



WHAT IS REGIONAL HOUSING PLANNING?

What is Regional Housing Planning?

Housing is a critical element for creating and maintaining a viable community. Civic leaders and planners must constantly reassess the housing situation by asking questions like:

Can existing housing meet the current and anticipated needs of the residents? Is there an oversupply? Is housing located near services and transportation alternatives? Where should future housing be located? What types of housing are likely to be built under current regulations and market conditions?

The answers to these questions directly influence how people travel throughout the region. As housing costs rise, some people can be “priced out” of the housing market, forcing them to live further from their jobs and from services. This adds to traffic congestion. In general, as congestion increases, housing near jobs, shopping and other activities rises in value. In response, government agencies and private developers can create housing plans that focus on adding a mix of housing types in various price ranges across the region.

Why is Regional Housing Planning important?

The existing housing in metro Atlanta and throughout Georgia was built under laws and rules that have essentially not changed in the last 100 years. But over time, housing preferences and demographics have changed and economic conditions have necessitated that local and state governments adjust their housing policies accordingly. This is an important step in ensuring that adequate choices can be made available to sustain the region’s residents.

The Atlanta region will grow substantially through new births even if another person does not move to the region to take a job or decide to retire in the area. Therefore, the region’s housing stock is an asset that requires continuous reinvestment. As the Atlanta region grows, older homes and apartments must be updated and new housing built. While the private sector, such as bankers, developers and builders take risks and construct housing, the public sector is responsible for the planning, rules and regulations that ensure the right types and locations for housing are available and encouraged.

WHAT IS PLAN 2040?

PLAN 2040 is metro Atlanta’s long-range planning process for land development and transportation needs through the year 2040. It will guide growth by addressing not only land use and transportation issues, but economic, environmental, housing and human services challenges, as well.



ATLANTA REGIONAL COMMISSION



What is done regionally about housing?

Housing planning is a key element of the Georgia Department of Community Affairs regional planning requirements. Housing issues must be coordinated in local and regional plans to effectively manage growth. The Atlanta region began coordinating housing, land use and transportation policy during the past decade. While local governments are responsible for zoning, a critical factor in housing development, the ARC provides resources to help local governments develop and manage housing plans and strategies.

ARC participates in numerous programs that promote equitable housing practices throughout the region, including quarterly **Regional Housing Forums**. These forums allow local officials and the public to learn from experts about the housing market, housing programs, special grants and other tools to promote equitable housing practices. ARC also conducts housing studies, funded through the **Livable Centers Initiative program**, that analyze local housing stock, programs and policies to determine how best to implement equitable housing development in LCI areas.

How can someone participate in developing Plan 2040?

Metro Atlanta residents can participate in ARC's Plan 2040 activities in several ways:

- Regularly visit the Plan 2040 Web site at www.atlantaregional.com/plan2040 for the latest information about the planning process. Check the "Get Involved" section of the site for discussions, meetings and other ways to share thoughts and ideas.
- Email comments to ARC at plan2040@atlantaregional.com
- Share ideas at ARC's group page on LENS on Atlanta at www.lensonatlanta.org
- Call ARC with comments or questions:
 - 404.463.3272
 - TTY number is 404.463.3272

Helpful links for more info

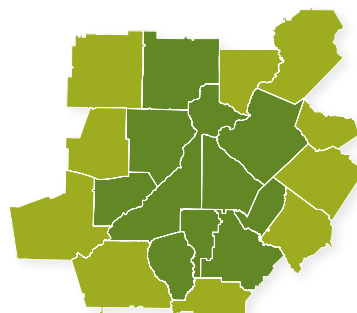
- [Atlanta Neighborhood Development Partnership](#)
- [Atlanta Regional Housing](#)
- [Department of Community Affairs](#)
- [Department of Housing and Urban Development](#)
- [Fannie Mae](#)
- [Greater Atlanta Homebuilders Association](#)
- [Regional Strategies for Affordable Housing in Metropolitan Atlanta" \(2004\)](#)

This document can be found on ARC's Web site at www.atlantaregional.com/plan2040. For assistance in viewing this document, contact plan2040@atlantaregional.com or 404.463.3272.



ATLANTA REGIONAL COMMISSION

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WHAT IS THE ATLANTA REGIONAL COMMISSION?

ARC is the regional planning and intergovernmental coordination agency for the **10-county** metropolitan area. For transportation planning, ARC's area of responsibility includes all or parts of **20 counties** and the City of Atlanta.