

COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

MINUTES

TUESDAY, JUNE 26, 2007

The regularly scheduled meeting of the Community Development/Human Resources Committee was held on Tuesday, June 26, 2007, 2006, in Committee Room 2. The following members were present:

The Honorable Jim Maddox, Chair
The Honorable Joyce Sheperd, Vice Chair
The Honorable Kwanza Hall
The Honorable Ceasar Mitchell
The Honorable Mary Norwood

The following member was absent:

The Honorable Ivory Lee Young, Jr.
The Honorable H. Lamar Willis

Others in attendance were: Commissioner Steve Cover, Deputy Commissioner James Shelby, Senior Planners Garnett Brown and Chuck Schultz, Department of Planning and Community Development; Dianne Harnell Cohen, Commissioner of Parks, Recreation and Cultural Affairs; Associate City Attorney Kristen E. Brooks, Law Department; Ernestine W. Garey, Managing Director, ADA and Wyman Winston, Deputy Director of Tax Allocation Districts; Tina Arbes, BeltLine Inc. and members of the press and public.

After declaring a quorum present at 12:45 pm, Chairperson Maddox called the meeting to order. He then proceeded with the following order of business:

- A. ADOPTION OF AGENDA - ADOPTED**
- B. APPROVAL OF MINUTES - APPROVED**
- C. PRESENTATIONS**
 - 1. BELTLINE UPDATE**

Tina Arbes, Chief Operating Officer of BeltLine, Inc., gave a short summary of the BeltLine progress. She informed the committee that the core BeltLine implementation activities in the 5-year work plan continue uninterrupted despite a pending appeal challenging the legality of the BeltLine TAD bonds. The BeltLine TAD Advisory Committee, BeltLine Affordable Housing Advisory Board and BeltLine Study Groups have been formed to start the Community Engagement process.

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C. PRESENTATIONS (CONT'D)

2. UPDATE ON COMMERCIAL REVITALIZATION TADs

Wyman Winston, Deputy Director of TADs, stated that the four new TADs will be on the July 18, 2007, meeting agenda of the Fulton County Board of Commissioners. The Atlanta School Board adopted a consent resolution on May 29, 2007, contingent upon an IGA that will be presented in September this year.

3. IMPLEMENTATION OF HOUSING OPPORTUNITY BONDS

Ernestine Garey, Managing Director of Housing Director, ADA, gave an implementation update of Housing opportunity Bonds. The Urban Residential Finance Authority issued \$35 million as the first series of Housing Opportunity Bonds in April, 2007. To date, about \$28 million have been allocated to create and to provide incentives for affordable workforce housing units, with \$5 million designated for Home Atlanta, a single-family mortgage assistance program.

COMMUNITY DEVELOPMENT SECTION

D. RESOLUTIONS

07-R-1257 (1) A Resolution by Community Development/Human Resources Committee to authorize the Mayor to enter into a contract with SUMMECH Community Development Corporation for the rehabilitation of four affordable rental housing units in an amount not to exceed \$200,000.00, to be charged to and paid from Fund, Account and Center Number 3P05 (Home Investment Trust Fund) 529002 (Service Grants) Y46P0242A3Q0 (SUMMECH Block 85 Housing HM-33); to amend the 2006 Annual Action Plan of the 2005-2009 Consolidated Plan to change the name, scope and location of HM-06-33, SUMMECH Block 85 Housing Project; and for other purposes. **(Held 6/26/07 for a 30-day public review period)**

HELD

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D. RESOLUTIONS (CONT'D)

07-R-1319 (2) A **Substitute** Resolution by Community Development/Human Resources Committee authorizing the Mayor to enter into Contract Amendment No. 2 with the Wheat Street Charitable Foundation to extend the Contract period from January 29, 2007 through December 31, 2007 and increase funding, in an amount not to exceed \$50,000.00, from the Home Investment Program Funds, for the purpose of completing the 371 Irwin Street Rehabilitation Project, HM-2003-741. All costs shall be charged to and paid from Fund, Account and Center Numbers 3P05 (Home Investment Trust Fund) 529002 (Service Grant) Y46P1301A3M0 (371 Irwin Street, HM-741); 3P05 (Home Investment Trust Fund) 529002 (Service Grant) Y46P0918A3G0 (Home Program Multi-Unit Housing, HM-10); and **3P05 (Home Investment Trust Fund) 529002 (Service Grants) Y46P0918A3H0 (Multi-Family Housing, HM-10)**; and for other purposes.

Councilmember Norwood made a motion to approve. The vote was unanimous.

FAVORABLE ON SUBSTITUTE

E. PAPERS HELD IN COMMITTEE

06-O-0262 (1) An Ordinance by Councilmember Jim Maddox to amend Chapter 1, Section 101.4(e) of the Building Code Amendments by adding subparagraph (6) to require automatic sprinkler protection systems for all newly constructed single-family dwellings; to repeal conflicting ordinances; and for other purposes. **(Held 1/31/06 to review the information package from the Fire Marshal)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

06-O-0781 (2) An Ordinance by Councilmember Clair Muller to amend Part 15, Section 15-08.005 of the City of Atlanta Land Development Code regarding curved streets; and for other purposes. **(Held 3/28/06 at request of the department for further review of the legislation)**

HELD

06-O-1185 (3)
CDP-06-40 An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **1416-1454 and 1449 & 1451 Vaughn Street, 1454 & 1458 Memorial Drive, 1411-1453 Woodbine Avenue and 124 & 134 Montgomery Street, SE**, from the "Single Family Residential" Land Use Designation to the "Medium Density Residential" Land Use Designation; and for other purposes. **(Public Hearing held 6/12/06) (Held 6/13/06 at the request of Bureau of Planning)**
NPU-O **Council District 5**

FAVORABLE - REFERRED TO ZONING COMMITTEE

06-O-0495 (4) An Ordinance by Councilmember Clair Muller to amend Part 15 of the Land Development Code of the Code of Ordinances of the City of Atlanta to allow for the creation of Conservation Subdivisions in the City of Atlanta and to provide standards for their implementation; and for other purposes. **(Held 2/15/06 by Zoning Committee) (Referred to CD/HR by Council 6/5/06) (Held 6/13/06 at the request of Bureau of Planning)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

to begin on the date of Council confirmation. **(Held 9/12/06 to allow appointee to come to the next Committee meeting)**

HELD

- 06-O-2475 (9) An Ordinance by Councilmembers Anne Fauver and Howard Shook to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **2160-2224 Lenox Road & 1073 Woodland Avenue, NE** from the "Low Density Residential" Land Use Designation to the "Medium Density Residential" Land Use Designation; and for other purposes. **(4th Quarter CDP Amendments Public Hearing held 11/27/06) (Held 11/28/06 at the request of the Department)**
NPU-F **Council District 6**

Councilmember Norwood made a motion to file. The vote was unanimous.

FILE - REFERRED TO ZONING COMMITTEE

- 06-O-1923 (10) An Ordinance by Councilmembers Howard Shook, Jim Maddox, H. Lamar Willis and Ceasar C. Mitchell to amend the Land Use Element of the City of Atlanta's 2004-2019 Comprehensive Development Plan ("CDP") so as to designate property located in the **Sandtown Community**, after its annexation into the City of Atlanta, as Open Space, Single-Family Residential, Mixed-Use and Low-Density Commercial; and for other purposes. **(Public Hearing held 9/11/06) (Forwarded with no recommendation to Full Council 9/12/06) (Referred back by Council 12/4/06) (Held 12/12/06 at the request of the department)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

06-O-1925 (11) An Ordinance by Councilmembers Howard Shook, Jim Maddox, H. Lamar Willis and Ceasar C. Mitchell to amend the Land Use Element of the City of Atlanta's 2004-2019 Comprehensive Development Plan ("CDP") so as to designate property located in the **Cascade Glen Subdivision**, after its annexation into the City of Atlanta, as Single-Family Residential; and for other purposes. **(Public Hearing held 9/11/06) (Favorable by CD/HR Committee 9/12/06) (Referred back by Council 12/4/06) (Held 12/12/06 at the request of the department)**

HELD

06-O-2696 (12) An Ordinance by Councilmembers Mary Norwood, Carla Smith, Ceasar C. Mitchell, C. T. Martin, H. Lamar Willis, Natalyn Archibong, Clea Winslow and Kwanza Hall to require a registration process for vacant property; to waive conflicting ordinances; and for other purposes. **(Held 12/12/06 at the request of the department)**

HELD

07-O-0085 (13) An Ordinance by Councilmembers Mary Norwood, C. T. Martin, Ivory Lee Young, Jr., H. Lamar Willis, Ceasar C. Mitchell and Natalyn Archibong to provide for the establishment of the City of Atlanta Board of Code Enforcement; and for other purposes. **(Held 1/9/07 for pending work session)**

HELD

07-O-0392 (14) **CDP-07-05** An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **2068-2100 Dekalb Avenue, NE**, from the "Single Family Residential" Land Use Designation to the "Medium Density Residential" Land Use Designation; and for other purposes. **(1ST Quarter CDP Public Hearing held 3/12/07) (Held**

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E. PAPERS HELD IN COMMITTEE (CONT'D)

3/13/07, deferred to 2nd Quarter CDP Public Hearing
6/11/07) (Held 6/12/07, deferred to 3rd Quarter CDP
Public Hearing 9/10/07)

NPU-N

Council District 5

HELD

07-O-0399 (15)
CDP-07-12

An Ordinance by Community Development/Human
Resources Committee to amend the Land Use Element of the
City of Atlanta 2004-2019 Comprehensive Development Plan
(CDP) so as to re-designate property that is located at **1450
Ralph David Abernathy**, from the "Single Family
Residential" Land Use Designation to the "Low Density
Commercial" Land Use Designation; and for other purposes.
(1st Quarter CDP Public Hearing held 3/12/07) (Held
3/13/07 awaiting companion Zoning legislation)

NPU-T

Council District 10

Councilmember Norwood made a motion to approve.
The vote was unanimous.

FAVORABLE - REFERRED TO ZONING COMMITTEE

07-O-0401 (16)
CDP-07-14

An Ordinance by Community Development/Human
Resources Committee to amend the Land Use Element of the
City of Atlanta 2004-2019 Comprehensive Development Plan
(CDP) so as to re-designate property that is located at **3710-
3770 Powers Ferry Road** from the "Single Family
Residential" Land Use Designation to the "Medium Density
Residential" Land Use Designation; and for other purposes.
(1st Quarter CDP Public Hearing held 3/12/07) (Held
3/13/07 awaiting companion Zoning legislation)

NPU-A

Council District 8

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-0402 (17) An Ordinance by Community Development/Human
CDP-07-15 Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **422, 424, 501 & 509 Pryor Street**, from the "Medium Density Residential" Land Use Designation to the "Low Density Commercial" Land Use Designation; and for other purposes. **(1st Quarter CDP Public Hearing held 3/12/07) (Held 3/13/07 awaiting companion Zoning legislation)**
NPU-V **Council District 4**

HELD

07-O-0615 (18) An Ordinance by Councilmember Jim Maddox to amend the Land Use Element of the City of Atlanta 2004 Comprehensive Development Plan (CDP) so as to designate property in the Cascade Falls Subdivision, after its annexation into the City of Atlanta, as Single-Family Residential; and for other purposes. **(Held 3/27/07 for a Public Hearing 6/11/07)**

HELD

07-O-0673 (19) An Ordinance by Councilmembers Jim Maddox, Joyce M. Sheperd, Mary Norwood, H. Lamar Willis, Ceasar C. Mitchell, Clair Muller, Anne Fauver and Ivory Lee Young, Jr., **as substituted by Community Development/Human Resources Committee** to amend Article II, Section 25, of the Atlanta Housing Code of 1987, Appendix "E" of the City of Atlanta Land Development Code, entitled "Owner and Tenant Responsibility for Cleanliness of Property", so as to require that all outside storage items, utilized in connection with a permitted use of the property, be placed in the rear yard and invisible when the property is viewed from a front or a side view; to preclude the excessive accumulation of outside storage items; to waive conflicting ordinances; and for other purposes. **(Held 5/1/07 for further discussion with the department)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-0682 (20) An Ordinance by Councilmember Clair Muller **as substituted by Community Development/Human Resources Committee** to create a New Section 15.07-006 of the Part of the City of Atlanta Land Development Code to address lots of record; to delete Sub-Paragraph J of Code Section 15.07-005; and for other purposes. **(Held 5/1/07 at the request of the Department)**
HELD

07-R-0691 (21) A Resolution by Community Development/Human Resources Committee authorizing the Mayor, on behalf of the Department of Planning and Community Development, Bureau of Housing, to enter into an Intergovernmental Agreement for FC-600700020, Programmatic Services, with the Housing Authority of Dekalb County, for the purpose of implementing the federally funded Owner Occupied Housing Rehabilitation Program, in an amount not to exceed \$3,500,000.00; all contracted work shall be charged to and paid from Fund, Account and Center Numbers: 3P05 529002 Y46P0907A3L0, 3P05 529002 Y46P0907A3M0, 3P05 529002 Y46P0907A3N0; 3P05 529002 Y46P0907A3P0, and 3P06 529002 Y47Q0273A7K0; and for other purposes. **(Held 5/1/07 for Final Agreement)**
HELD

07-R-0692 (22) A Resolution by Community Development/Human Resources Committee authorizing the Mayor to enter into a Housing Assistance Payments (HAP) Contract Amendment with Edgewood Center Limited Partnership for the purpose of continuing the Section 8 Moderate Rehabilitation Single Room Occupancy Program sponsored by the U. S. Department of Housing and Urban Development (HUD); and for other purposes. **(Held 5/1/07 for Budget Letter)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-R-0693 (23) A Resolution by Community Development/Human Resources Committee authorizing the Mayor to enter into a Housing Assistance Payments (HAP) Contract Amendment with Inpen Corporation, in the amount of \$137,880.00 for the purpose of continuing the Section 8 Moderate Rehabilitation Program at the Washington Properties Housing Complex, sponsored by the U. S. Department of Housing and Urban Development (HUD); and for other purposes. **(Held 5/1/07 for Budget Letter)**

HELD

07-O-0687 (24) An Ordinance by Community Development/Human Resources Committee amending the 2007 (Intergovernmental Grant Fund) Budget by adding to anticipations and appropriations, in an amount of \$299,189.00, to increase the budget amount authorized by the U. S. Department of Housing and Urban Development (HUD) for the City of Atlanta Section 8 Moderate Rehabilitation Program (GA269SR005); and for other purposes. **(Held 5/15/07 for Budget Approval Letter)**

HELD

07-O-0688 (25) An Ordinance by Community Development/Human Resources Committee amending the 2007 (Intergovernmental Grant Fund) Budget by adding to anticipations and appropriations, in the amount of \$137,880.00, to increase the budget amount authorized by the U. S. Department of Housing and Urban Development (HUD) for the City of Atlanta Section 8 Moderate Rehabilitation Program (GA269MR0001/1 and GA269MR0001/2); and for other purposes. **(Held 5/15/07 for Budget Approval Letter)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-0935 (26) An Ordinance by Community Development/Human Resources Committee to adopt the City of Atlanta's 2007 Official Neighborhood Boundary Map; and for other purposes. **(Held 5/29/07 at the request of the Bureau of Planning)**

HELD

07-O-0951 (27) A **Substitute** Ordinance by Community Development/Human Resources Committee to amend Sections 2, 4 and 5 of Ordinance 05-O-0665, entitled "An Ordinance to create the "Villages at Carver" Housing Enterprise Zone", to be located at 201 Moury Avenue and 155 Meldon Avenue, Atlanta, Georgia; and for other purposes. **(Held 5/29/07 at the request of the Bureau of Planning)**

**FAVORABLE ON SUBSTITUTE - 1 ABSTENTION
(MITCHELL)**

07-O-0952 (28) A **Substitute** Ordinance by Community Development/Human Resources Committee to amend Sections 3 and 4 of Ordinance 04-O-0656, entitled "The Vineyards of Brown's Mill Housing Enterprise Zone", to be located on three parcels at the southwest corner of Cleveland Avenue, SE, and Jonesboro Road, SE; and for other purposes. **(Held 5/29/07 at the request of the Bureau of Planning)**

FAVORABLE ON SUBSTITUTE

07-O-0953 (29) A **Substitute** Ordinance by Community Development/Human Resources Committee to amend Sections 2, 3 and 4 of Ordinance 04-O-0653, entitled "The St. John's Place Housing Enterprise Zone", to be located at 545 St. Johns Avenue, SW (consolidated from numerous parcels on St. Johns Avenue, SW, and Adams Street, SW); and for other purposes. **(Held 5/29/07 at the request of the Bureau of Planning)**

**FAVORABLE ON SUBSTITUTE - 1 ABSTENTION
(MITCHELL)**

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-0954 (30) A **Substitute** Ordinance by Community Development/Human Resources Committee to amend Section 2 of Ordinance 01-O-1489, entitled "An Ordinance to change the effective date of creation for that portion of the Castleberry Hill Mixed-Use Residential/Commercial Enterprise Zone known as the Castleberry Inn/Legacy at Castleberry Hill, from January 1, 1996 to January 1, 2002"; and for other purposes. **(Held 5/29/07 at the request of the Bureau of Planning)**

FAVORABLE ON SUBSTITUTE

07-O-0955 (31) A **Substitute** Ordinance by Community Development/Human Resources Committee to amend Ordinance 02-O-1550, entitled "An Ordinance to create the "Legacy Superblock at Castleberry Hill Mixed-Use Residential/Commercial Enterprise Zone", to be located at Castleberry Hill (property that is bounded generally by Northside Drive, Larkin Street, Walker Street, and McDaniel Street)", for the purpose of adding a new section that would specify that "for sale" units shall be at 100% of the Average Median Income (AMI) and rental units shall be charged at 60% of the AMI; and for other purposes. **(Held 5/29/07 at the request of the Bureau of Planning)**

FAVORABLE ON SUBSTITUTE

07-O-0958 (32)
CDP-07-18 An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta 2004-2019 Comprehensive Development Plan (CDP) so as to re-designate property that is located at **1101 Collier Road, NW**, from the "Industrial" and "Medium Density Residential" Land Use Designations to the "Mixed Use" Land Use Designation; and for other purposes. **(Held 5/29/07) (A Public Hearing was held on 6/11/07)**
NPU-C **Council District 9**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-0962 (33) An Ordinance by Community Development/Human
CDP-07-20 Resources Committee to amend the Land Use Element of the
City of Atlanta 2004-2019 Comprehensive Development Plan
(CDP) so as to re-designate property that is located at **479-
489 Stephens Street, SW**, from the "Industrial" Land Use
Designation to the "High Density Residential" Land Use
Designation; and for other purposes. **(Held 5/29/07) (A
Public Hearing was held on 6/11/07)**
NPU-V **Council District 4**

HELD

07-O-0983 (34) An Ordinance by Community Development/Human
CDP-07-21 Resources Committee to amend the Land Use Element of the
City of Atlanta 2004-2019 Comprehensive Development Plan
(CDP) so as to re-designate property that is located at **2862
Lenox Road, NE**, from the "Low Density Residential" Land
Use Designation to the "Medium Density Residential" Land
Use Designation; and for other purposes. **(Held 5/29/07) (A
Public Hearing was held on 6/11/07)**
NPU-B **Council District 7**

FILE

07-O-0996 (35) An Ordinance by Community Development/Human
CDP-07-22 Resources Committee to amend the Land Use Element of
the City of Atlanta 2004-2019 Comprehensive Development
Plan (CDP) so as to re-designate property that is located at
668 North Avenue, NW, from the "Medium Density
Residential" Land Use Designation to the "High Density
Residential" Land Use Designation; and for other purposes.
(Held 5/29/07) (A Public Hearing was held on 6/11/07)
NPU-L **Council District 3**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-O-0998 (36) An Ordinance by Community Development/Human
CDP-07-29 Resources Committee to amend the Land Use Element of the
City of Atlanta 2004-2019 Comprehensive Development Plan
(CDP) so as to re-designate property that is located at **305,
311, 317 & 323 Buckhead Avenue and 312 Pharr Road,
NE**, from the "Low Density Commercial" Land Use
Designation to the "High Density Commercial" Land Use
Designation; and for other purposes. **(Held 5/29/07) (A
Public Hearing was held on 6/11/07)**
NPU-B Council District 7

HELD

07-O-0999 (37) An Ordinance by Community Development/Human
CDP-07-30 Resources Committee to amend the Land Use Element of the
City of Atlanta 2004-2019 Comprehensive Development Plan
(CDP) so as to re-designate property that is located at **930
Mauldin Street (aka Fulton Terrace), SE**, from the "Low
Density Commercial" Land Use Designation to the "Very High
Density Residential" Land Use Designation; and for other
purposes. **(Held 5/29/07) (A Public Hearing was held on
6/11/07)**
NPU-N Council District 5

HELD

07-R-1103 (38) A Resolution by Councilmember Mary Norwood as
**substituted and amended by Community
Development/Human Resources Committee** authorizing
the Mayor or her designee to enter into an agreement with of
Wallace Roberts & Todd, LLC Consultant for the purpose of
conducting research, evaluating the existing and proposed
Tree Ordinance and providing recommendations; and for
other purposes. **(Held 5/29/07 at the request of the
author)**

**FAVORABLE ON SUBSTITUTE AS AMENDED - 1
ABSTENTION (HALL)**

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E. PAPERS HELD IN COMMITTEE (CONT'D)

07-R-1083 (39) A Resolution by Community Development/Human Resources Committee authorizing the Mayor, on behalf of the Department of Planning and Community Development, Bureau of Housing, to enter into a Housing Assistance Payments Contract Amendment with Litton Loan Servicing, L.P., in order to participate in the City of Atlanta's Section 8 Moderate Rehabilitation Program sponsored by the U. S. Department of Housing and Urban Development (HUD); and for other purposes. **(Held 5/29/07 for companion 1st Read Ordinance)**

HELD

07-O-1084 (40) An Ordinance by Community Development/Human Resources Committee amending the 2007 (Intergovernmental Grant Fund) Budget by adding to anticipations and appropriations in the amount of \$212,750.00 to increase the budget amount authorized by the U. S. Department of Housing and Urban Development ("HUD") for the City of Atlanta's Section 8 Moderate Rehabilitation Program (GA269MR0002); and for other purposes. **(Held 6/12/07 at the request of the Department)**

HELD

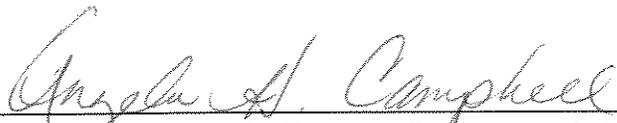
07-O-1115 (41) An Ordinance by Community Development/Human Resources Committee adopting the 2008-2013 City of Atlanta Capital Improvements Program; and for other purposes. **(Public Hearing held 6/11/07) ((Held 6/12/07 for a second Public Hearing scheduled for 9/10/07)**

HELD

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**There being no further business before the committee the meeting
was adjourned at 2:30 pm.**

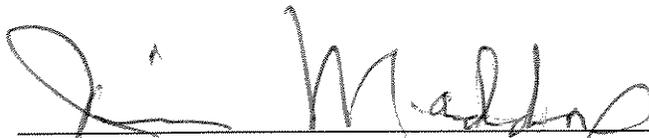
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Stephen Tam, Research & Policy Analyst



**The Honorable Jim Maddox, Chairman
Community Development/
Human Resources Committee**