related Children	4.3%
Nonfamily Households	14.2%
All Households with Children	25.5%
Multigenerational Households	1.8%
Unmarried Partner Households	7.3%
Male-female	5.8%
Same-sex	1.5%
2010 Households by Size	
Total	20,186
1 Person Household	35.5%
2 Person Household	32.0%
3 Person Household	12.9%
4 Person Household	9.8%
5 Person Household	4.8%
6 Person Household	2.2%
7 + Person Household	2.8%
2010 Households by Tenure and Mortgage Status	
Total	20,187
Owner Occupied	48.1%
Owned with a Mortgage/Loan	39.5%
Owned Free and Clear	8.7%
Renter Occupied	51.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 28, 2016

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Brookhaven
GEORGIA

Community Profile With Regional Comparisons

Population	Georgia	Brookhaven	Dunwoody	Chamblee	Doraville	Decatur
2015 Update	10,214,860	51,910	48,733	28,244	10,896	21,957
Primary Ethnic Groups						
Black or African American	30.9%	9.5%	11%	11%	13.1%	22.2%
Asian	3.5%	5.2%	13.4%	9.1%	12.1%	4.4%
Hispanic or Latino	9.1%	26.6%	9.8%	35.6%	50.6%	3.2%
Household Data						
Total Units	3,540,690	21,143	19,344	5,890	3,200	7,987
Persons per HH	2.72	2.33	2.43	2.69	3.27	2.38
Family Households	68%	47.3%	65.6%	52.1%	65.6%	55%
With under 18	35.5%	22.7%	29.5%	27.7%	37.3%	31.6%
With 65+	22.7%	15.8%	20.9%	13.3%	16.5%	21.4%
Owner Occupied	64.2%	49.1%	54.1%	40.2%	46.6%	62%
Monthly costs with mortgage	$1,388	$2,331	$2,331	$1,929	$1,324	$2,387
Monthly costs no mortgage	$394	$641	$689	$518	$343	$704
Median Gross Rent	$874	$1,076	$1,170	$996	$884	$852
Median Value	$148,000	$365,000	$354,000	$250,000	$142,500	$350,400

City of Brookhaven
4362 Peachtree Road, Brookhaven, GA 30319
Phone: 404-637-0500 • Fax: 404-637-0501
www.brookhavenga.gov

LABOR FORCE	Georgia	Brookhaven	Dunwoody	Chamblee	Doraville	Decatur
In civilian labor force over 16 yrs	62.6%	75%	69.5%	76.6%	75.3%	70.8%
Travel to work in minutes	27.2	26.2	25.2	26.3	29.2	24.4
EDUCATION						
High School Graduate +	85%	87.4%	93.9%	72.9%	60.5%	95.3%
Bachelor's Degree +	28.3%	57.7%	66.4%	39.7%	18.3%	71.2%
INCOME						
Median HH Income	$49,349	$67,916	$78,063	$50,209	$42,407	$77,202
Median Per Capita Income	$25,427	$46,429	$44,521	$28,434	$17,311	$43,032
Persons in Poverty	17%	16.7%	10.3%	24.1%	24.5%	16.2%
IMMIGRATION						
Foreign Born Individuals	9.7%	25.6%	21.3%	38.1%	48.8%	7.9%
Bi-lingual HH	13.4%	35.3%	24.6%	48.1%	64.6%	11.6%

Source: U.S. Census Bureau, 2010-14 American Community Survey 5-year estimates; Total Population Data, revised 2015

Prepared October 6, 2016
Patricia Hansen, GPC
Office of the City Manager

FY 2017 Income Limits Documentation System

FY 2017 Income Limits Summary

FY 2017 Income Limit Area	Median Income Explanation	FY 2017 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
DeKalb County	$69,700	Very Low (50%) Income Limits ($) Explanation	24,400	27,900	31,400	**34,850**	37,650	40,450	43,250	46,050
		Extremely Low Income Limits ($)* Explanation	14,650	16,750	20,420	**24,600**	28,780	32,960	37,140	41,320
		Low (80%) Income Limits ($) Explanation	39,050	44,600	50,200	**55,750**	60,250	64,700	69,150	73,600

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

NOTE: DeKalb County is part of the **Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area**, so all information presented here applies to all of the **Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area**. The **Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area** contains the following areas: Barrow County, GA; Bartow County, GA; Carroll County, GA; Cherokee County, GA; Clayton County, GA; Cobb County, GA; Coweta County, GA; Dawson County, GA; DeKalb County, GA; Douglas County, GA; Fayette County, GA; Forsyth County, GA; Fulton County, GA; Gwinnett County, GA; Heard County, GA; Henry County, GA; Jasper County, GA; Newton County, GA; Paulding County, GA; Pickens County, GA; Pike County, GA; Rockdale County, GA; Spalding County, GA; and Walton County, GA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

FY 2017 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD User Home Data Sets

FY 2017 Income Limits Summary

FY 2017 Income Limit Area	Median Income Estimate	FY 2017 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
DeKalb County	$69,700	Very Low (50%) Income Limits ($) Explanation	24,400	27,900	31,400	34,850	37,650	40,450	43,250	46,050
		Extremely Low Income Limits ($)* Explanation	14,650	16,750	20,420	24,630	28,780	32,950	37,240	42,220
		Low (80%) Income Limits ($) Explanation	39,050	44,600	50,200	55,750	60,250	64,700	69,150	73,600

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Commute & Labor Shed

Brookhaven

Source: OnTheMap, U.S. Bureau of the Census, 2014

Inflow/Outflow Job Counts (Primary Jobs)

2014

	Count	Share
Employed in the Selection Area	25,823	100.0%
Employed in the Selection Area but Living Outside	24,862	96.3%
Employed and Living in the Selection Area	961	3.7%
Living in the Selection Area	20,543	100.0%
Living in the Selection Area but Employed Outside	19,582	95.3%
Living and Employed in the Selection Area	961	4.7%

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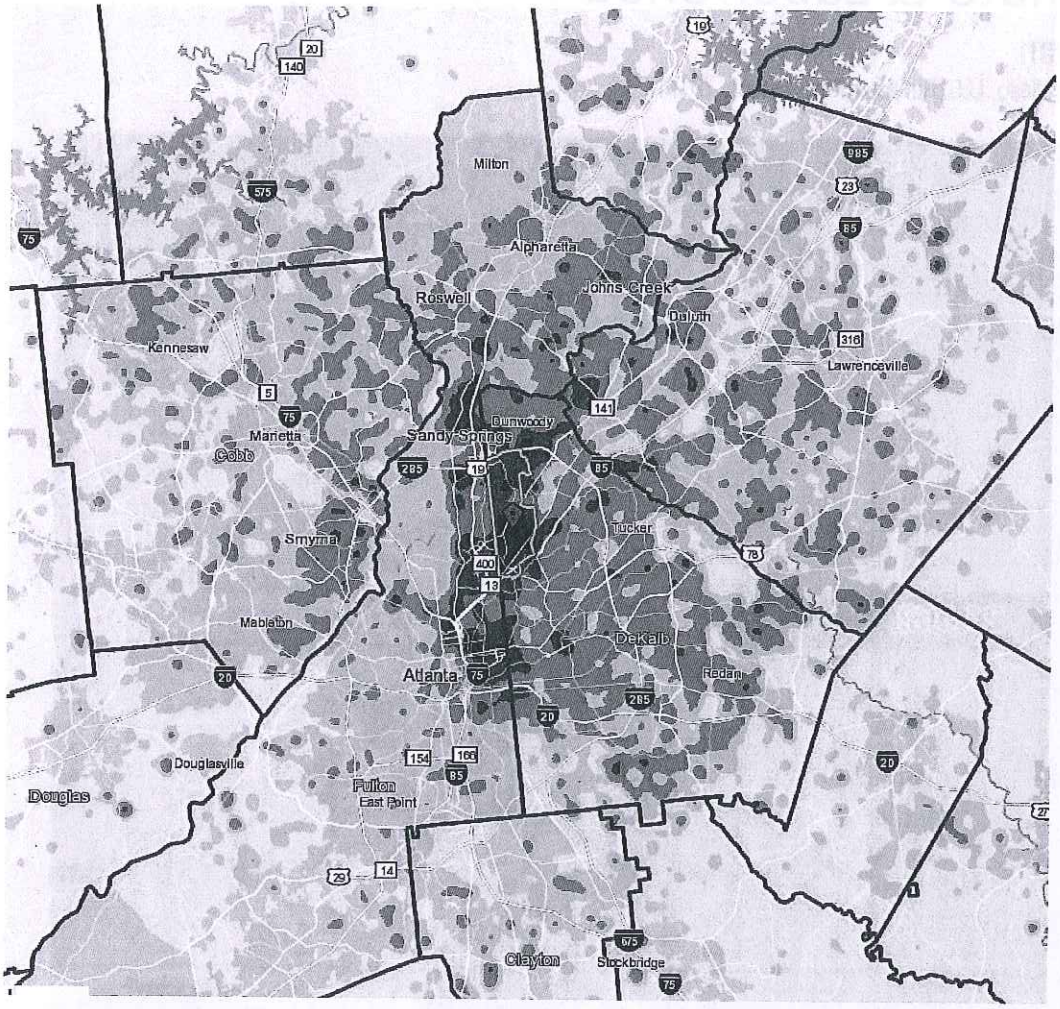
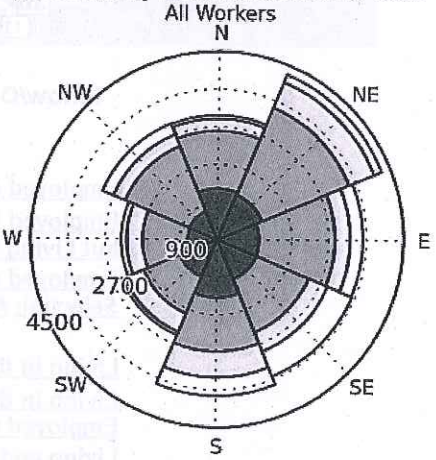
Labor Shed – Where Workers Live



Job Counts by Distance/Direction in 2014
All Workers



Jobs by Distance - Work Census Block to Home Census Block

	2014	
	Count	Share
Total Primary Jobs	25,823	100.0%
Less than 10 miles	8,170	31.6%
10 to 24 miles	11,893	46.1%
25 to 50 miles	3,620	14.0%
Greater than 50 miles	2,140	8.3%

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CITY OF BROOKHAVEN

RECOMMENDED LANGUAGE FOR COMPLYING WITH ACCESSIBILITY REQUIREMENTS IN THE CONSTRUCTION OF AFFORDABLE HOUSING

In the development of all applicable housing units, the City of Brookhaven requires developers to comply with the Fair Housing Act, as amended, 42 U.S.C. § 3601 *et. seq.*, regarding accessibility standards in the design and construction of residential multi-family dwellings whose first certificate of occupancy was March 13, 1991 or later. Covered residential multi-family dwellings are designs with four or more units and include condos, single-story townhouses, garden apartments, vacation timeshares, dormitories and homeless shelters.

The law requires buildings with an elevator to make all units in the building accessible; and requires buildings without an elevator to make all ground-floor units accessible. Based on the Fair Housing Act, as amended, there are seven technical requirements in the Accessibility Guidelines for covered dwellings:

- **Accessible entrance on an accessible route**
- **Accessible public and common-use areas**
- **Usable door**
- **Accessible routes into and through the dwelling unit**
- **Accessible light switches, electrical outlets, and environmental controls**
- **Reinforced walls in bathrooms**
- **Usable kitchens and bathrooms**

Funding Resources Map Affordable/Work Force Housing Initiatives

Multi-Family Housing Finance & Development Programs
Low Income Housing Universe includes Very Low/Low/Moderate & Age Restricted Units

Housing Tax Credit

- **Low Income Housing Tax Credit (LIHTC) Administrated by the State of GA via DCA**
  Indirect Federal Subsidy that encourages individuals and corporate investors to invest in the development, acquisition, and rehabilitation of affordable rental housing. Developments must set aside at least 40% of the units for renters earning no more than 60% of the area's median income or 20% of the units for renters earning 50% or less of the area's median income. The maximum permissible gross rent, including allowance for utilities, must be less than 30% of imputed income based on an area's median income. (Imputed means earned income in addition to any other benefits received.)

- **How does it work?**
  Projects are scored and awarded by the state. Tax credits are used to raise equity from private investors. The equity investment reduces the debt burden on the property, making it financially feasible to offer lower rents—e.g., institutional investors or banks use the credits and a potential real estate loss to lower federal tax liability, while retaining equity in property. This program allows for 10 years of credits and has a 15-year compliance rule during which the IRS can recapture credits. It must remain affordable for 30 years, penalties (not tax) apply final 15 years.

HOME Investment Partnership Program, criteria based, competitive program
Georgia State Fund—Projected 2017 allocation $12 million

- State Allocation for maximum award of $3 million to make extremely low interest (0-1%) loans to finance acquisition and rehabilitation of building or new construction multifamily rental affordable housing for L/M income households.

DeKalb County HOME Programs Federal Funds/Flow through DeKalb—projected 2017 allocation $1,647,443

- Single Family owner-occupied rehabilitation
- Down payment assistance
- Acquisition and rehabilitation of homeowner property (see Investment Partnership)
- Tenant Based Rental Assistance affordable rental housing
- Any other approved HOME activity

CDBG Federal Funds/ flow through DeKalb

- 2017 Proposed Allocation to Brookhaven $105,000 for ADA in Parks/Housing Study
- Potential entitlement allocation down the road, $250-300,000
- Could leverage for creating a *Neighborhood Revitalization Strategy Area* to access other state local funding sources and partner with Housing Authority and Developers. Patty to discuss at meeting.

Locally controlled incentives

Density Waivers
Brookhaven allows for increased density in the Peachtree Corridor if the developer commits to incorporating low/mod income housing units. Currently there is not a monitoring/enforcement/timeline piece, however affordable housing is generally defined as under LIHTC above.

Housing Regulations/Incentives
Regulation: All developments over a certain number of units, sometimes located in certain zones, must provide a percentage of affordable units.
Incentive: Adding units in areas not required, or putting in units above required (bonus units) can allow for concessions such as increased density, fee waivers, reduced parking restrictions, etc.

Planned Development
(Sandy Spring recently used with Emory/St. Joseph Property)
Encourage employers to incorporate housing in their commercial projects that targets/markets to their employees and set aside units specifically for affordable and middle-income. Developers are granted concessions as above.

Local Tax & Fee Incentives
Local Development Authority can encourage Affordable Housing Development with property tax waivers. Property taxes are reduced, based on the number of affordable units, making it financially feasible to lower rents. Inspection and building fees can also be reduced of eliminated.

Impact Fees
Brookhaven does not currently impose impact fees.
Municipalities are empowered under Georgia Law to impose fees to ensure that adequate public facilities are available to serve new growth and development.

- Fees can be used to offset seven specific facilities or services:
  1. Libraries
  2. Recreation
  3. Water supply
  4. Roads and bridges
  5. Public safety (police, jails, fire and EMS)
  6. Wastewater treatment
  7. Stormwater management

- **How can this effect development?**
  Fees can be waived in order to encourage certain housing types or patterns of development, for instance encouraging infill and/or affordable housing with waivers in areas where it can be demonstrated that critical infrastructure is already in place. Lower fees allow for a financially feasible lower rent per unit formula.

Not-for-Profit Housing Partnerships

Local Governments can partner with NFP to encourage development. The NFP competes for federal or state flow-through development funding with the local government's support.

Areas of support can include infrastructure commitments, public service commitments (financial counseling, childcare supplements, ESOL for adults; partnering with local healthcare organizations for physical and mental health classes; tutoring, etc.) These partnerships often include LIHTC and locally directed CDBG funding and can include local Board of Health, local Board of Education, etc., and will most often involve a Housing Authority.

DeKalb County Housing Authority manages Federal Section 8 Housing Program

- **Housing Choice Voucher Program provides assistance to low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.**
  Housing Authority of DeKalb pays a portion of each eligible families' rent. DeKalb reports over 6,100 units currently in the program. This is an owner-initiated program. Currently DeKalb is not accepting any new applicants and family waiting lists are closed. The Senior Citizens (62+) waiting list is accepting applications

- **How does it work?**
  Generally, residents pay no more than 30% of their income towards rent. The Authority pays the balance. Owners must agree to a reduced rent as provided by the Housing Authority.

- **Project-Based Vouchers/Rental Assistance Demonstration**
  Vouchers that are linked to public housing conversions. In this program, a public housing development is converted to Section 8, and all units work as described above. This was instituted by the Federal Gov't in order to free up funds for needed capital improvements. No such projects are active in Brookhaven.

Other Resources, not practical at this time

National Housing Trust Fund: Administrated by Georgia DCA. This is a competitive program that we would not score well on.

Local Housing Trust Funds: Driven by bond issues; not reasonable given significant infrastructure needs in Brookhaven in the immediate future.

Home Ownership

Georgia Dream

- Borrower must contribute a minimum of $1,000 to the purchase transaction.
- Purchase must be no more than $250,000 in DeKalb
- FHA Requires a 3.5% down payment, so down minimum payment would be $8,750

Income limits

- 1-2 person HH $69,500
- Family HH, 4 person average $79,550; Assets must not exceed $20,000 or 10% of purchase price, whichever is higher.

DREAM: $5,000 in assistance
Income based & not owned a home in 3 years—or—Income based and target area
PEN: (Protectors, Educators, and Health Care Workers) $7,500
CHOICE: (Families with members who are disabled) $7,500
DeKalb County First-Time Homebuyers Down Payment Assistance: $8,000

Sample affordability model for Brookhaven

$200,000 home with a $10,000 down payment
$2,000 annual insurance; $600 annual HOA fee; PMI for 97 months at .5%; interest rate 3.9%
$1,317 payment per month/ 30 yr.
Take Home Pay to be not "cost burdened" under HUD rules needs to be $4,500
Net Monthly Pay for couple at top of income range ($79,500) with 2 children with 15% 401k and $150 monthly towards family healthcare, $5,000
For families near or at the TOP of this prospect list the option for a 2-bedroom home is affordable.

Realtor.Com search of properties in range in Brookhaven
NORTH of Peachtree Pkwy
10 Perimeter Summit NE (Villa Sonoma) 2 bd, 1 bath condo $179,000
10 Perimeter Summit NE (Villa Sonoma) 2 bd, 2 bath condo $199,000
10 Perimeter Summit NE (Villa Sonoma) 2 bd 2 bath condo $209,000
About 10 units available at Villa Sonoma in this range
3650 Ashford Dunwoody (The Park at Ashford) 2 bd, 1 ba condo $159,000
3 units at The Park, up to $174,900
3770 Clairmont 3 bd house $209,000 In need of total rehab

SOUTH of Peachtree Pkwy
3149 Buford Hwy NE 3 bd, 2 bath condo/townhome $158,000
Over 20 available 2 bd, 2 bath units at Regency Woods range from $212--$240,000

Although the challenges are significant, under the right circumstances, home ownership with the possibility of savings, is possible in Brookhaven at present.

ACS Housing Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	50,181		40	
Total Households	21,153		611	
Total Housing Units	23,239		689	
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	10,386	100.0%	626	
Housing units with a mortgage/contract to purchase/similar debt	7,859	75.7%	618	
Second mortgage only	432	4.2%	129	
Home equity loan only	1,219	11.7%	196	
Both second mortgage and home equity loan	86	0.8%	63	
No second mortgage and no home equity loan	6,122	58.9%	560	
Housing units without a mortgage	2,527	24.3%	293	
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	$401,003		$44,339	
Housing units without a mortgage	$320,948		$56,957	
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	10,767	100.0%	521	
With cash rent	10,696	99.3%	511	
Less than $100	84	0.8%	73	
$100 to $149	42	0.4%	40	
$150 to $199	58	0.5%	49	
$200 to $249	161	1.5%	98	
$250 to $299	73	0.7%	94	
$300 to $349	100	0.9%	71	
$350 to $399	11	0.1%	19	
$400 to $449	38	0.4%	48	
$450 to $499	68	0.6%	65	
$500 to $549	290	2.7%	143	
$550 to $599	279	2.6%	130	
$600 to $649	292	2.7%	135	
$650 to $699	650	6.0%	199	
$700 to $749	650	6.0%	193	
$750 to $799	819	7.6%	185	
$800 to $899	1,761	16.4%	322	
$900 to $999	894	8.3%	198	
$1,000 to $1,249	2,194	20.4%	337	
$1,250 to $1,499	1,239	11.5%	272	
$1,500 to $1,999	634	5.9%	182	
$2,000 or more	359	3.3%	136	
No cash rent	71	0.7%	47	
Median Contract Rent	$898		$30	
Average Contract Rent	$998		$76	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	10,767	100.0%	521	
Pay extra for one or more utilities	10,059	93.4%	474	
No extra payment for any utilities	708	6.6%	181	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Housing Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	23,239	100.0%	689	
1, detached	9,443	40.6%	495	
1, attached	2,243	9.7%	334	
2	274	1.2%	108	
3 or 4	728	3.1%	200	
5 to 9	2,549	11.0%	269	
10 to 19	2,850	12.3%	379	
20 to 49	2,155	9.3%	379	
50 or more	2,897	12.5%	314	
Mobile home	100	0.4%	86	
Boat, RV, van, etc.	0	0.0%	30	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	23,239	100.0%	689	
Built 2010 or later	551	2.4%	142	
Built 2000 to 2009	4,965	21.4%	519	
Built 1990 to 1999	4,640	20.0%	433	
Built 1980 to 1989	3,278	14.1%	422	
Built 1970 to 1979	3,359	14.5%	408	
Built 1960 to 1969	3,336	14.4%	391	
Built 1950 to 1959	2,437	10.5%	291	
Built 1940 to 1949	459	2.0%	126	
Built 1939 or earlier	214	0.9%	90	
Median Year Structure Built	1986		2	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	21,153	100.0%	611	
Owner occupied				
Moved in 2010 or later	1,797	8.5%	350	
Moved in 2000 to 2009	5,287	25.0%	435	
Moved in 1990 to 1999	1,711	8.1%	248	
Moved in 1980 to 1989	675	3.2%	152	
Moved in 1970 to 1979	465	2.2%	113	
Moved in 1969 or earlier	451	2.1%	114	
Renter occupied				
Moved in 2010 or later	6,559	31.0%	498	
Moved in 2000 to 2009	3,926	18.6%	421	
Moved in 1990 to 1999	219	1.0%	86	
Moved in 1980 to 1989	35	0.2%	39	
Moved in 1970 to 1979	28	0.1%	25	
Moved in 1969 or earlier	0	0.0%	30	
Median Year Householder Moved Into Unit	2008		2	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Housing Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	21,153	100.0%	611	
Utility gas	12,477	59.0%	526	
Bottled, tank, or LP gas	159	0.8%	73	
Electricity	8,473	40.1%	567	
Fuel oil, kerosene, etc.	0	0.0%	30	
Coal or coke	0	0.0%	30	
Wood	0	0.0%	30	
Solar energy	0	0.0%	30	
Other fuel	14	0.1%	23	
No fuel used	30	0.1%	35	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	21,153	100.0%	611	
Owner occupied				
No vehicle available	252	1.2%	120	
1 vehicle available	3,301	15.6%	484	
2 vehicles available	5,575	26.4%	345	
3 vehicles available	1,000	4.7%	175	
4 vehicles available	222	1.0%	99	
5 or more vehicles available	36	0.2%	40	
Renter occupied				
No vehicle available	1,962	9.3%	287	
1 vehicle available	5,652	26.7%	442	
2 vehicles available	2,794	13.2%	319	
3 vehicles available	265	1.3%	113	
4 vehicles available	85	0.4%	56	
5 or more vehicles available	9	0.0%	14	
Average Number of Vehicles Available	1.5		0.1	

Data Note: N/A means not available.

2010-2014 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2010-2014 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Population Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	50,181		40	
Total Households	21,153		611	
Total Housing Units	23,239		689	
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	47,516	100.0%	355	
Enrolled in school	10,116	21.3%	743	
Enrolled in nursery school, preschool	1,151	2.4%	218	
Public school	472	1.0%	145	
Private school	679	1.4%	168	
Enrolled in kindergarten	848	1.8%	235	
Public school	597	1.3%	213	
Private school	251	0.5%	123	
Enrolled in grade 1 to grade 4	2,353	5.0%	338	
Public school	1,788	3.8%	347	
Private school	565	1.2%	158	
Enrolled in grade 5 to grade 8	1,542	3.2%	289	
Public school	1,171	2.5%	265	
Private school	371	0.8%	141	
Enrolled in grade 9 to grade 12	1,162	2.4%	250	
Public school	738	1.6%	212	
Private school	424	0.9%	132	
Enrolled in college undergraduate years	2,105	4.4%	365	
Public school	1,065	2.2%	277	
Private school	1,040	2.2%	251	
Enrolled in graduate or professional school	955	2.0%	230	
Public school	655	1.4%	179	
Private school	300	0.6%	117	
Not enrolled in school	37,400	78.7%	1,086	
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE				
Total	4,523	100.0%	357	
Living in Households	4,312	95.3%	352	
Living in Family Households	2,355	52.1%	346	
Householder	1,207	26.7%	188	
Spouse	892	19.7%	160	
Parent	167	3.7%	107	
Parent-in-law	14	0.3%	22	
Other Relative	30	0.7%	32	
Nonrelative	45	1.0%	49	
Living in Nonfamily Households	1,957	43.3%	287	
Householder	1,891	41.8%	276	
Nonrelative	66	1.5%	3	
Living in Group Quarters	211	4.7%	106	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Population Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY TYPE AND SIZE AND AGE				
Family Households	10,000	47.3%	362	
2-Person	4,495	21.2%	366	
3-Person	2,110	10.0%	325	
4-Person	1,993	9.4%	271	
5-Person	871	4.1%	215	
6-Person	273	1.3%	115	
7+ Person	258	1.2%	96	
Nonfamily Households	11,153	52.7%	673	
1-Person	8,712	41.2%	638	
2-Person	2,166	10.2%	313	
3-Person	220	1.0%	94	
4-Person	36	0.2%	26	
5-Person	0	0.0%	30	
6-Person	19	0.1%	31	
7+ Person	0	0.0%	30	
HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE				
Households with one or more people under 18 years	4,799	22.7%	270	
Family households	4,799	22.7%	270	
Married-couple family	3,885	18.4%	303	
Male householder, no wife present	249	1.2%	125	
Female householder, no husband present	665	3.1%	163	
Nonfamily households	0	0.0%	30	
Households with no people under 18 years	16,354	77.3%	682	
Married-couple family	4,153	19.6%	360	
Other family	1,048	5.0%	250	
Nonfamily households	11,153	52.7%	673	
HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE				
Households with Pop 65+	3,335	15.8%	278	
1-Person	1,816	8.6%	273	
2+ Person Family	1,433	6.8%	198	
2+ Person Nonfamily	86	0.4%	45	
Households with No Pop 65+	17,818	84.2%	529	
1-Person	6,896	32.6%	573	
2+ Person Family	8,567	40.5%	389	
2+ Person Nonfamily	2,355	11.1%	318	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Population Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	45,613	100.0%	414	
5 to 17 years				
Speak only English	2,577	5.6%	360	
Speak Spanish	3,129	6.9%	492	
Speak English "very well" or "well"	2,718	6.0%	510	
Speak English "not well"	251	0.6%	114	
Speak English "not at all"	160	0.4%	122	
Speak other Indo-European languages	198	0.4%	110	
Speak English "very well" or "well"	188	0.4%	107	
Speak English "not well"	10	0.0%	17	
Speak English "not at all"	0	0.0%	30	
Speak Asian and Pacific Island languages	86	0.2%	82	
Speak English "very well" or "well"	86	0.2%	66	
Speak English "not well"	0	0.0%	30	
Speak English "not at all"	0	0.0%	30	
Speak other languages	90	0.2%	76	
Speak English "very well" or "well"	90	0.2%	76	
Speak English "not well"	0	0.0%	30	
Speak English "not at all"	0	0.0%	30	
18 to 64 years				
Speak only English	23,516	51.6%	875	
Speak Spanish	8,425	18.5%	753	
Speak English "very well" or "well"	3,564	7.8%	537	
Speak English "not well"	3,532	7.7%	516	
Speak English "not at all"	1,329	2.9%	329	
Speak other Indo-European languages	1,719	3.8%	360	
Speak English "very well" or "well"	1,694	3.7%	344	
Speak English "not well"	25	0.1%	27	
Speak English "not at all"	0	0.0%	30	
Speak Asian and Pacific Island languages	923	2.0%	233	
Speak English "very well" or "well"	857	1.9%	211	
Speak English "not well"	58	0.1%	51	
Speak English "not at all"	8	0.0%	13	
Speak other languages	427	0.9%	165	
Speak English "very well" or "well"	376	0.8%	157	
Speak English "not well"	51	0.1%	43	
Speak English "not at all"	0	0.0%	30	
65 years and over				
Speak only English	3,437	7.5%	311	
Speak Spanish	165	0.4%	100	
Speak English "very well" or "well"	39	0.1%	41	
Speak English "not well"	56	0.1%	42	
Speak English "not at all"	70	0.2%	69	
Speak other Indo-European languages	336	0.7%	128	
Speak English "very well" or "well"	190	0.4%	83	
Speak English "not well"	146	0.3%	92	
Speak English "not at all"	0	0.0%	30	
Speak Asian and Pacific Island languages	507	1.1%	215	
Speak English "very well" or "well"	105	0.2%	89	
Speak English "not well"	199	0.4%	134	
Speak English "not at all"	203	0.4%	108	
Speak other languages	78	0.2%	63	
Speak English "very well" or "well"	78	0.2%	63	
Speak English "not well"	0	0.0%	30	
Speak English "not at all"	0	0.0%	30	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Population Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	28,472	100.0%	823	
Worked in state and in county of residence	11,109	39.0%	739	
Worked in state and outside county of residence	16,925	59.4%	804	
Worked outside state of residence	438	1.5%	135	
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	28,472	100.0%	823	
Drove alone	19,971	70.1%	842	
Carpooled	1,902	6.7%	403	
Public transportation (excluding taxicab)	3,350	11.8%	621	
Bus or trolley bus	2,714	9.5%	567	
Streetcar or trolley car	51	0.2%	47	
Subway or elevated	540	1.9%	195	
Railroad	45	0.2%	48	
Ferryboat	0	0.0%	30	
Taxicab	147	0.5%	115	
Motorcycle	0	0.0%	30	
Bicycle	11	0.0%	19	
Walked	386	1.4%	162	
Other means	706	2.5%	286	
Worked at home	1,999	7.0%	331	
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	26,473	100.0%	783	
Less than 5 minutes	415	1.6%	202	
5 to 9 minutes	1,362	5.1%	276	
10 to 14 minutes	2,408	9.1%	364	
15 to 19 minutes	4,463	16.9%	589	
20 to 24 minutes	5,041	19.0%	595	
25 to 29 minutes	2,706	10.2%	438	
30 to 34 minutes	4,588	17.3%	580	
35 to 39 minutes	1,126	4.3%	264	
40 to 44 minutes	1,060	4.0%	243	
45 to 59 minutes	1,794	6.8%	443	
60 to 89 minutes	1,007	3.8%	265	
90 or more minutes	503	1.9%	224	
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	16,153	100.0%	592	
Own children under 6 years only	1,943	12.0%	257	
In labor force	1,208	7.5%	204	
Not in labor force	735	4.6%	181	
Own children under 6 years and 6 to 17 years	1,262	7.8%	239	
In labor force	829	5.1%	202	
Not in labor force	433	2.7%	140	
Own children 6 to 17 years only	1,424	8.8%	249	
In labor force	1,044	6.5%	198	
Not in labor force	380	2.4%	129	
No own children under 18 years	11,524	71.3%	639	
In labor force	9,324	57.7%	639	
Not in labor force	2,200	13.6%	339	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Population Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE & TYPES OF HEALTH INSURANCE COVERAGE				
Total	49,940	100.0%	131	
Under 18 years:	10,648	21.3%	612	
One Type of Health Insurance:	8,954	17.9%	637	
Employer-Based Health Ins Only	4,915	9.8%	512	
Direct-Purchase Health Ins Only	631	1.3%	228	
Medicare Coverage Only	15	0.0%	27	
Medicaid Coverage Only	3,356	6.7%	505	
TRICARE/Military Hlth Cov Only	37	0.1%	39	
VA Health Care Only	0	0.0%	30	
2+ Types of Health Insurance	237	0.5%	132	
No Health Insurance Coverage	1,457	2.9%	422	
18 to 34 years:	16,071	32.2%	759	
One Type of Health Insurance:	10,571	21.2%	622	
Employer-Based Health Ins Only	8,788	17.6%	629	
Direct-Purchase Health Ins Only	1,429	2.9%	262	
Medicare Coverage Only	77	0.2%	84	
Medicaid Coverage Only	173	0.3%	99	
TRICARE/Military Hlth Cov Only	43	0.1%	37	
VA Health Care Only	61	0.1%	63	
2+ Types of Health Insurance	415	0.8%	123	
No Health Insurance Coverage	5,085	10.2%	664	
35 to 64 years:	18,900	37.8%	805	
One Type of Health Insurance:	13,841	27.7%	751	
Employer-Based Health Ins Only	11,616	23.3%	729	
Direct-Purchase Health Ins Only	1,687	3.4%	307	
Medicare Coverage Only	144	0.3%	71	
Medicaid Coverage Only	272	0.5%	93	
TRICARE/Military Hlth Cov Only	88	0.2%	79	
VA Health Care Only	34	0.1%	40	
2+ Types of Health Insurance	697	1.4%	161	
No Health Insurance Coverage	4,362	8.7%	571	
65+ years:	4,321	8.7%	353	
One Type of Health Insurance:	1,467	2.9%	310	
Employer-Based Health Ins Only	74	0.1%	52	
Direct-Purchase Health Ins Only	0	0.0%	30	
Medicare Coverage Only	1,376	2.8%	316	
TRICARE/Military Hlth Cov Only	0	0.0%	30	
VA Health Care Only	17	0.0%	28	
2+ Types of Health Insurance:	2,635	5.3%	352	
Employer-Based & Direct-Purchase Health Insurance	24	0.0%	29	
Employer-Based Health & Medicare Insurance	756	1.5%	191	
Direct-Purchase Health & Medicare Insurance	537	1.1%	166	
Medicare & Medicaid Coverage	543	1.1%	209	
Other Private Health Insurance Combos	0	0.0%	30	
Other Public Health Insurance Combos	72	0.1%	87	
Other Health Insrance Combinations	703	1.4%	151	
No Health Insurance Coverage	219	0.4%	131	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Population Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	49,229	100.0%	263	high
Under .50	3,002	6.1%	719	medium
.50 to .99	5,218	10.6%	1,008	high
1.00 to 1.24	2,491	5.1%	629	medium
1.25 to 1.49	2,380	4.8%	698	medium
1.50 to 1.84	2,115	4.3%	723	medium
1.85 to 1.99	847	1.7%	337	medium
2.00 and over	33,176	67.4%	1,319	high
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS				
Total	39,511	100.0%	619	high
Veteran	2,094	5.3%	293	high
Nonveteran	37,417	94.7%	652	high
Male	20,074	50.8%	799	high
Veteran	2,031	5.1%	283	high
Nonveteran	18,043	45.7%	784	high
Female	19,437	49.2%	630	high
Veteran	63	0.2%	47	low
Nonveteran	19,374	49.0%	633	high
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE				
Total	2,094	100.0%	293	high
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	195	9.3%	105	medium
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	106	5.1%	101	high
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	30	
Gulf War (8/90 to 8/01), no Vietnam Era	212	10.1%	100	medium
Gulf War (8/90 to 8/01) and Vietnam Era	0	0.0%	30	
Vietnam Era, no Korean War, no World War II	767	36.6%	195	medium
Vietnam Era and Korean War, no World War II	13	0.6%	20	low
Vietnam Era and Korean War and World War II	0	0.0%	30	
Korean War, no Vietnam Era, no World War II	179	8.5%	65	medium
Korean War and World War II, no Vietnam Era	31	1.5%	32	low
World War II, no Korean War, no Vietnam Era	126	6.0%	64	medium
Between Gulf War and Vietnam Era only	282	13.5%	107	medium
Between Vietnam Era and Korean War only	183	8.7%	66	medium
Between Korean War and World War II only	0	0.0%	30	
Pre-World War II only	0	0.0%	30	
HOUSEHOLDS BY POVERTY STATUS				
Total	21,153	100.0%	611	high
Income in the past 12 months below poverty level	2,563	12.1%	349	high
Married-couple family	618	2.9%	179	medium
Other family - male householder (no wife present)	120	0.6%	70	medium
Other family - female householder (no husband present)	420	2.0%	132	medium
Nonfamily household - male householder	623	2.9%	223	medium
Nonfamily household - female householder	782	3.7%	201	medium
Income in the past 12 months at or above poverty level	18,590	87.9%	633	high
Married-couple family	7,420	35.1%	417	high
Other family - male householder (no wife present)	535	2.5%	186	medium
Other family - female householder (no husband present)	887	4.2%	234	medium
Nonfamily household - male householder	4,548	21.5%	495	high
Nonfamily household - female householder	5,200	24.6%	491	high

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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ACS Population Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME				
Social Security Income	3,136	14.8%	291	
No Social Security Income	18,017	85.2%	542	
Retirement Income	1,626	7.7%	248	
No Retirement Income	19,527	92.3%	643	
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
<10% of Income	315	2.9%	155	
10-14.9% of Income	1,009	9.4%	233	
15-19.9% of Income	1,501	13.9%	255	
20-24.9% of Income	1,623	15.1%	348	
25-29.9% of Income	1,176	10.9%	246	
30-34.9% of Income	1,040	9.7%	252	
35-39.9% of Income	729	6.8%	202	
40-49.9% of Income	826	7.7%	193	
50+% of Income	2,261	21.0%	346	
Gross Rent % Inc Not Computed	287	2.7%	122	
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	21,153	100.0%	611	
With public assistance income	211	1.0%	106	
No public assistance income	20,942	99.0%	610	
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	21,153	100.0%	611	
With Food Stamps/SNAP	1,345	6.4%	296	
With No Food Stamps/SNAP	19,808	93.6%	667	
HOUSEHOLDS BY DISABILITY STATUS				
Total	21,153	100.0%	611	
With 1+ Persons w/Disability	2,135	10.1%	310	
With No Person w/Disability	19,018	89.9%	644	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2014, adjusted for inflation.

2010-2014 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2010-2014 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

July 14, 2017

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Demographic and Income Profile

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

Summary	Census 2010	2017	2022
Population	49,222	54,169	57,179
Households	20,432	22,483	23,834
Families	10,314	11,108	11,673
Average Household Size	2.37	2.38	2.37
Owner Occupied Housing Units	9,954	9,825	10,295
Renter Occupied Housing Units	10,478	12,657	13,540
Median Age	32.5	34.2	34.8

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.09%	1.03%	0.83%
Households	1.17%	1.01%	0.79%
Families	1.00%	0.92%	0.71%
Owner HHs	0.94%	0.99%	0.72%
Median Household Income	3.83%	2.05%	2.12%

	2017		2022	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,517	11.2%	2,303	9.7%
$15,000 - $24,999	1,777	7.9%	1,542	6.5%
$25,000 - $34,999	1,378	6.1%	1,152	4.8%
$35,000 - $49,999	2,315	10.3%	1,883	7.9%
$50,000 - $74,999	3,772	16.8%	3,664	15.4%
$75,000 - $99,999	2,392	10.6%	2,960	12.4%
$100,000 - $149,999	3,379	15.0%	4,349	18.2%
$150,000 - $199,999	1,635	7.3%	1,991	8.4%
$200,000+	3,318	14.8%	3,989	16.7%
Median Household Income	$70,392		$84,940	
Average Household Income	$112,092		$129,277	
Per Capita Income	$47,118		$54,440	

	Census 2010		2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,242	8.6%	3,936	7.3%	4,062	7.1%
5 - 9	2,839	5.8%	3,674	6.8%	3,584	6.3%
10 - 14	1,755	3.6%	2,982	5.5%	3,231	5.7%
15 - 19	1,819	3.7%	2,476	4.6%	2,946	5.2%
20 - 24	4,084	8.3%	3,627	6.7%	3,796	6.6%
25 - 34	12,731	25.9%	11,280	20.8%	11,197	19.6%
35 - 44	8,100	16.5%	9,361	17.3%	9,594	16.8%
45 - 54	5,590	11.4%	6,560	12.1%	7,021	12.3%
55 - 64	4,043	8.2%	4,835	8.9%	5,195	9.1%
65 - 74	2,077	4.2%	3,222	5.9%	3,880	6.8%
75 - 84	1,376	2.8%	1,535	2.8%	1,945	3.4%
85+	566	1.1%	681	1.3%	728	1.3%

	Census 2010		2017		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	31,467	63.9%	33,853	62.5%	35,004	61.2%
Black Alone	5,128	10.4%	6,025	11.1%	6,372	11.1%
American Indian Alone	394	0.8%	410	0.8%	444	0.8%
Asian Alone	2,600	5.3%	3,694	6.8%	4,653	8.1%
Pacific Islander Alone	49	0.1%	56	0.1%	60	0.1%
Some Other Race Alone	7,611	15.5%	7,920	14.6%	8,234	14.4%
Two or More Races	1,973	4.0%	2,212	4.1%	2,413	4.2%
Hispanic Origin (Any Race)	14,843	30.2%	15,031	27.7%	15,248	26.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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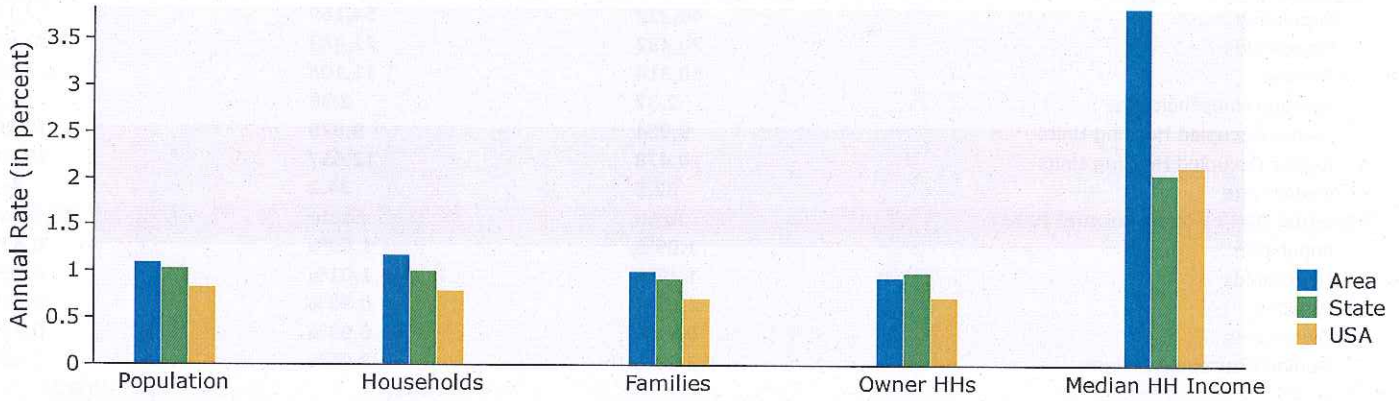
Demographic and Income Profile

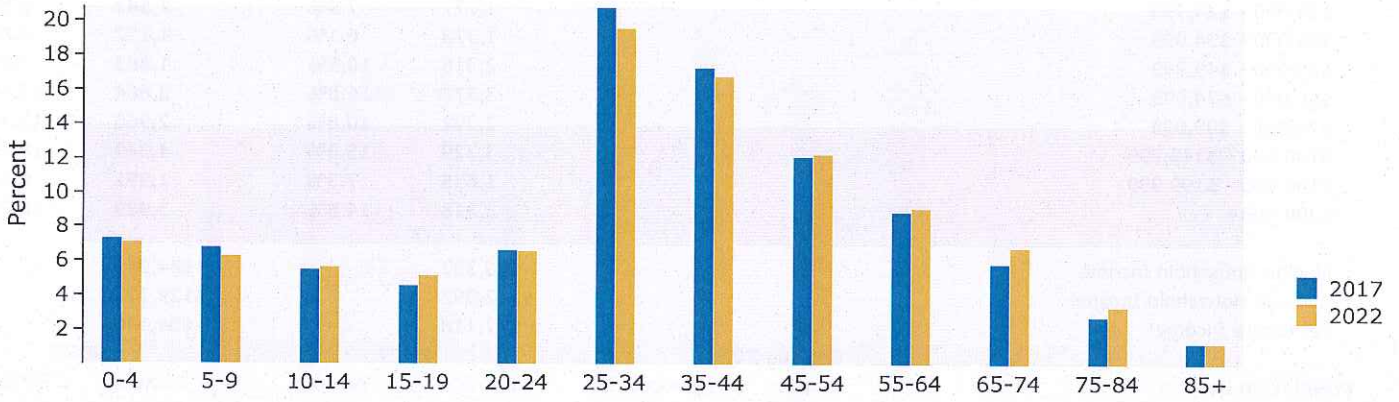
Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

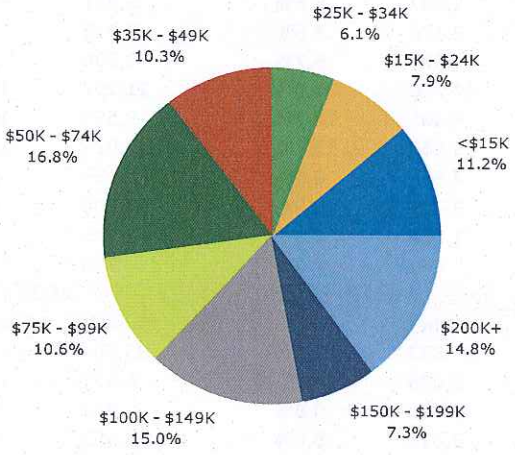
Trends 2017-2022



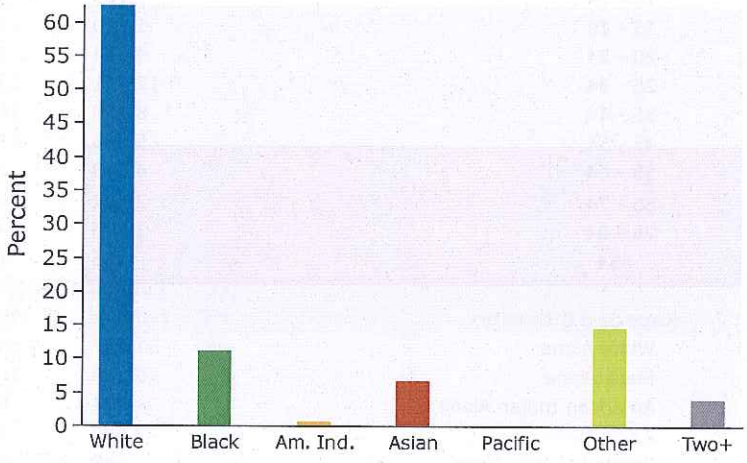
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 27.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Business Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI Demographics

Data for all businesses in area	Brookhaven ci...
Total Businesses:	1,615
Total Employees:	21,521
Total Residential Population:	54,169
Employee/Residential Population Ratio (per 100 Residents)	40

	Businesses		Employees	
by SIC Codes	Number	Percent	Number	Percent
Agriculture & Mining	23	1.4%	150	0.7%
Construction	71	4.4%	242	1.1%
Manufacturing	25	1.5%	400	1.9%
Transportation	30	1.9%	236	1.1%
Communication	19	1.2%	119	0.6%
Utility	1	0.1%	4	0.0%
Wholesale Trade	36	2.2%	2,296	10.7%
Retail Trade Summary	288	17.8%	4,121	19.1%
Home Improvement	7	0.4%	35	0.2%
General Merchandise Stores	9	0.6%	358	1.7%
Food Stores	30	1.9%	1,343	6.2%
Auto Dealers, Gas Stations, Auto Aftermarket	33	2.0%	155	0.7%
Apparel & Accessory Stores	21	1.3%	92	0.4%
Furniture & Home Furnishings	20	1.2%	118	0.5%
Eating & Drinking Places	109	6.7%	1,592	7.4%
Miscellaneous Retail	59	3.7%	428	2.0%
Finance, Insurance, Real Estate Summary	266	16.5%	4,481	20.8%
Banks, Savings & Lending Institutions	26	1.6%	225	1.0%
Securities Brokers	24	1.5%	132	0.6%
Insurance Carriers & Agents	46	2.8%	3,039	14.1%
Real Estate, Holding, Other Investment Offices	170	10.5%	1,085	5.0%
Services Summary	704	43.6%	9,211	42.8%
Hotels & Lodging	14	0.9%	676	3.1%
Automotive Services	29	1.8%	135	0.6%
Motion Pictures & Amusements	38	2.4%	381	1.8%
Health Services	101	6.3%	1,397	6.5%
Legal Services	70	4.3%	439	2.0%
Education Institutions & Libraries	27	1.7%	1,223	5.7%
Other Services	425	26.3%	4,960	23.0%
Government	13	0.8%	227	1.1%
Unclassified Establishments	139	8.6%	34	0.2%
Totals	1,615	100.0%	21,521	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.
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.

July 14, 2017

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Business Summary

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI Demographics

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	75	4.6%	300	1.4%
Manufacturing	29	1.8%	420	2.0%
Wholesale Trade	36	2.2%	2,296	10.7%
Retail Trade	173	10.7%	2,478	11.5%
Motor Vehicle & Parts Dealers	21	1.3%	102	0.5%
Furniture & Home Furnishings Stores	8	0.5%	59	0.3%
Electronics & Appliance Stores	8	0.5%	48	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	7	0.4%	35	0.2%
Food & Beverage Stores	24	1.5%	1,299	6.0%
Health & Personal Care Stores	19	1.2%	162	0.8%
Gasoline Stations	12	0.7%	53	0.2%
Clothing & Clothing Accessories Stores	29	1.8%	109	0.5%
Sport Goods, Hobby, Book, & Music Stores	9	0.6%	154	0.7%
General Merchandise Stores	9	0.6%	358	1.7%
Miscellaneous Store Retailers	22	1.4%	94	0.4%
Nonstore Retailers	5	0.3%	5	0.0%
Transportation & Warehousing	12	0.7%	181	0.8%
Information	51	3.2%	693	3.2%
Finance & Insurance	99	6.1%	3,411	15.8%
Central Bank/Credit Intermediation & Related Activities	26	1.6%	225	1.0%
Securities, Commodity Contracts & Other Financial	27	1.7%	147	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	46	2.8%	3,039	14.1%
Real Estate, Rental & Leasing	187	11.6%	1,102	5.1%
Professional, Scientific & Tech Services	274	17.0%	3,122	14.5%
Legal Services	72	4.5%	461	2.1%
Management of Companies & Enterprises	1	0.1%	1	0.0%
Administrative & Support & Waste Management & Remediation	77	4.8%	321	1.5%
Educational Services	28	1.7%	1,217	5.7%
Health Care & Social Assistance	131	8.1%	2,114	9.8%
Arts, Entertainment & Recreation	25	1.5%	258	1.2%
Accommodation & Food Services	123	7.6%	2,289	10.6%
Accommodation	14	0.9%	676	3.1%
Food Services & Drinking Places	109	6.7%	1,613	7.5%
Other Services (except Public Administration)	142	8.8%	1,057	4.9%
Automotive Repair & Maintenance	17	1.1%	89	0.4%
Public Administration	13	0.8%	227	1.1%
Unclassified Establishments	139	8.6%	34	0.2%
Total	1,615	100.0%	21,521	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.
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.

July 14, 2017

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Housing Profile

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

Population		Households	
2010 Total Population	49,222	2017 Median Household Income	$70,392
2017 Total Population	54,169	2022 Median Household Income	$84,940
2022 Total Population	57,179	2017-2022 Annual Rate	3.83%
2017-2022 Annual Rate	1.09%		

	Census 2010		2017		2022	
Housing Units by Occupancy Status and Tenure	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total Housing Units	22,153	100.0%	23,684	100.0%	25,124	100.0%
Occupied	20,432	92.2%	22,482	94.9%	23,835	94.9%
Owner	9,954	44.9%	9,825	41.5%	10,295	41.0%
Renter	10,478	47.3%	12,657	53.4%	13,540	53.9%
Vacant	1,721	7.8%	1,201	5.1%	1,290	5.1%

	2017		2022	
Owner Occupied Housing Units by Value	**Number**	**Percent**	**Number**	**Percent**
Total	9,826	100.0%	10,294	100.0%
<$50,000	88	0.9%	34	0.3%
$50,000-$99,999	100	1.0%	50	0.5%
$100,000-$149,999	297	3.0%	178	1.7%
$150,000-$199,999	320	3.3%	174	1.7%
$200,000-$249,999	453	4.6%	308	3.0%
$250,000-$299,999	813	8.3%	675	6.6%
$300,000-$399,999	2,364	24.1%	2,322	22.6%
$400,000-$499,999	2,033	20.7%	2,333	22.7%
$500,000-$749,999	2,443	24.9%	3,245	31.5%
$750,000-$999,999	545	5.5%	683	6.6%
$1,000,000+	370	3.8%	292	2.8%
Median Value	$423,512		$460,266	
Average Value	$471,893		$501,800	

Census 2010 Housing Units	**Number**	**Percent**
Total	22,153	100.0%
In Urbanized Areas	22,153	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

July 14, 2017

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Housing Profile

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	9,954	100.0%
Owned with a Mortgage/Loan	8,150	81.9%
Owned Free and Clear	1,804	18.1%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	1,721	100.0%
For Rent	885	51.4%
Rented- Not Occupied	26	1.5%
For Sale Only	404	23.5%
Sold - Not Occupied	48	2.8%
Seasonal/Recreational/Occasional Use	158	9.2%
For Migrant Workers	0	0.0%
Other Vacant	200	11.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	20,432	9,954	48.7%
15-24	1,341	93	6.9%
25-34	6,159	1,971	32.0%
35-44	4,494	2,338	52.0%
45-54	3,312	2,033	61.4%
55-64	2,505	1,815	72.5%
65-74	1,339	932	69.6%
75-84	923	561	60.8%
85+	359	211	58.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	20,432	9,954	48.7%
White Alone	14,408	8,824	61.2%
Black/African American	2,532	522	20.6%
American Indian/Alaska	114	20	17.5%
Asian Alone	1,158	424	36.6%
Pacific Islander Alone	15	3	20.0%
Other Race Alone	1,647	61	3.7%
Two or More Races	558	100	17.9%
Hispanic Origin	3,453	333	9.6%

Census 2010 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	20,432	9,954	48.7%
1-Person	7,252	3,154	43.5%
2-Person	6,555	3,900	59.5%
3-Person	2,629	1,397	53.1%
4-Person	2,009	1,067	53.1%
5-Person	972	325	33.4%
6-Person	452	81	17.9%
7+ Person	563	30	5.3%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

July 14, 2017

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Household Income Profile

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

Summary	2017	2022	2017-2022 Change	2017-2022 Annual Rate
Population	54,169	57,179	3,010	1.09%
Households	22,483	23,834	1,351	1.17%
Median Age	34.2	34.8	0.6	0.35%
Average Household Size	2.38	2.37	-0.01	-0.08%

	2017		2022	
Households by Income	**Number**	**Percent**	**Number**	**Percent**
Household	22,483	100%	23,833	100%
<$15,000	2,517	11.2%	2,303	9.7%
$15,000-$24,999	1,777	7.9%	1,542	6.5%
$25,000-$34,999	1,378	6.1%	1,152	4.8%
$35,000-$49,999	2,315	10.3%	1,883	7.9%
$50,000-$74,999	3,772	16.8%	3,664	15.4%
$75,000-$99,999	2,392	10.6%	2,960	12.4%
$100,000-$149,999	3,379	15.0%	4,349	18.2%
$150,000-$199,999	1,635	7.3%	1,991	8.4%
$200,000+	3,318	14.8%	3,989	16.7%
Median Household Income	$70,392		$84,940	
Average Household Income	$112,092		$129,277	
Per Capita Income	$47,118		$54,440	

Data Note: Income reported for July 1, 2022 represents annual income for the preceding year, expressed in current (2020) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2017 and 2022.

July 14, 2017

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Household Income Profile

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

2017 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,270	5,634	5,127	3,822	2,980	2,121	1,523
<$15,000	295	488	429	315	347	293	349
$15,000-$24,999	168	396	347	221	190	245	209
$25,000-$34,999	132	377	307	194	134	109	124
$35,000-$49,999	186	690	505	352	223	169	188
$50,000-$74,999	245	1,188	795	561	386	296	301
$75,000-$99,999	96	704	591	361	282	251	106
$100,000-$149,999	80	939	779	630	491	333	128
$150,000-$199,999	34	371	431	354	256	144	44
$200,000+	34	481	943	834	671	281	74
Median HH Income	$37,448	$66,096	$81,304	$92,382	$92,445	$69,340	$40,259
Average HH Income	$54,638	$94,686	$125,491	$139,531	$139,801	$106,991	$63,755
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<$15,000	23.2%	8.7%	8.4%	8.2%	11.6%	13.8%	22.9%
$15,000-$24,999	13.2%	7.0%	6.8%	5.8%	6.4%	11.6%	13.7%
$25,000-$34,999	10.4%	6.7%	6.0%	5.1%	4.5%	5.1%	8.1%
$35,000-$49,999	14.6%	12.2%	9.8%	9.2%	7.5%	8.0%	12.3%
$50,000-$74,999	19.3%	21.1%	15.5%	14.7%	13.0%	14.0%	19.8%
$75,000-$99,999	7.6%	12.5%	11.5%	9.4%	9.5%	11.8%	7.0%
$100,000-$149,999	6.3%	16.7%	15.2%	16.5%	16.5%	15.7%	8.4%
$150,000-$199,999	2.7%	6.6%	8.4%	9.3%	8.6%	6.8%	2.9%
$200,000+	2.7%	8.5%	18.4%	21.8%	22.5%	13.2%	4.9%

Data Note: Income reported for July 1, 2022 represents annual income for the preceding year, expressed in current (2020) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2017 and 2022.

July 14, 2017

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Household Income Profile

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI

2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,263	5,711	5,277	4,038	3,162	2,554	1,828
<$15,000	268	393	379	277	302	303	381
$15,000-$24,999	151	299	264	186	165	245	231
$25,000-$34,999	107	283	246	161	117	112	126
$35,000-$49,999	159	514	385	284	183	163	195
$50,000-$74,999	239	1,102	744	521	366	337	354
$75,000-$99,999	137	838	691	441	345	344	164
$100,000-$149,999	109	1,221	976	776	593	469	205
$150,000-$199,999	48	462	498	418	303	198	65
$200,000+	45	599	1,094	974	788	383	107
Median HH Income	$43,908	$81,367	$96,783	$106,733	$106,073	$81,980	$48,135
Average HH Income	$66,114	$113,142	$144,085	$157,851	$158,844	$122,728	$75,464

Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<$15,000	21.2%	6.9%	7.2%	6.9%	9.6%	11.9%	20.8%
$15,000-$24,999	12.0%	5.2%	5.0%	4.6%	5.2%	9.6%	12.6%
$25,000-$34,999	8.5%	5.0%	4.7%	4.0%	3.7%	4.4%	6.9%
$35,000-$49,999	12.6%	9.0%	7.3%	7.0%	5.8%	6.4%	10.7%
$50,000-$74,999	18.9%	19.3%	14.1%	12.9%	11.6%	13.2%	19.4%
$75,000-$99,999	10.8%	14.7%	13.1%	10.9%	10.9%	13.5%	9.0%
$100,000-$149,999	8.6%	21.4%	18.5%	19.2%	18.8%	18.4%	11.2%
$150,000-$199,999	3.8%	8.1%	9.4%	10.4%	9.6%	7.8%	3.6%
$200,000+	3.6%	10.5%	20.7%	24.1%	24.9%	15.0%	5.9%

Data Note: Income reported for July 1, 2022 represents annual income for the preceding year, expressed in current (2020) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2017 and 2022.

July 14, 2017

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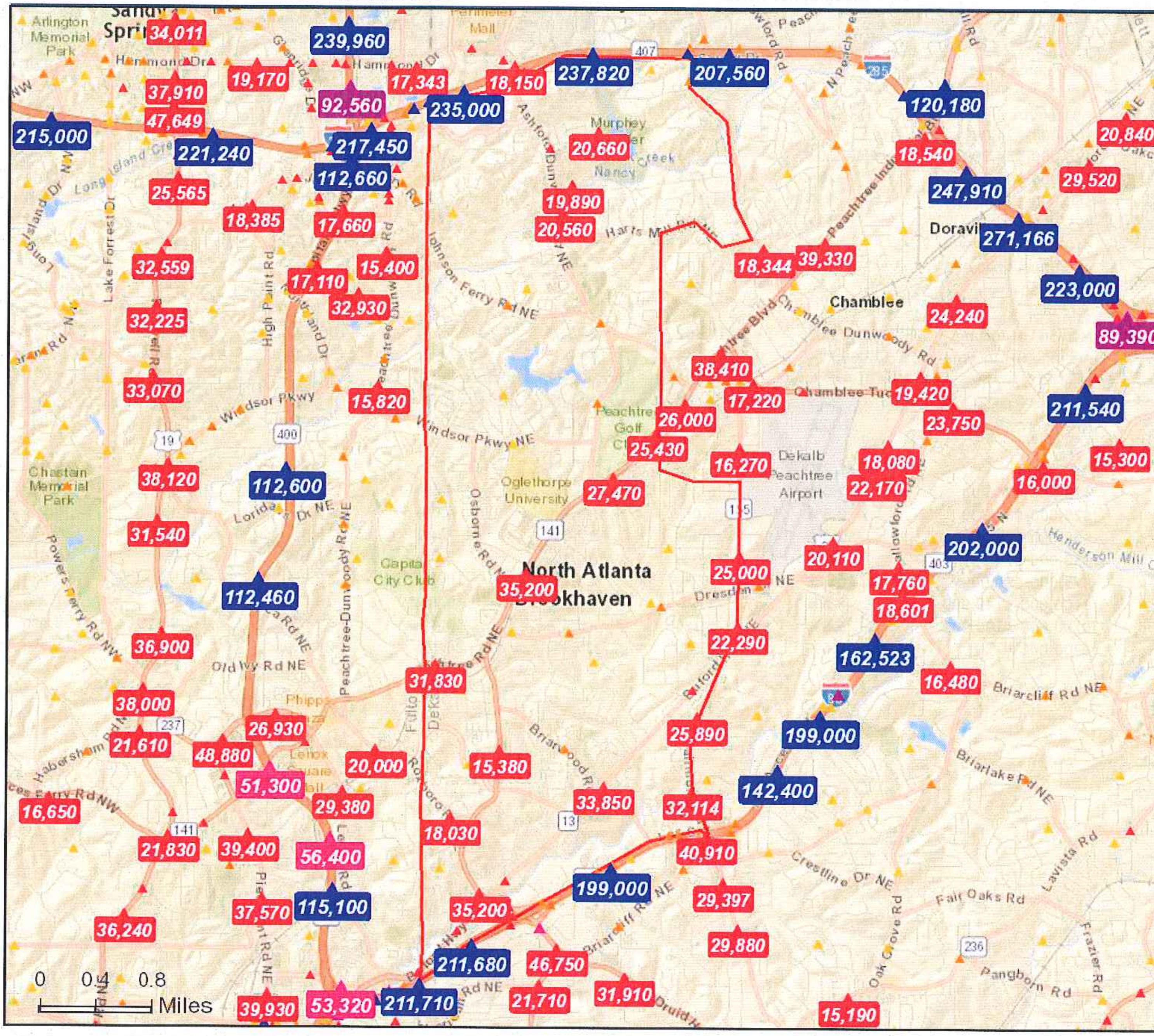
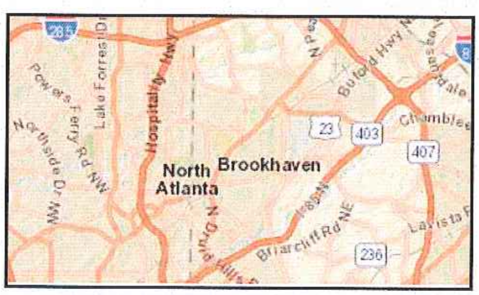
Traffic Count Map

Brookhaven City, GA
Brookhaven City, GA (1310944)
Geography: Place

Prepared by ARC - Source ESRI





Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***

Source: ©2017 Kalibrate Technologies

July 14, 2017

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The Partnerships of Affordable, Suitable living

Basic Need	Description	Supporting Resource
Affordable Accessible Housing	A payment that does not exceed 30% of income & suitable inventory for seniors and special needs	Free Market with legislative encouragement, i.e., favorable zoning, expedient process, density bonus
Employment	Consistent, safe employment, that allows for savings, and protection from job loss due to illness; Ideal employment would have low-cost health insurance.	Local business; County & State Workforce Development programs
Food & Water	Clean complex with reliable water & sewer; safe food prep cooking environment; reasonably priced, healthy choice groceries within distance, open hours that allow for before/after work	County for water & sewer; code enforcement; Public Safety & Economic Development—stores are eager to locate and recognize a safe, secure environment at all hours.
Clothing	Clothing appropriate for safety, weather, and activity	Family, low cost stores; thrift shops; not-for-profit agencies
Education	Safe, stable, quality Pre-K 12 Public School system; High School programs supporting in-school career training or college prep; ESOL for students and parents; Ongoing jobs training	School System; Public Safety; Local business partners; Not-for-profits; County & State Workforce Development
Faith & Community Centers	An institution offering emotional support, fosters community pride, and facilitates communication	Religious Institutions; Not-for-Profit, i.e., CPACS; LAA; Local government, youth recreation programs; opportunities for need-based programming
Public Safety	At a minimum, individuals feel safe in their homes and traveling to and from work and school	Police Department; PD Outreach; Neighborhood Groups; County Fire; State offices; Georgia Emergency Management
Healthcare	Access to regular and emergent health, dental and eyecare (glasses for low-income students)	Employer's Healthcare programs; ACA; Free and sliding scale clinics; GA PeachCare for children
Childcare	Safe, dependable childcare while parents are at work	Family, Agencies, sliding scale agencies, school; Boys & Girls Clubs
Eldercare Adults with Disabilities	Safe, dependable eldercare while family is out of the home; transportation to appointments and activities; residential placement if family is unable to provide appropriate care	Family, Agencies, Medicare & Medicaid
Healthy opportunity for exercise and low-cost recreation	Safe walkable streets; access to greenspace; access to youth sports programs	Brookhaven PD & PW; GDOT; Schools; Brookhaven Parks & County recreation vouchers