

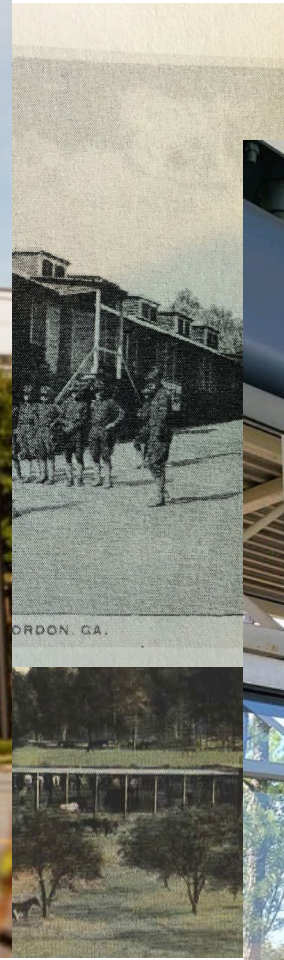


The Evolution of Housing in THE Center of the Universe!

The Chamblee Housing Story the Past, Present, and Future



How has housing in Chamblee evolved, and where is it headed?





Early 20th Century – Railroad & Workforce Housing

- Chamblee developed around railroads in the late 1800s
- Formerly known as Roswell Junction
 - Problem at the post office led to the renaming of Chamblee.
 - Named after Wylie H. Chamblee
- Early Housing Consisted of modest wooden homes for railroad and farm workers





Early 20th Century – Arrival of Camp Gordon

- Camp Gordon established in 1917
- A massive military training facility, brought an influx of soldiers and workers, creating an immediate demand for housing.
- Temporary barracks and makeshift dwellings were constructed to accommodate the surge in population
 - An estimated 40,000 troops lived in Chamblee at the time





Post-WWII Boom – Industrial Surge

- General Motors Assembly Plant opened in Doraville in 1947
- Chamblee became an industrial hub in the 50s which led to...
 - Suburban-style neighborhoods emerged with single-family homes built for middle-class workers
 - Apartment complexes began appearing, providing rental housing for factory workers and newcomers





Immigration & Housing Transformation



- As industrial jobs declined in the 1980s, a significant influx of immigrants, particularly from Latin America and Asia reshaped the housing needs.
 - Chamblee churches sponsored some of the refugees, setting them up in low-cost apartments
- The Buford Highway corridor became a major hub for international communities with affordable housing options concentrated along the highway.



Chamblee MARTA Station



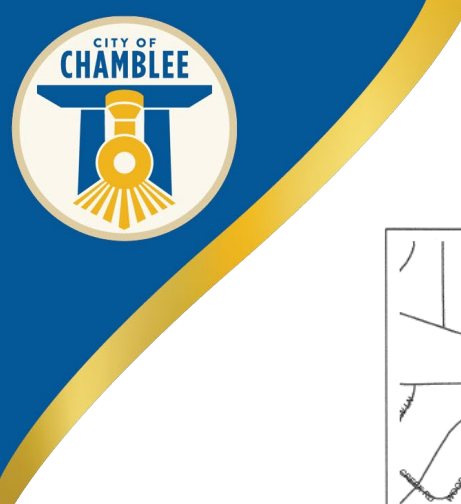
- In 1987 the Chamblee MARTA Station opened
- In 2000, Chamblee was awarded a Livable Centers Initiative (LCI) grant from the Atlanta Regional Commission.
 - This helped the city craft a revitalization plan focused on the 300 acres near the Chamblee MARTA Station.



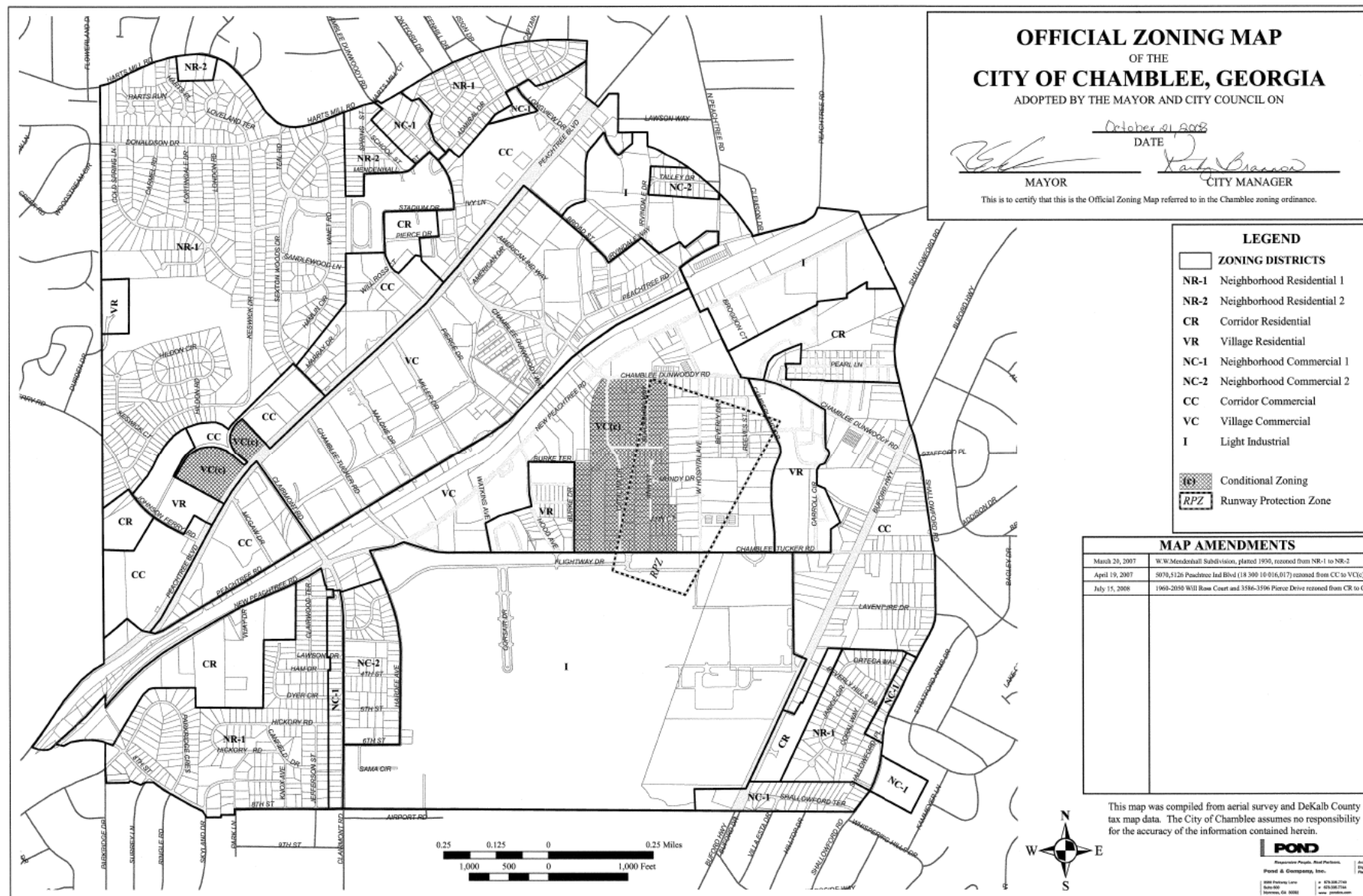
Chamblee's LCI

- Key aspects of the Chamblee LCI
 - Transit-Oriented Development (TOD): Encouraged growth around the Chamblee MARTA Station
 - Historic Downtown Revitalization: Enhancing the downtown area to attract businesses and residents
 - Zoning Updates: Promote higher-density, mixed-use development
 - Walkability & Connectivity: Improving sidewalks, streetscapes, and trails





Chamblee Pre-Annexations





Updating the Code for a Growing Chamblee

- New less restrictive infill housing ordinance
- Decreased setbacks in single family detached districts
- Allowed for accessory dwellings (Fonzie apartments)

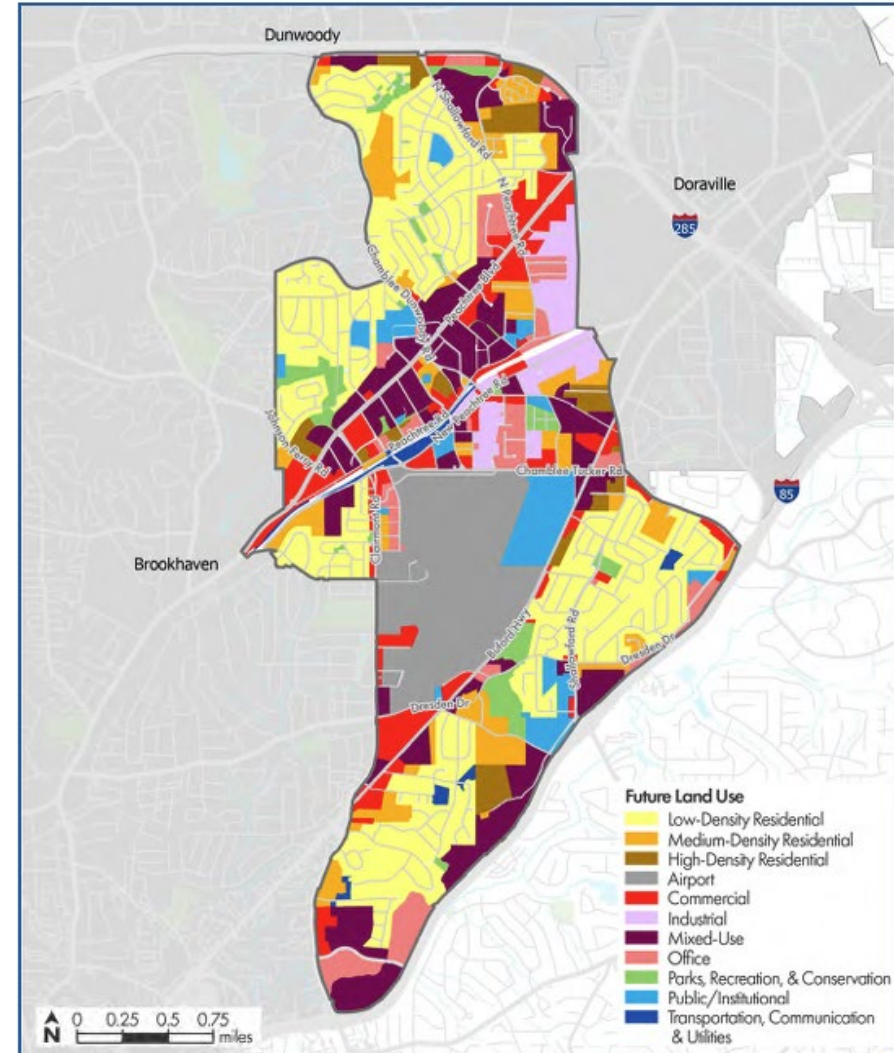




Chamblee Annexations

- Huntley Hills Annexation (2010)
 - 2.5 square miles added to the City of Chamblee
 - Increased the City's population by approximately 6,000
- DECA Annexation (2013)
 - 3 square miles added to the City of Chamblee
 - Increased the City's population by approximately 12,000

2024 Future Land Use Map



Source: City of Chamblee



Chamblee Modernization





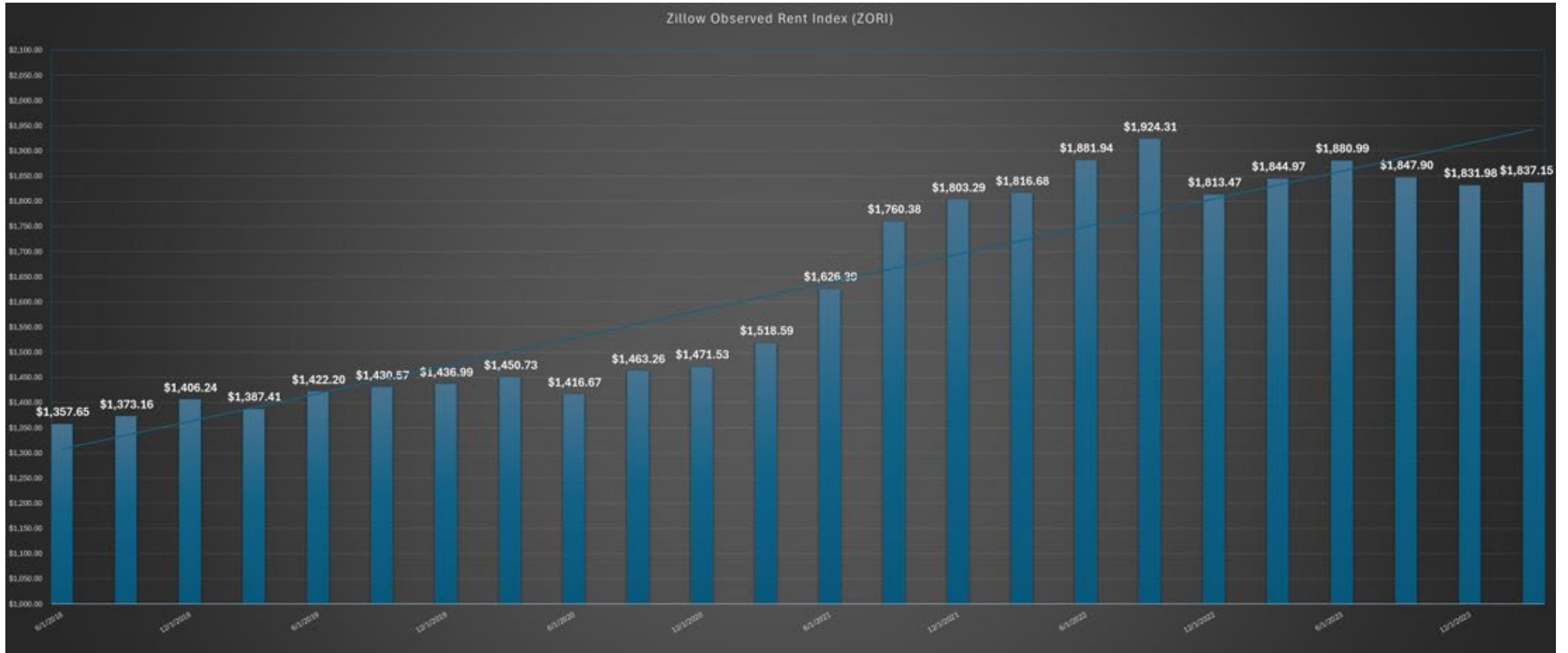
National Affordable Housing Crisis

	Boomers	Gen X	Millennial	2024
Born	1946-1964	1965-1980	1981-1996	
Married	1978	1998	2018	
First child/home	1979 (1,600 sf)	1999 (2,223 sf)	2019 (2,473 sf)	2024 (2,411 sf)
Median Household Income	\$16,530 (\$1,377.5/mo)	\$42,000 (2.54x) (\$3,500/mo)	\$68,703 (1.64x) (\$5,725.25/mo)	\$77,283 (1.12x) (\$6,440.25/mo)
Median home price	\$54,000	\$130,000 (2.41x)	\$265,000 (2.04x)	\$398,000 (1.50x)
20% Down	\$10,800	\$26,000	\$53,000	\$79,600
Mortgage	\$43,200	\$104,000	\$212,000	\$318,400
Interest Rates	11.2%	7.44%	3.94%	6.46%
Monthly Mortgage	\$418	\$723	\$1,005	\$2,295
Monthly Tax & Insurance	\$72	\$173	\$353	\$531
Total Payment	\$490	\$896	\$1,358	\$2,826
Housing as % of income	35%	25%	24%	44%

Source: US Census; US Dept of Housing and Urban Development



Chamblee Rental Prices 2018-2023





Affordable Housing Partnerships



- Mercy Housing – Transit Oriented Development
- Chamblee Senior Residences (2007)
 - 65 housing units for residents earning between 30% and 60% AMI
- Mercy Park (2018)
 - 79 housing units for senior residents for residents between 50% and 60% AMI
 - Equipped with a Fitness Center, Computer Center, and a Mercy Clinic



Adaptive Re-Use

- Former Georgia Department of Revenue Office Building
 - Will be converted into a 289 residential building
 - 20% of the units will be designated as affordable housing
- Decide DeKalb approved a \$6 million property tax abatement for the project





Chamblee Housing Study (2022)

- Chamblee conducted a Housing Study that was published in October 2022
 - The findings of the study illustrated a significant need for more affordable housing options in Chamblee and the region.
 - The study also provided recommendations to encourage affordable housing development, including:
 - Adopting Inclusionary Zoning
 - Diversifying Housing Typologies Allowed
 - Creating a Housing Team
 - Establishing a Housing Trust Fund
 - LIHTC Development



Chamblee Affordable Housing Team

- Chamblee was admitted into the Georgia Initiative for Community Housing Program (GICH) in fall of 2022
- Shortly after the Chamblee Affordable Housing Team was created

Comm. Ted Terry , District 6, DeKalb County	Denise Revels , Dir. of Support Services, DeKalb Co. Schools
Mayor Brian Mock , City of Chamblee	Councilmember Elmer Veith , City of Chamblee
Kristen Gorham , City Manager, City of Chamblee	Daria Chryssochoos , Budget and Strategy Manager, City of Chamblee
Blake Dodd , Special Projects Manager, City of Chamblee	John Maximuk , Planning and Development Director, City of Chamblee
Ashley Youmans , Economic Development Director, City of Chamblee	Palmer Rogers , GIS Manager, City of Chamblee
Ranata Mattison , Principal Planner, Atlanta Regional Commission	Ronit Hoffer , Senior Real Estate Developer, Mercy Housing
Mariel Risner Sivley , Housing Director, St. Vincent de Paul Georgia	Stephanie Coreas , Executive Director, Los Vecinos de Buford Highway
Sharon Steele , Executive Director, Habitat for Humanity DeKalb	Belinda Dapreis , Community Advocate
Kate Henry , Resident and Chamblee Design Review Board Member	Omar Esposito , President and CEO, Framework Homeownership



Where is Chamblee's Housing Headed?

- Future Housing Trends & Policy Considerations:
 - Balancing growth with affordability
 - Expanding mixed-income and transit-oriented development
 - Encourage homeownership opportunities for diverse income levels
- Strategies for Inclusive Growth
 - Affordable Housing policies and incentives
 - Public-private partnerships for mixed-income developments
 - Preserving existing affordable units while supporting sustainable growth



Questions?

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