

# Housing Tenure in Atlanta metro jurisdictions

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## **Executive Summary**

## **Introduction**

### **Questions**

1. what county has the most non-incorporated SFRs? answered, Gwinnett holds big change is Fulton
2. at the municipality, what is IH's share of the SF stock and SFR stock?

### **How do we respond to reviewers who might say there are low percentages?**

1. this is a single entity, which gives them considerable ownership of the housing stock available in this municipality. Two other publicly-listed SFRs operating in metropolitan Atlanta, own, in tandem, about the number of houses equivalent to Invitation Homes.

### **Why are these important questions?**

1. these findings are relevant to public and elected officials of these jurisdictions as they discuss issues related to zoning, housing affordability, housing supply, and homeownership

## **Scope of Work**

This document does four things 1. Map the municipal geography of Invitation Homes 2. Show how municipalities compare to non-incorporated spaces 3. Show the presence in relation to the municipal housing stock 4. Analyze the demographics of the municipalities where Invitation Homes is most concentrated

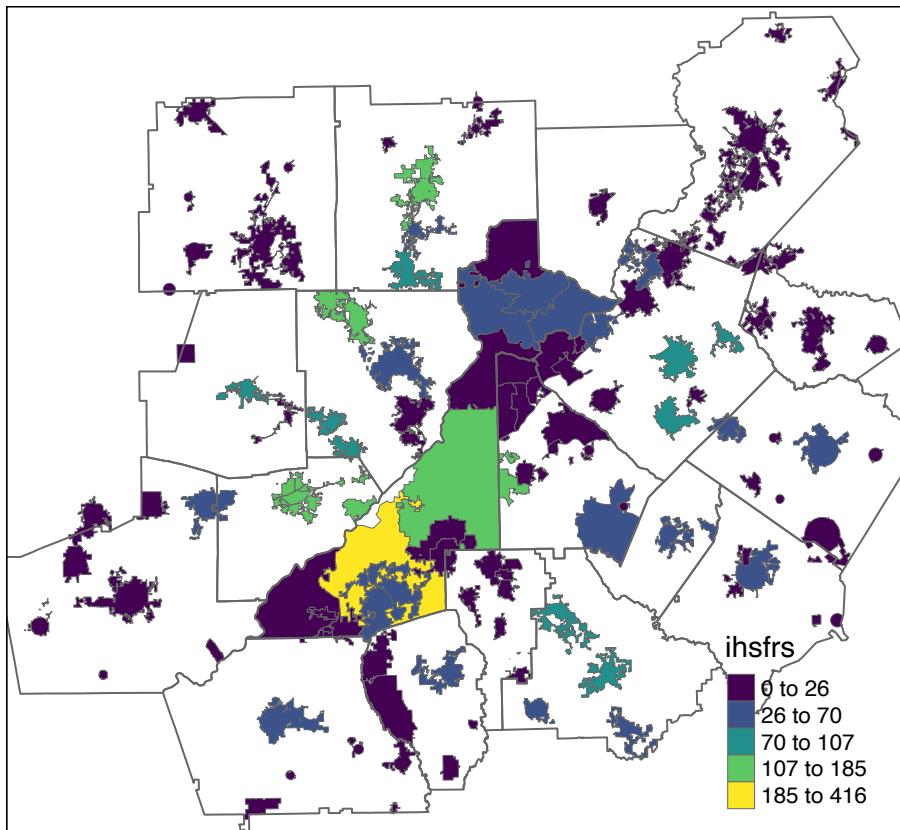
## TOC

### Introduction

### Methods and Data Collection

### Findings

### Discussion



### An Invitaion Homes Primer

#### Data Collection

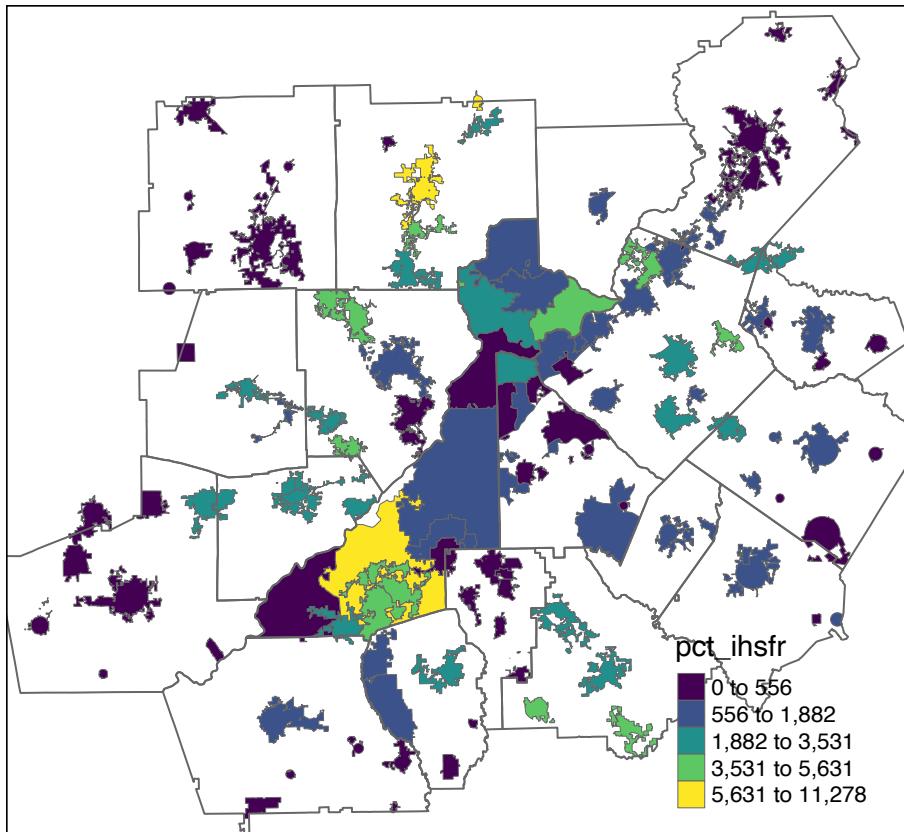
#### Municipalities

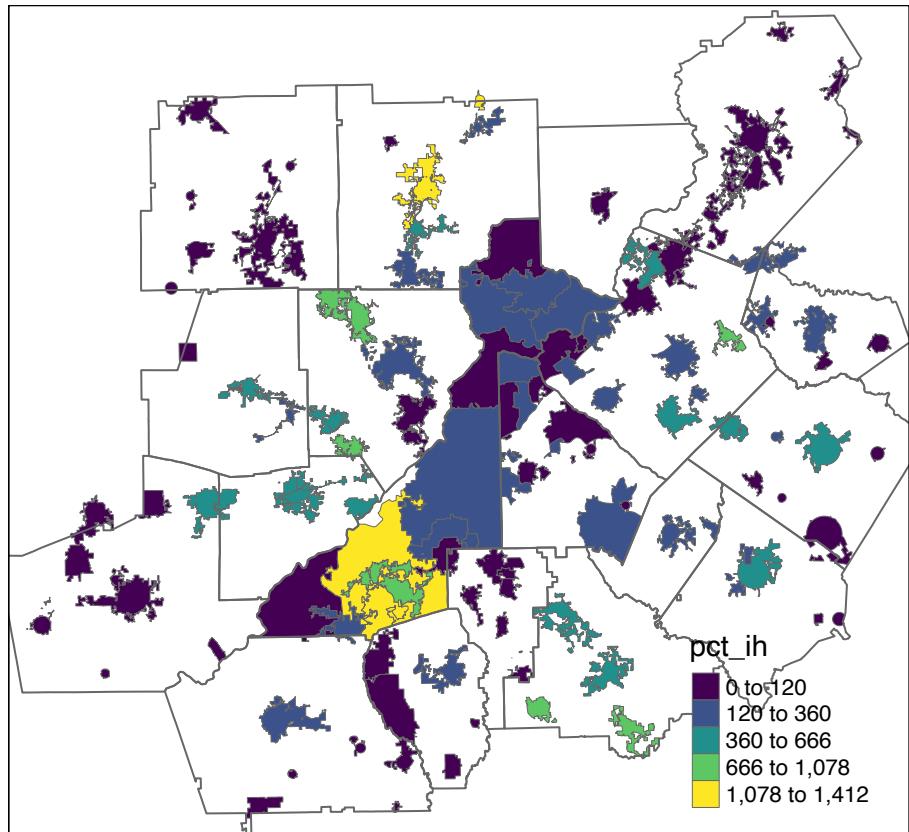
Only ~30% of Invitation Homes' portfolio is within municipalities

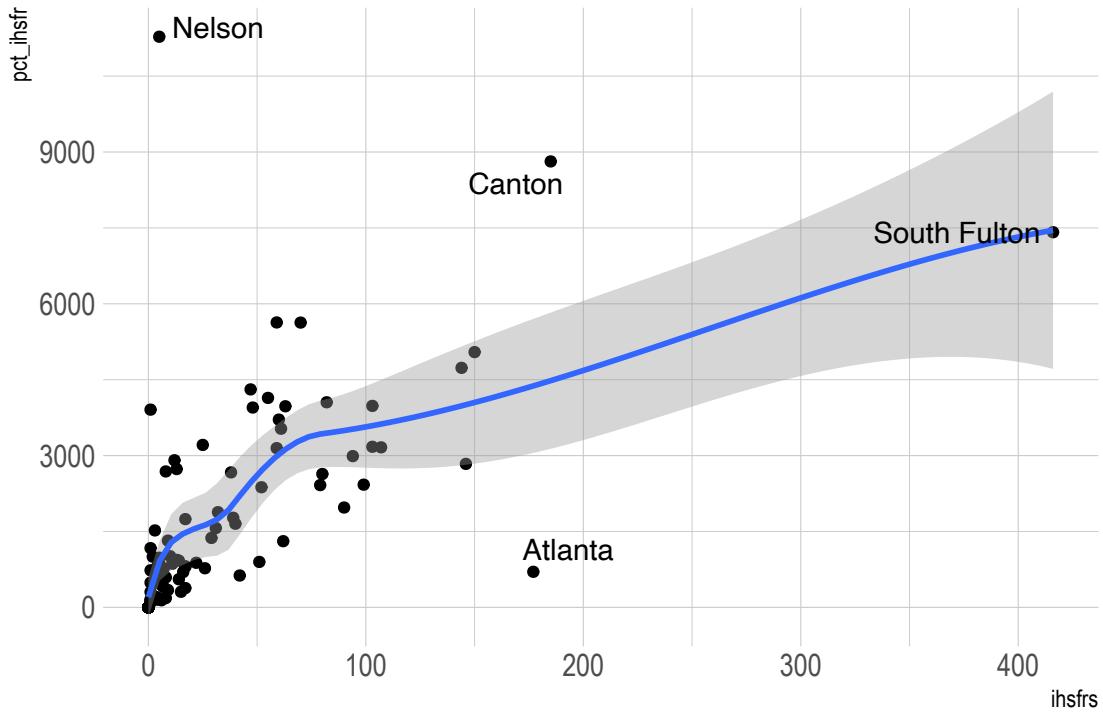
#### The counties

~70% in unincorporated areas. But, the municipalities are not evenly distributed, so I analyze by each county to see how the totals compare between incorporated and unincorporaed spaces.

```
## # A tibble: 1 x 1
##      N
##   <int>
## 1 3382
```







```

## Simple feature collection with 119 features and 5 fields
## Geometry type: GEOMETRY
## Dimension:      XY
## Bounding box:  xmin: 659391.1 ymin: 3677238 xmax: 816481.8 ymax: 3821897
## Projected CRS: NAD83 / UTM zone 16N
## # A tibble: 119 x 6
##       OBJECTID Name    ihsfrs  pct_ihsfr  pct_ih          geometry
##       <int> <chr>     <dbl>     <dbl>   <dbl> <MULTIPOLYGON [m]>
## 1         793 Nelson      5    11278.   1284. (((741682.6 3808640,
## 2         959 Canton     185    8814.   1360. (((730669.3 3793200,
## 3        4530 South ~    416    7415.   1412. (((721003.6 3709594,
## 4        610 Fairbu~     59    5631.   1400. (((722815.6 3719424,
## 5        4537 Sugar ~     70    5629.   666.  (((771241.3 3781159,
## 6        4540 Kennes~    150    5045.   893.  (((719134.7 3763824,
## 7        992 Acworth    144    4734.   828.  (((714409.2 3773253,
## 8       1053 Locust~     47    4308.   807.  (((774276.8 3690574,
## 9       1001 Holly ~     55    4140.   471.  (((728721.1 3783847,
## 10      985 Dacula     82    4054.   723.  (((785524.6 3767484,
## 11      960 Austell    103    3982.   965.  (((716215 3746947,
## 12      601 Union ~     63    3975.  1078. (((725109.9 3724176,
## 13      685 Hampton     48    3950.   737.  (((750224.7 3699208,
## 14      945 Mounta~     1    3908.   298.  (((739397.5 3774659,
## 15      951 Johns ~    60    3711.  247.  (((758242.3 3775693,
## # ... with 104 more rows

```

## Findings

At this point, I have done all of the interpolation, data cleaning and wrangling

```
##      0%    10%   20%   30%   40%   50%   60%   70%   80%   90%  100%
##    0.0    0.0    0.0    0.4    2.0    5.0   11.8   23.8   51.4   83.6  416.0

##      Min. 1st Qu. Median     Mean 3rd Qu.    Max.
##    0.00    0.00   5.00  28.42  38.50  416.00
```

## Invitation Homes SFRs, by Municipality

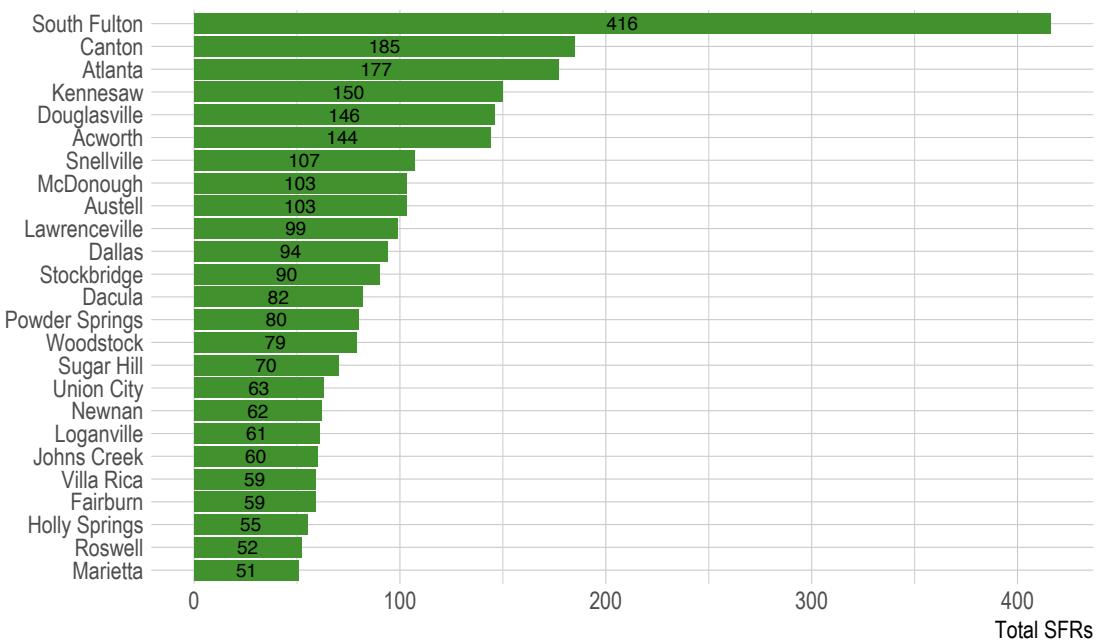
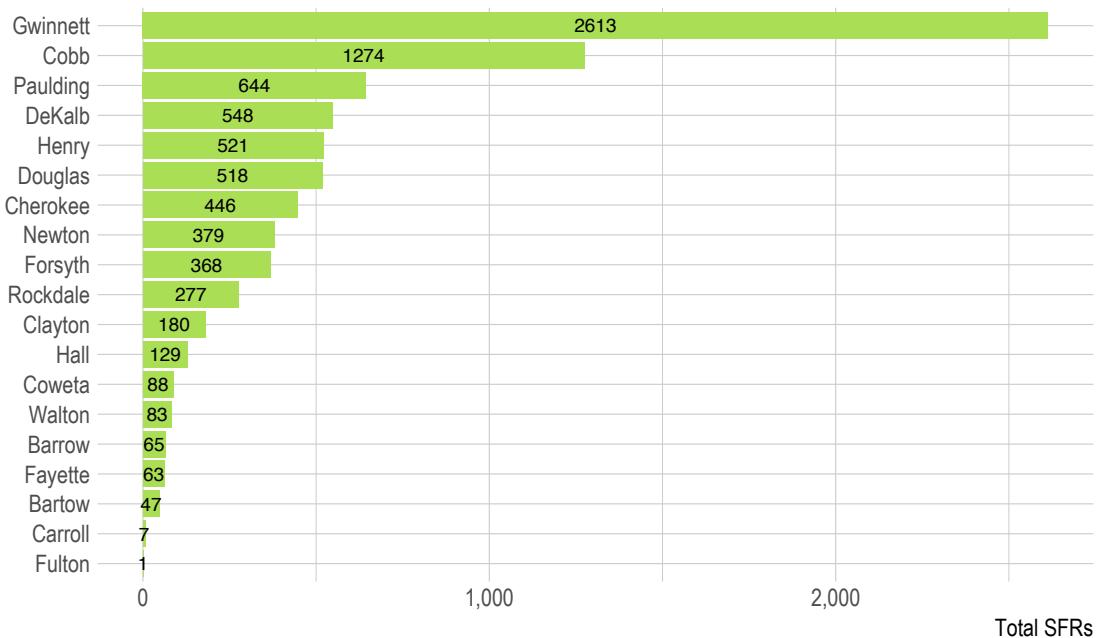


Table 1: Inviation Homes, by SFR

Municipality	INVH SFRs
Acworth	144
Adairsville	1
Alpharetta	32
Atlanta	177
Auburn	17
Austell	103
Avondale Estates	1
Ball Ground	8
Berkeley Lake	1
Bethlehem	0
Between	2
Bowdon	0
Braselton	25
Braswell	0
Bremen	0
Brookhaven	2
Brooks	0
Buford	16
Canton	185
Carl	0
Carrollton	0
Cartersville	8
Chamblee	7
Chattahoochee Hills	4
Clarkston	4
Clermont	0
College Park	0
Conyers	40
Covington	39
Cumming	8
Dacula	82
Dallas	94
Decatur	1
Doraville	0
Douglasville	146
Duluth	29
Dunwoody	13
East Point	22
Emerson	1
Euharlee	0
Fairburn	59
Fayetteville	38
Flowery Branch	4
Forest Park	4
Gainesville	17
Gillsville	0
Good Hope	0
Grantville	1
Grayson	9
Hampton	48
Hapeville	5
Haralson	7
Hiram	17
Holly Springs	55
Jersey	0

## Invitation Homes SFRs, by County, Unincorporated Area



## Atlanta's Largest Land owner concentrated outside Munic

Invitation Homes' SFRs, by jurisdiction

