

**COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE
MINUTES
TUESDAY, JULY 12, 2011**

The regularly scheduled meeting of the Community Development/Human Resources Committee was held on Tuesday, July 12, 2011, in Committee Room #2. The following members were present:

**The Honorable Joyce Sheperd, Chair
The Honorable Cleta Winslow
The Honorable Kwanza Hall
The Honorable Ivory Lee Young, Jr.**

The following Councilmembers were absent:

**The Honorable Alex Wan, Vice Chair
The Honorable Natalyn M. Archibong
The Honorable Michael J. Bond**

Others in attendance were: Commissioner George Dusenbury, Department of Parks, Recreation and Cultural Affairs; Commissioner James Shelby, Evelyn Numan, Director of Housing, and Valerie Fontaine, Department of Planning and Community Development, Assistant City Attorneys Bill Castings and Mariangela Corales, and members of the press and public and Council Staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

Matthew Cardinale, Atlanta Progressive News, posed questions regarding the Atlanta BellLine Affordable Housing Advisory Board. His questions are hereby attached to and made a part of the minutes.

C. PRESENTATION

1. Neighborhood Stabilization Program (NSP)

Evelyn Nu'man, Director of Office of Housing, gave a quarterly update on the NSP1 and NSP2. She provided the Committee with the program expenditure status and a list of NSP housing units for sale.

HUMAN RESOURCES SECTION

D. RESOLUTION

- 11-R-1006 (1) A Resolution by Community Development/Human Resources Committee authorizing the Mayor or his designee, on behalf of the City of Atlanta, to participate with the Annie E. Casey Foundation in making certain improvements to the Dunbar Recreation Center by providing an amount not to exceed \$100,000.00 toward facility improvements, where all funds shall be charged to and paid from Fund, Department, Organization and Account Numbers: 3501 (Park

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D. RESOLUTION (CONT'D)

Improvement Fund) 140106 (PRC Park Design) 5222001 (Repair & Maintenance Buildings) 6220000 (Park Areas); and for other purposes.

FAVORABLE

E. PAPERS HELD IN COMMITTEE

10-O-0928 (1) An Ordinance by Councilmembers Joyce M. Sheperd, Michael Bond, Natalyn Archibong, Aaron Watson, H. Lamar Willis, Alex Wan, Cleta Winslow, C. T. Martin and Carla Smith to amend the Code of Ordinances of the City of Atlanta, Georgia, Chapter 2, Article IV, Section 2-195 to expand the functions and duties of the Atlanta Workforce Development Agency; to insert a new Article XI entitled the Atlanta Community Benefits Jobs Policy, which New Article XI shall include Division 1 - General Provisions, Division 2 - First Source Jobs Policy, Division 3 - Atlanta Jobs Training and Employment Placement Policy, and Division 4 - Atlanta First Source and Jobs Training Oversight Committee; to repeal conflicting ordinances; and for other purposes. **(Held 06/01/10 at the request of the author of the paper) (Work session held 7/15/10)**

HELD

10-O-1986 (2) An Ordinance by Councilmembers H. Lamar Willis, Ivory L. Young, Jr., Aaron Watson, Carla Smith, Kwanza Hall, C. T. Martin, Natalyn M. Archibong and Michael J. Bond to amend Section 110-38, entitled "Functions and Duties of Bureau of Cultural Affairs" of the Code of Ordinances of the City of Atlanta, Georgia so as to add a new Subsection (7) which shall authorize the Bureau of Cultural Affairs to administer a Public Art Murals Program; to waive conflicting ordinances; and for other purposes. **(Held 11/9/10 at the request of the Department of Parks, Recreation and Cultural Affairs)**

HELD

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E. PAPERS HELD IN COMMITTEE (CONT'D)

10-O-1987 (3) An Ordinance by Councilmembers H. Lamar Willis, Ivory L. Young, Jr., Aaron Watson, Carla Smith, Kwanza Hall, C. T. Martin, Natalyn M. Archibong and Michael J. Bond to amend Chapter 46, entitled "Civic and Cultural Affairs" of the Code of Ordinances of the City of Atlanta, Georgia by creating a new Article IV to be entitled "Public Art Murals"; to provide for the structure and framework which shall govern the administration of the Public Art Murals Program; to waive conflicting ordinances; and for other purposes. **(Held 11/9/10 at the request of the Department of Parks, Recreation and Cultural Affairs)**

HELD

11-R-0264 (4) A Resolution by Community Development/Human Resources Committee authorizing the Mayor or his designee, on behalf of the City, to enter into a Memorandum of Understanding with the Board of Regents of the University System of Georgia by and on behalf of Georgia State University, regarding the provision of maintenance and other services at Hurt Park; and for other purposes. **(Held 3/1/11)**

HELD

11-O-0945 (5) An Ordinance by Councilmembers Aaron Watson, H. Lamar Willis and Michael J. Bond authorizing the Mayor, acting on behalf of the City of Atlanta, to execute all documents necessary to accept the dedication of 1.5 acres of land adjacent to the Historic Fourth Ward Park for park land purposes; and for other purposes. **(Held 6/14/11)**

HELD

COMMUNITY DEVELOPMENT SECTION

F. PAPERS HELD IN COMMITTEE

10-O-0398 (1) An Ordinance by Councilmembers Ivory Lee Young, Jr., Joyce Sheperd and Michael Bond to amend Article II, Section 29 of the Atlanta Housing Code of 1987, Appendix "E" of the City of Atlanta Land Development Code, entitled "Minimum Specifications to Abate Interior Requirements

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E. PAPERS HELD IN COMMITTEE (CONT'D)

in Vacant Dwelling Units”, so as to require minimum boarding specifications for structures boarded for six (6) months or less; so as to require minimum boarding specifications for structure boarded for greater than six (6) months; so as to allow boarding for greater than six (6) months upon written approval from the Director of the Bureau of Code Compliance and upon implementation of minimum boarding specifications set forth herein; and for other purposes. **(Held 2/23/10 at the request of the department)**

HELD

- 10-O-0934 (2) An Ordinance by Community Development/Human Resources Committee to adopt the D. L. Hollowell Parkway/Veterans Memorial Highway Livable Centers Initiative (LCI) Study; to amend the City of Atlanta 2008-2023 Comprehensive Development Plan (CDP) so as to incorporate the Study into the CDP; and for other purposes. **(CDP Public Hearing held 6/14/10) (Held 6/15/2010)**
NPUs-G, H, I & J Council District 9

HELD

- 10-O-0898 (3) An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the 2008 Atlanta Comprehensive Development Plan (CDP) so as to re-designate properties located in the **D. L. Hollowell/Veterans Memorial** Livable Centers Initiative (LCI) Study Area from Various Land Use Designations to Various Land Use Designations; and for other purposes. **(Held 06/01/10) (CDP Public Hearing held 6/14/10)**
CDP-10-05 NPUs-G, H, I & J Council District 9

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

10-R-1067 (4) A Resolution by Community Development/Human Resources Committee to confirm the appointment of **Mr. Bill Rasul** to the Metropolitan Parkway Tax Allocation District Advisory Committee; and for other purposes. **(Held 6/15/10)**

HELD

10-O-1457 (5) An Ordinance by Councilmembers Joyce M. Sheperd, Felicia A. Moore, C. T. Martin, Michael Julian Bond, Cleta Winslow, Carla Smith, Yolanda Adrean, Keisha Lance Bottoms, Kwanza Hall, Aaron Watson, Ivory Lee Young, Jr. and H. Lamar Willis to amend the Atlanta Housing Code of 1987, Appendix E to the Land Development Code, so as to establish rules and regulations for registration of vacant buildings; to provide for penalties; to repeal conflicting ordinances; and for other purposes. **(Held 8/31/10 for additional information)**

HELD

10-O-1808 (6)
CDP-10-09 An Ordinance by Councilmember Kwanza Hall to amend the Future Land Use Map of the 2008 City of Atlanta Comprehensive Development Plan (CDP) so as to re-designate properties located at **465, 467, 469, 471, 479 and 479 (rear) North Highland Avenue** from the "Low Density Residential" (LDR)" Land Use Designation to the "Low Density Commercial (LDC)" Land Use Designation; and for other purposes. **(Held 10/12/10) (Held for a Public Hearing on 11/29/10)**

NPU-N

Council District 2

HELD

10-O-1919 (7) An **Amended** Ordinance by Community Development/Human Resources Committee to amend the 2008 City of Atlanta Comprehensive Development Plan by adopting the "Atlanta BeltLine Master Plan Sub-Area 4: **Memorial Drive/Glenwood Ave.**"; and for other

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F. PAPERS HELD IN COMMITTEE (CONT'D)

purposes. **(Public Hearing held 11/29/10) (Favorable by CD/HR on 11/30/10) (Referred back by Council 12/6/10) (Held 12/14/10)**

FAVORABLE AS AMENDED

10-O-1991 (8)
CDP-10-12 An Ordinance by Community Development/Human Resources Committee to amend the Land Use Element of the City of Atlanta's 2008 Comprehensive Development Plan (CDP) so as to re-designate properties located in the Atlanta BeltLine Sub-Area 4 **Memorial-Glenwood** from Various Land Use Designations to Various Land Use Designations; and for other purposes. **(Public Hearing held 11/29/10) (Favorable by CD/HR on 11/30/10) (Referred back by Council 12/6/10) (Held 12/14/10)**
NPU's N and W Council Districts 1, 2 and 5

HELD

10-O-1458 (9) An Ordinance by Councilmember Joyce M. Sheperd authorizing the Mayor or his designee to modify the boundaries of the Capitol View and Oakland City Neighborhoods and to amend the City's Official Neighborhood and NPU Maps accordingly; and for other purposes. **(Favorable by CD/HR on 11/30/10) (Referred back by Council 12/6/10) (Held 12/14/10)**

HELD

11-O-0136 (10) A **Substitute** Ordinance by Community Development/Human Resources Committee to adopt a new Code of Ordinance Section 158-4 through Section 158-11 so as to provide for the removal of overgrown weeds and other junk, trash and debris on abandoned property by the City after notice and failure of the property owner to abate the violation or otherwise request adjudication in Atlanta Municipal Court; to authorize the collection of abatement costs through billing and liening, if necessary; to authorize the Department of Public Works

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F. PAPERS HELD IN COMMITTEE (CONT'D)

to carry out such abatement; and for other purposes.
(Substituted and held 2/15/11)

HELD

11-R-0680 (11) A Resolution by Councilmembers Joyce Sheperd and Cleta Winslow adopting the "Fort McPherson Research Park Master Plan and District Conceptual Plan" (An Update to the approved Reuse Plan) into the City of Atlanta's current Comprehensive Development Plan; and for other purposes. **(Held 4/26/11) (A CDP Public Hearing was held on 6/13/11)**

HELD

11-C-0702 (12) A Communication from Elizabeth B. Coyle, Chair, BeltLine Network, Inc., to President Ceasar C. Mitchell and Members of Council, submitting their re-appointment of **Mr. Gerald Scott** to the BeltLine Tax Allocation District (TAD) Advisory Committee. This re-appointment is for a term of two (2) years, retroactive to January 01, 2011, scheduled to begin on the date of Council confirmation. **(Held 5/10/11 to allow nominee to appear before the committee)**

HELD

11-O-0815 (13) An Ordinance by Community Development/Human Resources Committee to adopt the City of Atlanta 2012-2016 Capital Improvements Program (CIP) and Short Term Work Program (STWP); to amend the City of Atlanta's 2008 Comprehensive Development Plan (CDP) to extend said Plan and to incorporate these programs into the CDP; and for other purposes. **(Held 6/14/2011) (A CDP Public Hearing was held on 6/13/11)**

HELD

QUESTIONS FROM MATTHEW CARDINALE POSED TO ATLANTA BELTLINE AFFORDABLE HOUSING ADVISORY BOARD AND PRESENTED AT JULY 12, 2011, CD/HR CMTE MEETING

- (1) Can the BAHAB recommendations be revisited? If so, when?
- (2) Is BAHAB satisfied with its original recommendations? Has BAHAB revisited its original recommendations [as modified by Beltline and ADA, then adopted by the Council]? Does BAHAB plan to revisit its original recommendations?
- (3) How is BAHAB completing its mission of monitoring the progress of the Beltline Affordable Housing Trust Fund (BAHTF)? How can BAHAB improve its monitoring of the BAHTF, gather public input, and keep the public engaged?
- (4) What is BAHAB's view on the Beltline's progress--or lack thereof--in terms of providing affordable housing units through the Trust Fund?
- (5) What was BAHAB's position on the granting of a waiver on the BAHAB affordability requirements for City Hall East? How, and at what point, was BAHAB consulted? How and why did BAHAB reach its decision?
- (6) During a phone conversation with Andy Schneggenberger and Kate Little of BAHAB, these individuals told me that the Beltline staff promised to advocate for additional money to go into the Trust Fund during the next bond issue, to compensate for the 850,000 grant to City Hall East. What is the status of this? Has Beltline staff approached the Beltline Board about this, and what was their response?
- (7) Fifteen percent of each bond issue, as each issue is done, may not be enough by itself to complete a project in each of the BAHTF's three funding categories [ie- single-family, multi-family, property acquisition grants]. In order to complete a low-income, multi-family apartment development at 30% AMI, is it possible to allocate all, or almost all the funds, of a single bond issue, to a single multi-family development?
- (8) So far the majority of BAHTF funded housing has been in single-family homes? Is BAHAB concerned about the lack of development of multi-family low-income apartments with BAHTF funds?
- (9) While the Beltline claimed that at least two families at or below 30 percent AMI had gotten a new home with down-payment assistance from the BAHTF, when I spoke with James Alexander, he said those families "chose" to pay more than 30 percent of their monthly incomes towards their housing payment. However, affordability per HUD's definition, and the very way AMI is calculated, is premised upon a family not paying more than 30 percent of monthly income towards housing. Is it acceptable to BAHAB that these families receiving BAHTF funds would have housing cost burden? Could more downpayment assistance be provided to these families to bring the mortgage payment down, or is there another category of assistance (ie-rental) that could be used to help such a family?

(10) What is BAHAB's view on the City's progress, or lack thereof, towards BAHAB's original displacement/gentrification mitigation recommendations? Please address each of the seven goals below, and also address how BAHAB plans to work with the Council, the citizens, and other stakeholders to achieve all seven of these goals?

1. The City of Atlanta should adopt a mandatory inclusionary zoning ordinance.
2. Atlanta communities or the City of Atlanta should create one or more community land trusts.
3. The City of Atlanta and the State of Georgia should prioritize preserving existing subsidized housing.
4. The City of Atlanta and the State Georgia should create a permanent source of revenue to preserve affordable housing such as a real estate transfer tax or commercial linkage fees.
5. The City of Atlanta/Atlanta Beltline Inc./ BeltLine Partnership should engage in a broad and sustained educational campaign to inform residents of existing government programs available to assist over-burdened households experiencing increased taxes or in need of increased financial literacy.
6. The City of Atlanta and Fulton County should enact property tax reform protecting target populations in revitalizing neighborhoods from over-burdensome property taxes due to gentrification or revitalization.
7. The City of Atlanta and the State of Georgia should adopt just cause eviction control legislation that would give renters some protection from displacement due to rapidly rising rents.

(11) BAHAB's original recommendation of a requirement for ten percent of units in multi-family BAHTF-funded apartments at 30 percent AMI was opposed by Beltline and the ADA. What is BAHAB's recollection of why this was opposed, and how BAHAB came to modify its recommendation?

(12) Does BAHAB agree with Beltline and the ADA that it is cost-prohibitive to developers to require 10% of 30% AMI units, or that it would require a higher amount of subsidy from the City? If so, how much subsidy? Can you show us a funding example- including the costs to the developer, and the potential revenue to the developer from the rental of units under a scenario with 10% of units at 30% AMI, another 5% of units at 60% AMI, and the remaining 85% at market rate? Can you show us literally, using a real example, why it requires so much subsidy, when in fact 85% of the units are at market rate and should provide plenty of revenue?

(13) A community activist told me that when the first Beltline TAD bond was re-issued, or re-financed, that the ADA received their portion but the BAHTF did not receive a portion. Is this correct, can you all clarify? Does BAHAB have an opinion on this, is it acceptable to BAHAB?

(END / 2011)

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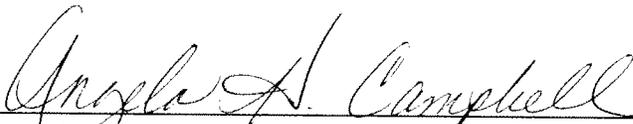
H. COMMENTS FROM THE PUBLIC

COMMENTS WILL BE LIMITED TO 5 MINUTES.

FROM TIME TO TIME, THE COMMITTEE MAY HOLD A PUBLIC HEARING ON CERTAIN PIECE(S) OF LEGISLATION, AS REQUIRED BY CODE OR REGULATION.

There being no further business to come before the Community Development/Human Resources Committee the meeting was adjourned at 2:00 p.m.

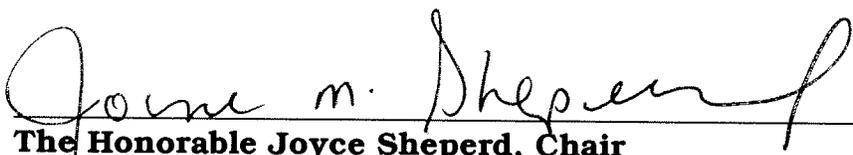
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Stephen Tam, Research & Policy Analyst



The Honorable Joyce Sheperd, Chair