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# Housing Volatility in Athens-Clarke County



Athens Wellbeing Project 3.0  
White Paper Series

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## Abstract

This paper analyzes housing volatility in Athens-Clarke County and how the renting market is exacerbated by the rising cost of living, the pandemic, and inflation. This paper also examines external threats to the housing crisis such as local ordinances and predatory property management companies that generate a volatile rental market. Housing volatility is when the housing market changes rapidly and unpredictably, especially for the worse. The purpose of this paper is to determine recommendations to decrease transient housing rates among families and single-income renters. To answer this question, data from the Athens Wellbeing Project and the Social Mapping Atlas were analyzed to determine the prevalence of housing volatility in renters.

The results of the data show that half of Athenians rent their home and of those renters, nearly one-half are experiencing housing stress, which means they are paying more than 30% of their income on housing costs and utilities. Housing stress influences moving behavior. Of those Athenians that have moved in the last two years, 72% have moved at least once, 19% moved twice, and 9% moved three or more times. The data also revealed that 3% of Athens residents rely on Section 8 housing vouchers to afford housing. Additionally, the data showed that housing stress disproportionately affects minority communities, further exacerbating transient housing. Our recommendation is to implement a “Landlord Partnership Program” that incentivizes property owners to accept section 8 housing vouchers through financial assistance, education, and streamlined administrative processes. To finance this program, funds from the American Rescue Fund Plan, which is a proposal to preserve existing affordable housing and create new affordable housing, should be allocated. This paper highlights the housing volatility concerns in Athens-Clarke County and how the Athens Wellbeing Project data can be utilized to inform policy implications.

# Introduction

Housing is defined as a living space or building where individuals or families eat, sleep, relax, and live. Housing is a basic human need and is essential to protect people from extreme weather conditions, access clean water, maintain a level of privacy, be a space for activity and play, provide protection from violence and disease, and be a space for family and friends to socialize. Housing accessibility also plays an important role in being able to be involved in the community, social wellness, and job opportunities.

Housing is a paradigmatic example of a social determinant of health. An individual's housing situation influences their health and can have substantial effects on their overall well-being. The safety, security, and quality of one's home significantly impact health, mental well-being, and happiness. High-quality housing that is safe and secure encourages healthy lifestyles and habits for families and individuals. Low-quality housing that may be infested with pests, mold, or any unsafe conditions can negatively affect physical health, mental health, and lead to feelings of insecurity.

There is another important aspect that is important to consider: affordability. The lack of affordable housing makes it difficult for individuals and families to acquire a home and stay in it. Housing is considered to be affordable when it does not cost more than 30% of a household's income. Households that spend more than 30% of their income on housing are considered housing or rent-stressed. This greatly contributes to housing volatility. Housing volatility is defined as difficulty in being able to afford to stay in one's home, often due to high rent or mortgage costs. This housing volatility can result in evictions or having to move between homes constantly. Constantly struggling to afford housing costs is a substantial burden. Many of the benefits of safety and security that housing offers are compromised when an individual or family is unsure if they will still be able to live in their home within the next month or year.

# The Policy Problem

About half of Athenians own their home and the other half rent. The average cost of housing for monthly rent and mortgage payments increased from \$951 in 2019 to \$1126 in 2022 (Athens Wellbeing Project 3.0 Survey Data, 2022). This is above fair market value as defined by the Department of Housing and Urban Development for Athens-Clarke County. Fair market value is defined as the price at which it would change hands between a willing and informed buyer and seller.

In Athens-Clarke County, one in five families have moved in the last 12 months. In the last three months, 10% of Athenians have been threatened with eviction or foreclosure. Of those threatened with eviction, the average behind rent or mortgage payment was 3.6 months (Athens Wellbeing Project 3.0 Survey Data, 2022). Renters are faced with high rates of housing volatility. Recently, the rate of Athens's population growth has outpaced housing growth by a factor of three. The housing units per capita in Athens is .13, which is half as many housing units per resident compared to the state of Georgia. This increase in population and lack of housing has led to competition for all housing units and will continue to intensify as population growth outpaces housing growth (Georgia Initiative for Community Housing, Athens Team, 2019).

This paper focuses on renters in Athens. Nearly one-half of Athens-Clarke County renters are cost-burdened, which means they are paying more than 30% of their income on housing costs and utilities. Many Athenians have very little income after rent payments for other necessities. An additional obstacle that Athenian renters must deal with is the Athens-Clarke County ordinance that states it shall be unlawful for the occupants residing in or for the owner of any single dwelling unit located to have more than two unrelated individuals residing therein, nor shall any family, additionally, more than one unrelated individual residing with such family (Sec. 9-15-18). Another external threat is the real estate investment companies that are buying apartment complexes in Athens and raising the rent significantly with little notice. A recent example is Prosperity Capital Partners, a real estate investment company out of Florida, that purchased hundreds of working-class housing units in Athens, increased rent, and decided to no longer accept government-issued Section 8 vouchers.



# Research Question

Many Athenians are struggling to keep up with the rising housing costs. Financial strain and inability to pay rent have been exacerbated by the rising cost of living, the pandemic, and inflation. Utilizing data from the Athens Wellbeing Project's household survey has led to the following questions:

1. What is the prevalence of housing volatility in Athens?
2. Given the high rate of housing volatility, what measures can Athens-Clarke County take to decrease transient housing rates among families and single-income renters?
3. How can we address housing volatility in the Athens Community?

The goal of this paper is to investigate the impact of housing volatility on renters in Athens-Clarke County on residents and offer potential solutions to address this issue.



# Literature Review

## *Economic Challenges*

Housing affordability is a prevalent topic around the country and has become even more popular since the COVID-19 pandemic. Global pandemics like COVID-19 are known for short and long-term economic challenges.

Economic challenges affected housing-related issues before the pandemic but have further deepened housing-related issues, especially for renters. The increased cost of housing in major metropolitan areas has led to housing crowding, where multiple families share a small amount of residential space (Jones & Grigsby-Toussaint, 2021).

## *Racial Disparities*

Before the pandemic, nearly 40% of renter households spent more than 30% of their pre-tax income on rent, but it is also shown that “nearly half of African American households and half of the elderly households were rent-burdened” (Urahn et al., 2018). The relationship between housing instability, evictions, and rental property type in metropolitan areas like Atlanta is also rising. The results based on this study focus on Atlanta, displaying neighborhood characteristics such as the share of Black renters and the share of those who are cost-burdened by their rent face higher eviction rates.

Eviction is correlated with higher levels of homelessness, loss of employment, mental distress, and family instability (Collinson, Reed, 2018).

**40% of renter households spend more than 30% of their pre-tax income on rent.**

Source: Athens Wellbeing Project

# Literature Review

## *Athens Housing*

Housing affordability in Athens-Clarke County is decreasing due to increasing poverty rates and rising rent and housing costs. Almost always, housing is a family's largest, recurring expense. Per the Georgia Initiative for Community Housing, Athens Team, "Close to half of Athenians, 49.6% in 2019, who rent their housing pay more than 30% of their gross income in rent" (Georgia Initiative for Community Housing, Athens Team, 2019). Athens is a high-poverty community, even when adjusting for the student population. After removing the college-aged population, the poverty rate decreased by eight and is 28.4%.

Regardless of the correction, 1 in 4, or over 10,000 Athenian families earn less than the "low income" threshold. As the Athens community has a significantly larger number of renters compared to owners, just under 70% of renters earn less than \$35,000. The high levels of poverty are creating a burden of housing costs for Athenians. After calculations, \$4,053.6 is on average how much individuals or families are behind on rent. Residents that rely on section 8 housing vouchers to pay for housing face further housing challenges when property owners are not willing to accept these vouchers. Some property owners are hesitant to accept these vouchers because of the administrative burdens or stigma surrounding tenants that utilize these vouchers as being unreliable or troublesome tenants (Freeman, 2011).



# Literature Review

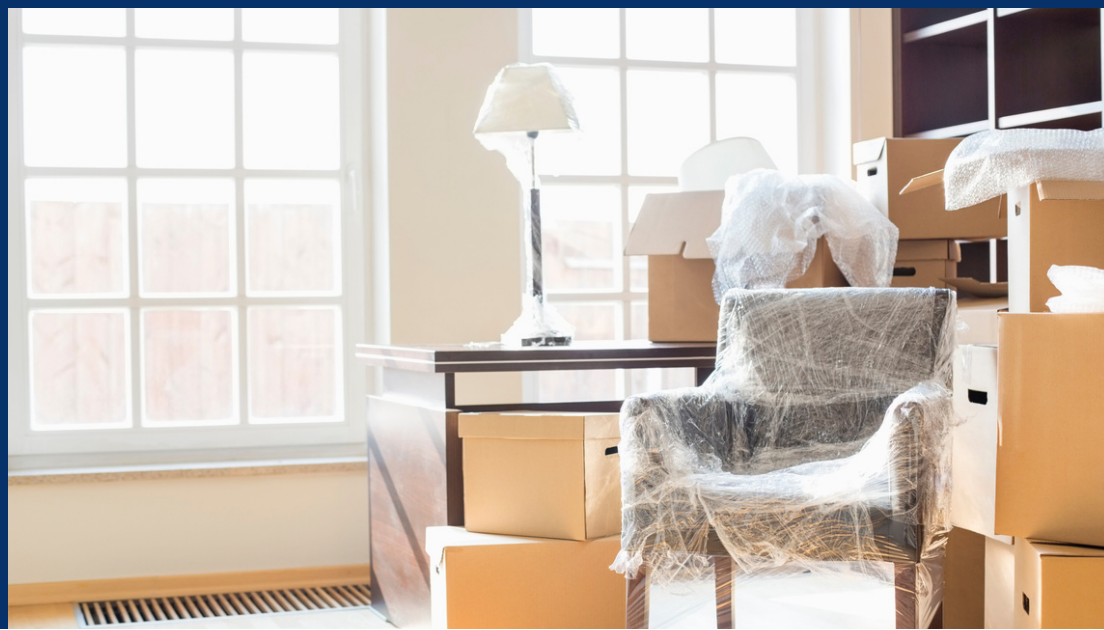
## *Relocation Affects*

In addition, frequent relocations in childhood are related to poorer well-being in adulthood. A study was done to follow 7,108 American adults over 10 years and the findings were reported in an issue of the Journal of Personality and Social Psychology. The study's participants were between the ages of 20 and 75 as part of a random sample survey in 1994 and 1995 and were surveyed again 10 years later (Hamilton, 2010). The main questions that were asked were how many times did they move as children, as well as their psychological well-being, personality type, and social relationships. It is known that children who move frequently are more likely to perform poorly in school and have increased behavioral problems. Based on the study, it was found that the more times people moved as children, the more likely they were to report lower life satisfaction and psychological well-being. In addition, moving often makes it difficult for people to maintain close relationships.

## *Moving Costs*

Not only does moving often leave long-lasting effects on individuals and families, but it is time-consuming and costly. On average, local moving companies charge about \$80-\$200 per hour and long-distance moves cost roughly \$85-\$250 per hour. "The average cost of a move was \$427 nationwide in May 2022, which is 15% higher than a year earlier" (Tracey, 2022). The demand for moving services has climbed with the rising home buying and rental market, leading to a rise in moving costs.

Housing Volatility



# Data & Analysis

| Variable  | Data Source   |
|---|---|
| Households that have moved once                                     | Athens Wellbeing Project 3.0 Survey Data  |
| % of People Receiving Section 8 Housing                             | Athens Wellbeing Project 3.0 Survey Data  |
| % of Rapid Rehousing  | Athens Wellbeing Project 3.0 Survey Data  |
| % of Tenant Based Rental Assistance                                 | Athens Wellbeing Project 3.0 Survey Data  |
| % of Shelter Plus Care Programs                                     | Athens Wellbeing Project 3.0 Survey Data  |
| % of Latino Families: Moved in the Last Two Years                   | Athens Wellbeing Project 3.0 Survey Data  |
| % of Black Families: Moved in the Last Two Years                    | Athens Wellbeing Project 3.0 Survey Data  |
| % of Latino Families: Households Have Been Threatened With Eviction | Athens Wellbeing Project 3.0 Survey Data  |
| % of Black Families: Households Have Been Threatened With Eviction  | Athens Wellbeing Project 3.0 Survey Data  |
| % of Households that moved twice                                    | Athens Wellbeing Project 3.0 Survey Data  |
| % of Households that have moved 3+ times                            | Athens Wellbeing Project 3.0 Survey Data  |
| Percent Population in Renter Occupied Housing                       | Athens Social Mapping Atlas provided by Community Mapping Lab at The Department of Geography, University of Georgia |
| Percent Housing Stressed: Rent >30% of Income                       | Athens Social Mapping Atlas provided by Community Mapping Lab at The Department of Geography, University of Georgia |
| Race and Hispanic Origin  | Athens-Clarke County unified government (balance), Georgia provided by the United States Census Bureau              |

# Data & Analysis

## *Athens Wellbeing Project 3.0 Survey*

The Athens Wellbeing Project aims to assist community leaders by allowing them to view the specific needs in Athens Clarke county. This is a longitudinal project using Social Determinants of Health these are factors that impact a person's quality of life (Mission & Purpose, n.d.). The Social Determinants of Health include economic stability, education and quality, healthcare access and quality, neighboring and built environment, and social and community context (Centers for Disease Control and Prevention, 2021). The mission of the Athens Wellbeing Project is to aid and empower the Athens community by providing data to assist in decision-making and a greater quality of life for its residents. This data began to be collected in 2016 and the data used in this paper includes the data from the 3.0 survey completed in 2022 (Mission & Purpose, n.d.)

## *Athens Social Mapping Atlas*

The Athens Social Mapping Atlas focuses on the interactions between social processes and the built environment. The entries are based on both current and past research on Athens that facilitated data and led to analyses and findings. The purpose of the atlas is to critically analyze topics concerning the social geography of Athens, focusing on the past 20 years (Athens Social Mapping Atlas, n.d.).

### Percent Population in Renter Occupied Housing

1. Go to the Athens Wellbeing Project website
2. At the top right go to the data tab, hover, and click Athens Social Mapping Atlas.
3. Enter the atlas
4. Under "Choose your Variable Domain" choose 'Housing'
5. In the 'Select your Variable' drop, choose 'Percent Population in Renter Occupied Housing'.
6. Set the display boundaries on the map to 'Elementary School Zones'
7. To the far right under the 'Chart' tab select 'Variable (high->low)'

### Percent Housing Stressed: Rent >30% of Income

1. Complete previously listed steps 1-4
2. In the 'Select your Variable' drop, choose 'Percent Housing Stressed: Rent >30% of Income'
3. Complete previously listed steps 6 and 7

# Data & Analysis

## *United States Census Bureau*

### *United States Census Bureau*

The mission of the Census Bureau is to provide data on people and the economy of the United States. The population census takes place every 10 years and counts every United States of the United States. The economic census is a five-year measure that provides data on the national, state, and local levels (US Census Bureau, 2022).

This data is used in the creation of programs, policies, and important decisions on all levels (US Census Bureau, 2022).

### Race and Hispanic Origin

1. Go to the United States Census Bureau website ([www.census.gov](http://www.census.gov))
2. At the top right corner click the search bar (magnifying glass)
3. Select the first link labeled "U.S. Census Bureau QuickFacts: Athens-Clarke County unified government (balance), Georgia"

# Findings

Figure 1. Housing Benefits for Section 8 Housing.

Source: AWP 3.0 Survey

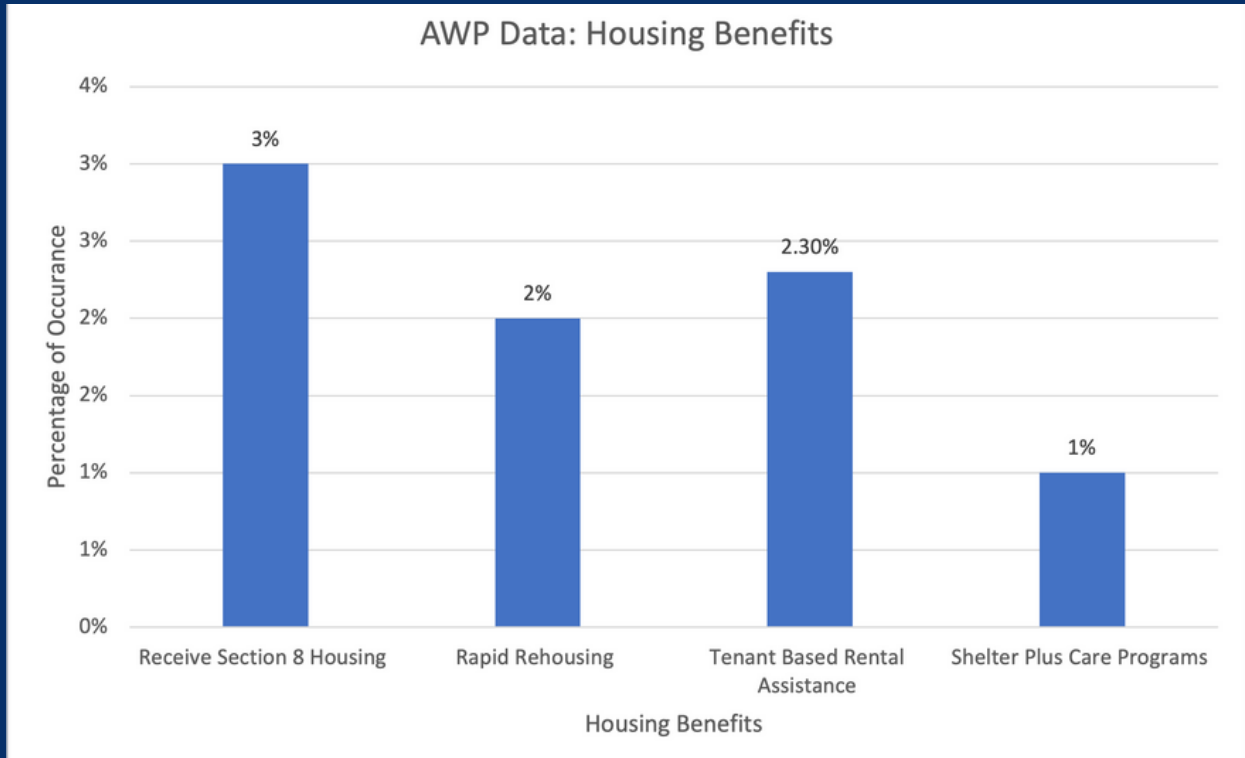
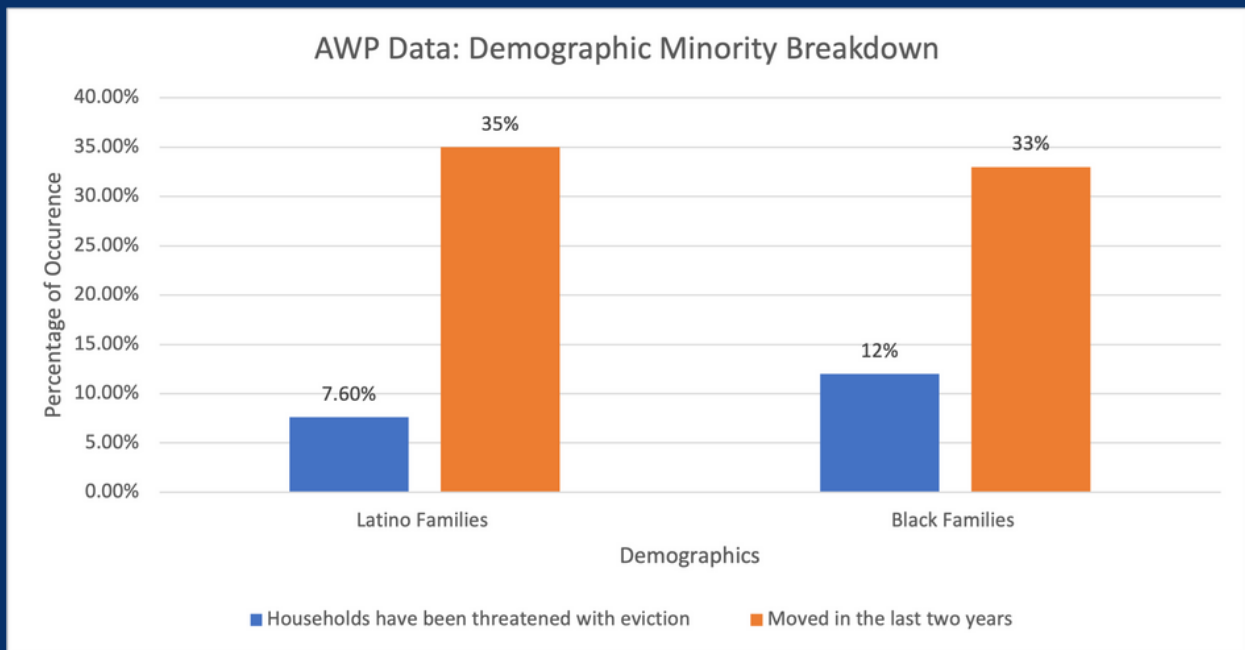


Figure 2. Demographic Minority Breakdown: Latino and Black Families.

Source: AWP 3.0 Survey





# Findings

Figure 3. Moving Once, Twice, or more than Three Times.  
Source: AWP 3.0 Survey

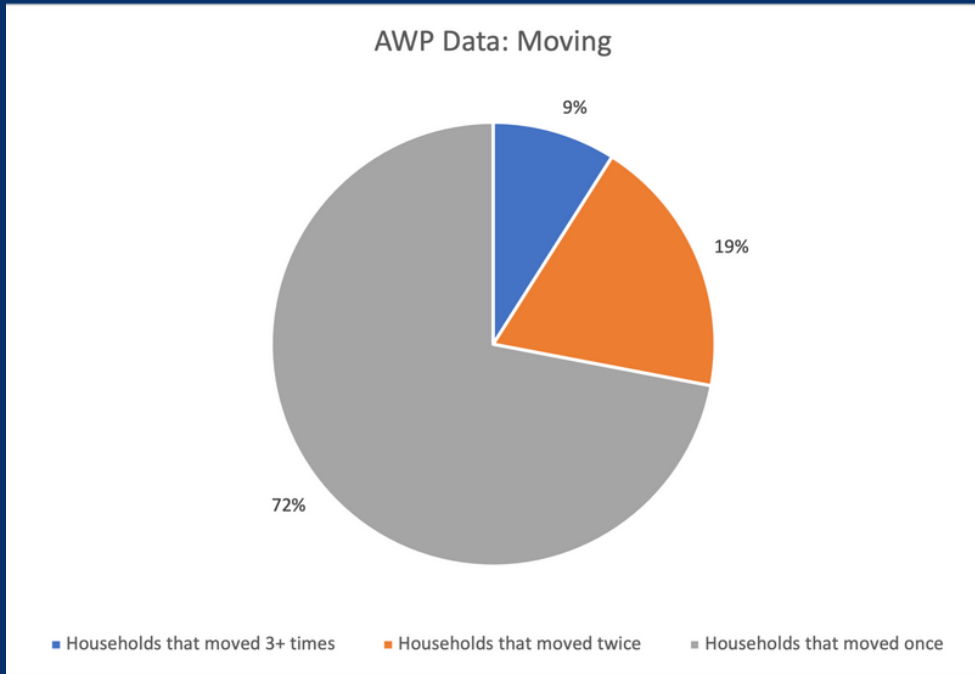
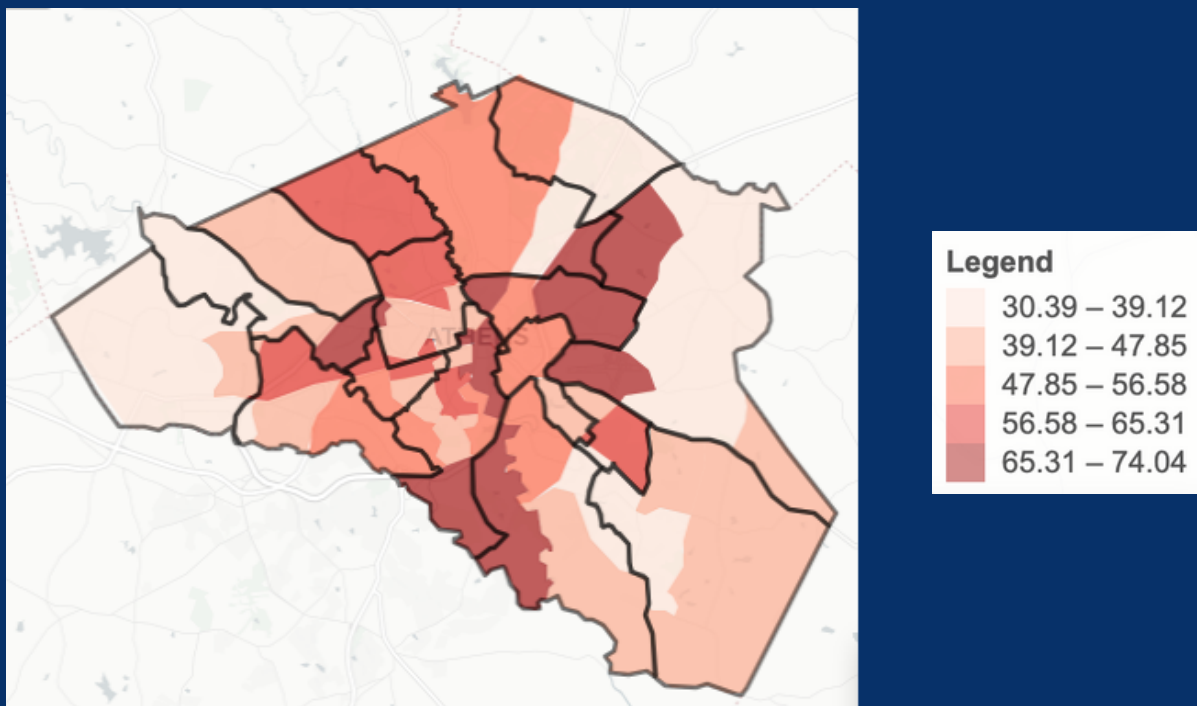


Figure 4. School Zones with the Highest Percent Housing Stress.  
Source: Athens Wellbeing Project Social Mapping Atlas, Athens-Clarke County School Zones



# Findings

Figure 5. Percent Population in Renter-Occupies Housing.  
Source: Athens Wellbeing Project Social Mapping Atlas, Athens-Clarke County School Zones

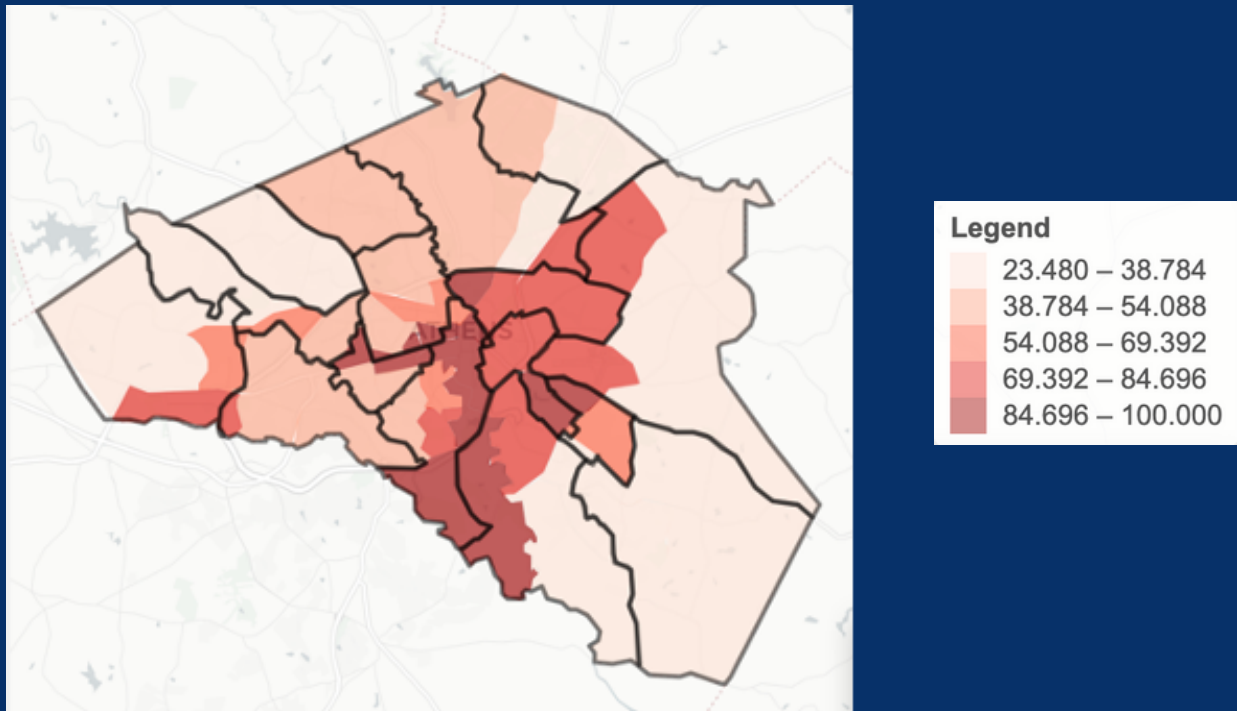
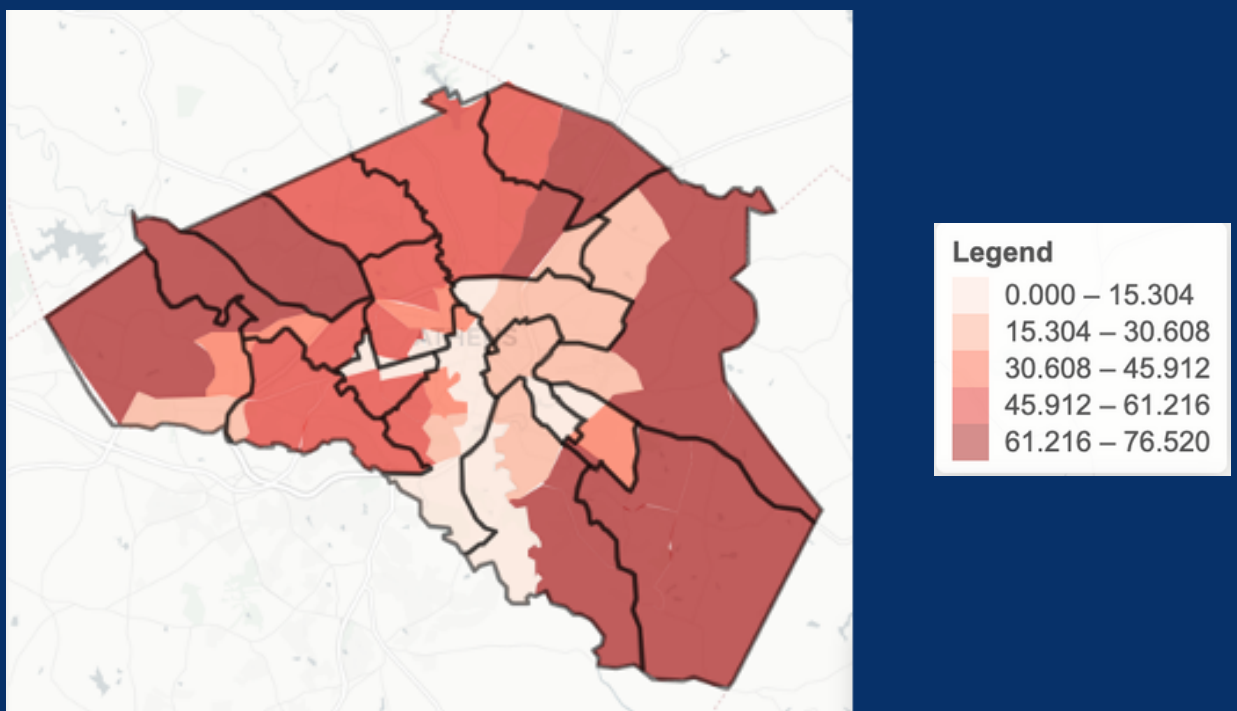


Figure 6. Percent Population in Owner-Occupies Housing.  
Source: Athens Wellbeing Project Social Mapping Atlas, Athens-Clarke County School Zones



# Findings

The data presented by the Athens Wellbeing Project 3.0 survey provide astonishing statistics surrounding housing volatility in Athens-Clarke County. The percentages representing the housing benefits in Clarke county show that very little support is being given to those who need housing benefits. As about 3% of the Athens population relies on Section 8 housing vouchers to pay for their housing, it is important to consider that a limited number of developments in the county accept these vouchers, which is likely contributing to housing volatility (Athens Wellbeing Project 3.0 Survey, 2022). The prevalence of the housing volatility crisis is apparent in the data showing the percentage of people who have moved to a different place in Athens between the years 2016-2022. For those that reported moving within this time period, 72% of people had moved at least once, 19% of people had moved twice, and 9% of people had moved three or more times (Athens Wellbeing Project 3.0 Survey, 2022).

This is likely also closely related to the demographic breakdown between some minority groups in the county. Based on the United States census data collected in 2020 the demographics of Athens-Clarke County are composed of several minority groups this is represented in the census as 'Race and Hispanic Origin'. This data portrayed 60.5% being white, 27.8% being Black or African American, 11% being Hispanic, and the remainder being additional races or two or more races together (*U.S. Census Bureau QuickFacts: Athens-Clarke County Unified Government (Balance), Georgia, n.d.*). These demographics are imperative to understanding the disparity in housing volatility in Athens-Clarke County. In comparing Latino and Black families, 35% of Latino families had moved in the last two years compared to 33% of Black families moving in the last two years (Athens Wellbeing Project 3.0 Survey, 2022). However, Black families were more likely to be threatened with eviction at a total of 12% compared to 7.60% of Latino families (Athens Wellbeing Project 3.0 Survey, 2022).

When comparing this to the overall demographics and transient data in Athens-Clarke county, the issue of minority populations being especially burdened with housing volatility is clear due to the disproportionately high prevalence of eviction threats and the number of times moved for Black and Latino families relative to the demographic makeup.

# Findings

The Social Mapping Atlas provided by the Athens Well-Being Project shows a clear depiction of the elementary school zones in the county. In each school zone, the percentage of renter-occupied housing is represented by the coloration of the map. Areas with the darkest color show a greater percentage of people living in renter-occupied housing. This shows that primarily the counties in the center of Athens such as Howard B Stroud, Barrow, and Gaines have a majority of their population living in renter-occupied housing (Athens Social Mapping Atlas, n.d.). Similar locations report high percentages of residents that are housing stressed, spending more than 30% of their income on housing. Specifically, the Howard B Stroud school zone has the highest percentage of people that are both living in rented housing and also paying more than 30% of their income on housing (Athens Social Mapping Atlas, n.d.).

Based on these similar school zones being specifically affected by these problems indicate that the price of rent in Athens is exceedingly high and making it unaffordable for many of these populations. When analyzing the demographics it shows that there is a higher percentage of African American families living in the Gaines school zone which in fact is predominantly renter-occupied housing. This exemplifies the housing market's burden on minority groups such as African Americans.



# Recommendations

## *Providing Incentives for Property Owners to Accept Housing Vouchers*

The current supply of affordable rental units in Athens-Clarke County is not sufficient to keep up with demand. The Athens-Clarke County government can work to aid renters using section 8 vouchers to have more housing choice options. Our first recommendation is for Athens-Clarke County to work with property owners to provide incentives to accept section 8 housing vouchers. Incentives used in other cities include tax incentives, signing bonuses, or other financial incentives, such as waiving permit fees or access to interest-free loans.

In Marin County in California, the 2-year pilot “Landlord Partnership Program” has been enacted to incentivize property owners to accept housing vouchers. This program was developed to address three specific barriers between property owners and tenants utilizing vouchers by the program development working group, consisting of property owners and county and housing authority officials (Office of Policy Development & Research, 2019). These three barriers that property owners identified as preventing them from accepting section 8 vouchers were perceptions that the tenants would damage the unit, burdens during tenant vacancy, and concerns that the section 8 program does not cover security deposits. The specific incentives of this program include a 24-hour landline for property owners to call with immediate issues, waivers for building permit fees, a security deposit of up to \$2,500, up to \$3,500 of loss mitigation, and up to one month of rent for property owners repairing excessive damage to address these concerns from the property owners. The program cost the county \$404,000 and is administered through the Marin Housing Authority.



# Recommendations

## *Providing Incentives for Property Owners to Accept Housing Vouchers*

After 16 months of the “Landlord Partnership Program,” 71 new property owners are accepting section 8 housing vouchers and the program has built successful relationships in the community (Institute for Local Government (n.d.). By June 2018, a total of 103 property owners participated in the program, and 123 families were able to find housing since program implementation (Office of Policy Development & Research, 2019). The ability for tenants to be able to successfully utilize their vouchers increased by about 56%. Furthermore, the 24-hour landline service for property owners was highly successful, with the housing authority responding to 100% of calls in person any day of the week (Office of Policy Development & Research, 2019). The landline program is operated by a trained receptionist and inquiries that need further action are distributed to three other staff members.

The outcomes of this program include increased ability for tenants to use their vouchers and improved relationships between property owners and developers and the local housing authority. For a similar time period, this program would also likely cost Athens Clarke County around \$400,000, but the cost of the program can be lessened if not all of the landlord incentives used in Marin County are adopted. The Athens Housing Authority could be in charge of running a program similar to the “Landlord Partnership Program” and dedicate a few employees to oversee implementation. Given that about 3% of Athens residents receive Section 8 housing vouchers, it is important that new developments accept these vouchers as well.

# Recommendations

## *Incentivizing Developers to Promote Inclusionary Development*

As the local government may face financial limitations in providing enough affordable rental units to address housing volatility, incentivizing private housing and apartment developers to promote inclusionary development is our second policy recommendation to consider. Creating incentives for these private developers to offer a certain percentage of affordable housing units is an additional source to address housing volatility (Georgia Initiative for Community Housing, Athens Team, 2019). These incentives can include removing county fees for projects that offer a certain percentage of affordable units. Furthermore, developers can be incentivized by being given priority when applying for permits and throughout the review processes. Similar policies incentivizing affordable housing developments have been enacted in Asheville, North Carolina, and Ann Arbor, Michigan, and have proven to be successful. The success of affordable housing in Asheville can be seen through their plan to have an additional 2,800 low-income-sanctioned housing in the next seven years (Cronin, 2015).

The Asheville Housing Committee has approved plans to encourage or require developers to build 20% of future projects into affordable housing for low-income households. This addresses half of their need within the population as well as outlines a longer-term plan to have 1 cent per every \$100 dollar set per property value into a fund for continued development accumulating over 1.1 million dollars. In Ann Arbor, Michigan, the Rental Assistance Demonstration Program allows the Ann Arbor Housing Commission to apply for Income Housing Tax Credits from the IRS. The Housing Commission sells these tax credits to private developers to build new low-income housing or renovate existing buildings. The Housing Commission still maintains control of these developments once they are completed and ensures that residents do not pay more than 30% of their income on rent (Slagter, 2018). Based on the procedures done with affordable housing in Asheville, the total cost amounted to 25 million, 15 million of this was allocated to fund re-purpose city-owned land, and another 10 million was for the housing trust fund.

This would be run by the Athens Housing Authority and it is likely that if comparable procedures are done in Athens the cost would be relatively similar and could be distributed over a number of years. Due to this, this recommendation is less feasible due to financial restraints and more research needs to be done to assess the practicality of accomplishing this recommendation with fewer funds (The City of Asheville, 2022).

# Recommendations

## *Investing in the Affordable Housing Special Fund (SPLOST tax)*

Our final recommendation is for Athens-Clarke County to invest in the Affordable Housing Special Revenue Fund. Georgia policy allows local governments to utilize trust funds to help achieve the goal of providing “decent, safe, and affordable housing” (Georgia Department of Community Affairs., 2018). This would be a revenue source specifically dedicated to creating new and preserving existing affordable housing and low-income housing (Georgia Initiative for Community Housing, Athens Team, 2019). Using the special-purpose local-option tax (SPLOST), funding can be secured to address the housing crisis in Athens-Clarke County. SPLOST is a method that allows counties to have a 1% optional sales tax that is dedicated to a special issue in the county, which in this case would be housing volatility. These SPLOST funds can be utilized to acquire land, construction costs, etc. to create or preserve affordable and low-income housing in the county.

The Affordable Housing Special Revenue Fund has been adopted in Knoxville, Tennessee since 1993 and has increased housing and rental opportunities for low-income residents in the city (East Tennessee Foundation, 2022). Asheville, North Carolina has established a successful Housing Trust Fund since 2000 (McDaniel, 2019). Since program implementation, this Housing Trust Fund has assisted with multiple developments including smaller 6-unit developments and larger 60 and 120-unit developments. Likewise, in 2019, voters of Athens-Clarke County approved the SPLOST 2020 program. Total sales taxes did not increase as a result of this program but continued at 8%. “In 2020, \$43,610,000 was budgeted for affordable housing. Of the \$43,610,000, \$38,220,000 was designated for the Bethel Midtown Village property in the North Downtown area” (SPLOST 2020 - Monthly Project Update). There is a remaining \$5,390,000 that is designated for other affordable housing-related projects that have not been defined that need to be further invested by the Athens-Clarke County Housing and Community Development team.

# Next Steps

For the next steps that need to be taken to address the question of decreasing housing volatility in Athens, we suggest starting with incentivizing property owners and developers to accept housing vouchers. These incentives come in the form of tax incentives, signing bonuses, or other financial incentives, such as waiving permit fees or access to interest-free loans. This solution would be fitting to implement since landlord incentive programs have been enacted in other counties in the country and have had great success. Athens-Clarke County should follow the approach of the “Landlord Partnership Program” in Marin County, California due to its success. After two years of the program, a total of 103 property owners and developers participated in the program and 123 families found affordable housing (Office of Policy Development & Research, 2019).

A similar program where property owners are given incentives such as a 24-hour customer service hotline, vacancy and damage loss protection, and security deposit assistance could be implemented in Athens. As we have discovered, housing volatility has been exacerbated by property management companies that have stopped accepting housing vouchers, but if these property owners are motivated by financial incentives, they will be open to the idea of accepting housing vouchers. This will help mitigate the housing volatility because 3% of Athens residents receive Section 8 housing vouchers. Marin County has double the size of residents compared to Athens-Clarke County so it is feasible that the “Landlord Partnership Program” would succeed. The success of landlord incentives in Marin County demonstrates that through financial assistance, education, and streamlined administrative processes, a “Landlord Partnership Program” can be appealing to property owners and will decrease housing volatility (Office of Policy Development & Research, 2019).

# Next Steps

The Athens Housing Authority could be in charge of starting and running a program similar to the “Landlord Partnership Program”. They would need to form a team of dedicated employees and approval from the government. This program would also likely cost Athens-Clarke County around \$400,000, similar to the cost for Marin County due to start-up costs, but the cost of the program can be decreased if not all of the landlord incentives established in Marin County are adopted. To finance this program, funds from the American Rescue Fund Plan, which is a proposal in the county that would use up to \$5.27 million dollars of local and state Fiscal Recovery Funds to preserve existing affordable housing and create new affordable housing, should be allocated. A portion of the American Rescue Fund would be able to cover the entire cost of the “Landlord Partnership Program” implementation. This program will most likely take eighteen months to implement pending government approval. This recommendation is the best next step since it aims to expand rental housing options for low-income families and individuals in Athens-Clarke County by providing incentives to property owners for participating in the program and streamlining the administrative process.





# About AWP and the White Papers

## Athens Wellbeing Project

The Athens Wellbeing Project (AWP) is an unprecedented collaboration between institutional stakeholders and community partners with the mission is to empower the Athens community with meaningful data that will lead to more informed decision-making, improvements in service delivery, and greater quality of life for our citizens. The purpose of the Athens Wellbeing Project is to assist our community leaders and institutions by providing a comprehensive snapshot of our community's unique needs and assets in Athens-Clarke County. AWP uses a Social Determinants of Health framework to guide all data collection and reporting, providing information across five domains: civic vitality, community safety, health, housing, and lifelong learning.

## The White Paper Series

The Fall 2022 White Paper Series was produced as part of the academic requirements of the Fall 2022 Health Policy Analysis course (HPAM 7400) in the Department of Health Policy & Management, College of Public Health, University of Georgia. The course was taught by Dr. Grace Bagwell Adams with Rebecca Baskam serving as the teaching assistant. The student team drafted the white paper, conducted the analysis, and recommendations seen here.



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