



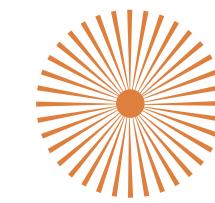
STAKEHOLDER HOUSING TEAM MEETING



Georgia Initiative for Community
Housing – Application Preparation
January 8, 2926



PURPOSE OF TODAY'S DISCUSSION



- Understanding Stockbridge Housing Landscape
- Gather stakeholder input on housing needs, gaps, and barriers in Stockbridge
- Identify existing programs, assets, and partnership opportunities
- Use this input to inform and document the City's application



MEET THE STOCKBRIDGE TEAM



Ryan Anderson
Community
Development Director



Veronica Green
Chief Planner



Brenen Reilly
Planner IV/GIS Analyst



Gordon Linton
Senior Planner



Linda Logan
Senior Planner



STOCKBRIDGE HOUSING LANDSCAPE



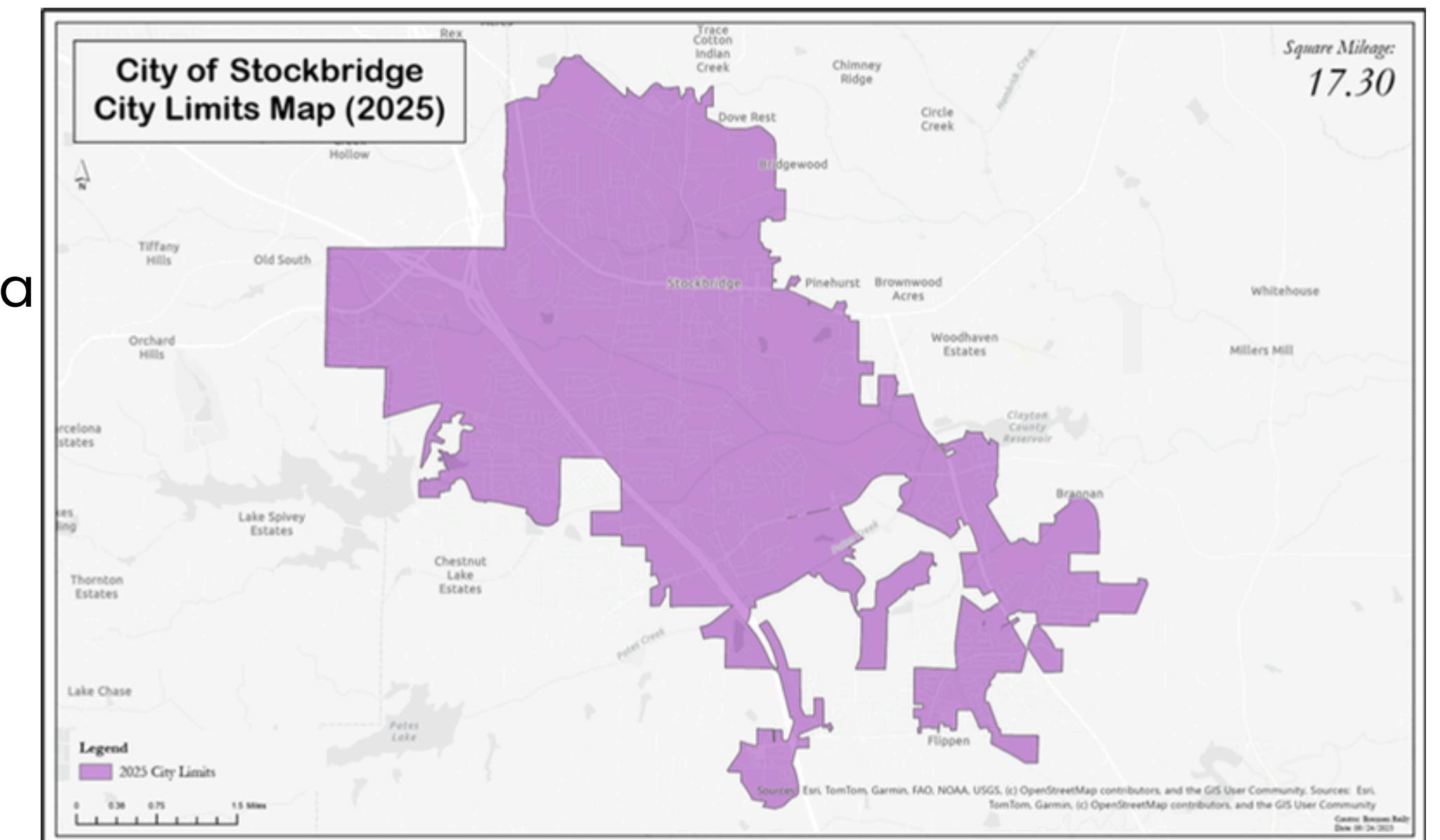
MUNICIPAL LOCATION

Metropolitan Statistical Area: Atlanta-Sandy Springs-Roswell

- 20 minutes: Hartsfield-Jackson Airport
- 30 minutes: Downtown Atlanta

County: Henry

- 4th-highest percent change in population within the metro-Atlanta area (2024-2025)



DEMOGRAPHIC INFORMATION

• Lower Median

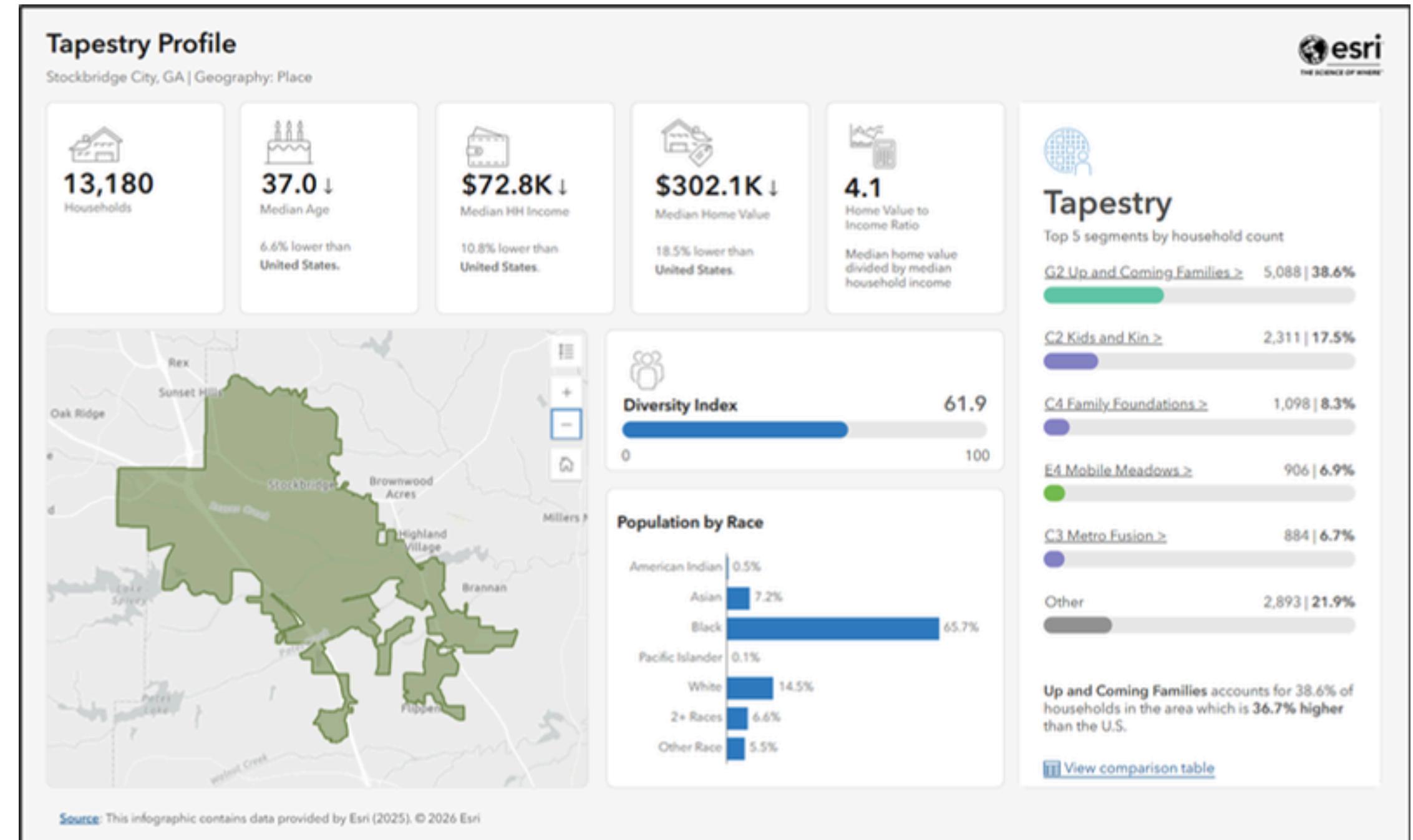
- Age
- Household Income
- Home Value

Moderately Diverse

- Black Majority

Significant Proportion of Young Families

- White-Collar Majority



GENERAL HOUSING INFORMATION

What's happening

- Stockbridge is experiencing rapid population and residential growth, transitioning from a primarily suburban community into a more urban, mixed-density housing market.
- Growth is being driven by regional expansion within the Atlanta metro area, increased annexation activity, and continued interest from residential and mixed-use developers.
- As population increases, housing demand is rising across multiple income levels, including renters, first-time homebuyers, workforce households, seniors, and long-term residents.

Why this assessment matters

- Housing costs are rising faster than affordability for many households, placing pressure on renters, moderate-income families, and residents on fixed incomes.
- Without intentional planning, growth can unintentionally limit access to housing options, reduce neighborhood stability, and strain existing infrastructure and services.
- This assessment establishes a clear, data-driven baseline to guide future housing policy, zoning decisions, reinvestment strategies, and capital planning.
- The analysis directly supports the City's participation in the Georgia Initiative for Community Housing (GICH) by identifying needs, challenges, and opportunities to promote equitable, sustainable housing growth

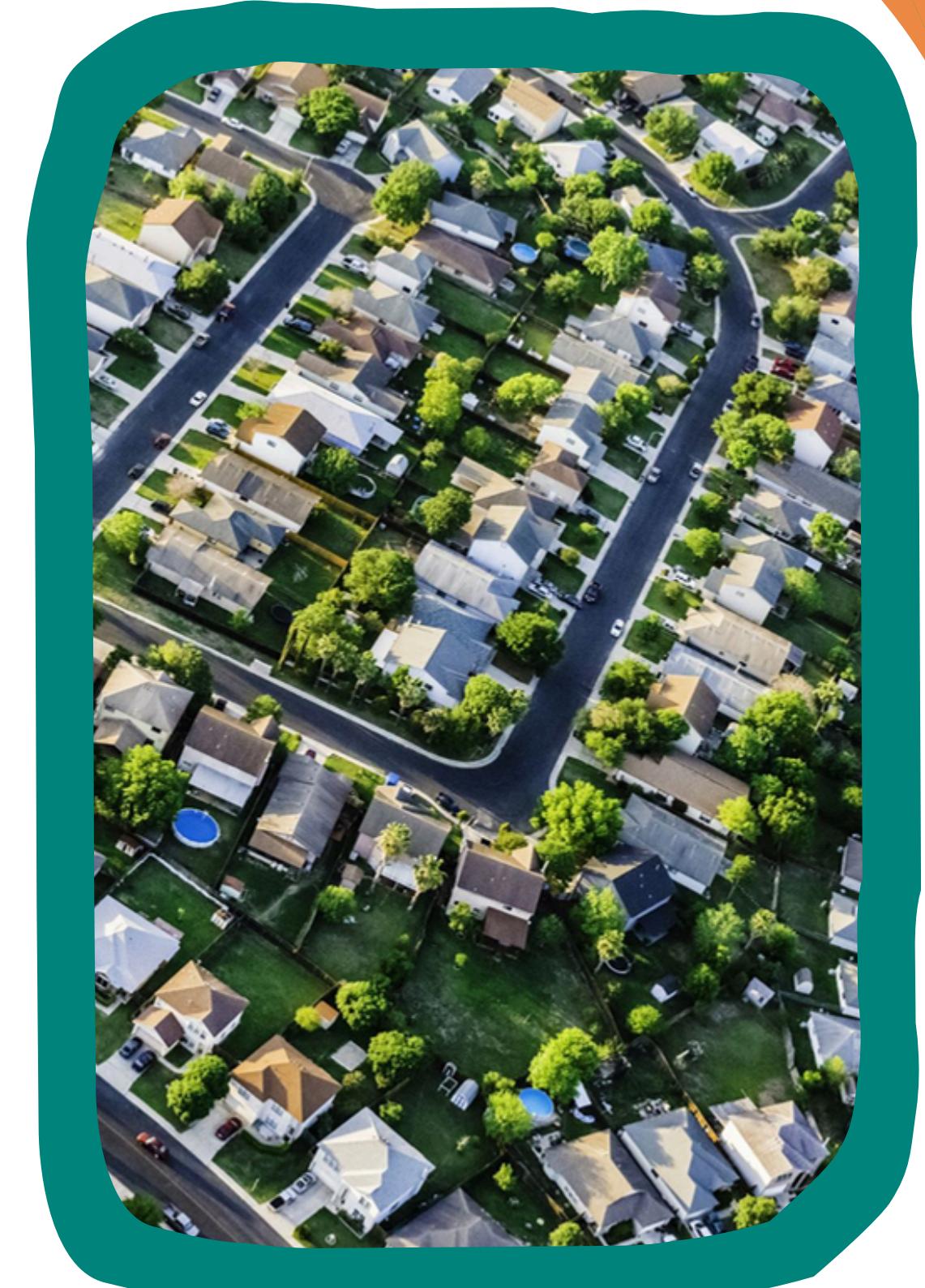
HOUSING GROWTH

Growth Concentrated Along Major Corridors

- New residential development is primarily occurring along Jodeco Road, Hudson Bridge Road, Patrick Henry Parkway, Highway 42, and North Henry Boulevard.
- These corridors offer access to regional transportation, employment centers, and commercial services, making them attractive for higher-density housing.

District-Level Growth Patterns

- Districts 2, 4, and 5 account for the majority of recently approved and under-construction housing units.
- District 5 contains the City's largest share of housing units, driven by multifamily and mixed-use development.
- District 4 reflects a mix of legacy neighborhoods and newer developments, creating both reinvestment needs and growth opportunities.
- Districts 1 and 3 remain more established, with limited new growth but important existing residential neighborhoods.



HOUSING GROWTH (CONTINUED)

Development Type Trends

- Recent growth includes multifamily apartments, townhomes, and mixed-use residential projects, particularly in annexed areas.
- Older neighborhoods closer to the city's core remain largely single-family, providing naturally occurring affordable housing (NOAH).

Why Location Matters

- Concentrated growth increases demand on infrastructure, schools, transportation, and public services in specific areas.
- Understanding where growth is happening helps the City plan for equitable investment, infrastructure alignment, and housing balance across all districts.





WHAT THE HOUSING INVENTORY TELLS US

NEW GROWTH IS PRIMARILY HIGHER DENSITY

- Recent and approved development is largely multifamily, townhome, and mixed-use, particularly along major corridors and annexation areas.
- While this adds supply, it does not always address entry-level ownership or moderate-income housing needs.

OLDER NEIGHBORHOODS PLAY A CRITICAL ROLE

- Established neighborhoods contain much of the naturally occurring affordable housing (NOAH).
- Essential to affordability today but face aging infrastructure, reinvestment needs, and displacement pressure.

HOUSING TYPE GAPS REMAIN

- The inventory shows a strong reliance on single-family detached homes, with limited “missing-middle” options.
- This gap reduces flexibility for households at different life stages, including young professionals, smaller households, seniors, and downsizing residents.

Growth Brings Planning Tradeoffs

- Concentrated housing growth increases demand on infrastructure, public services, and community facilities.
- Balancing new development with preservation and reinvestment is key to long-term neighborhood stability and affordability.



KEY HOUSING PRIORITIES

Expand Housing Diversity

- Increase opportunities for missing-middle housing, including townhomes, duplexes, and small-scale multifamily.
- Provide housing options that meet changing household sizes and life stages.

Preserve Existing Neighborhoods

- Protect and reinvest in naturally occurring affordable housing (NOAH).
- Support neighborhood stability while improving housing quality and safety.

Coordinate Housing & Infrastructure

- Align housing growth with infrastructure, transportation, schools, and public services.
- Ensure growth areas are supported by adequate capacity and community assets.

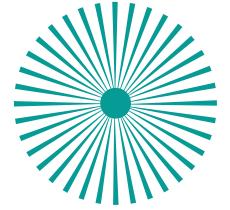
STAKEHOLDER DISCUSSION

HOUSING NEEDS & BARRIERS ➤

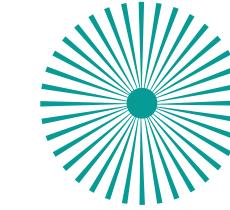
Please share your perspective on:

- The most pressing housing challenges you see in or affecting Stockbridge
 - Top 3 Challenges
 - Top 3 Opportunities





PARTNERSHIP OPPORTUNITIES



- **Opportunities for coordination or collaboration**
- **Ways stakeholders may contribute to future housing solutions**



NEXT STEPS

- Key themes heard
- Upcoming stakeholder & community engagement meetings



THANK YOU