

**COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE
MINUTES
TUESDAY, JULY 26, 2011**

The regularly scheduled meeting of the Community Development/Human Resources Committee was held on Tuesday, July 26, 2011, in Committee Room #2. The following members were present:

**The Honorable Joyce Sheperd, Chair
The Honorable Natalyn M. Archibong
The Honorable Kwanza Hall
The Honorable Ivory Lee Young, Jr.**

The following Councilmembers were absent:

**The Honorable Alex Wan, Vice Chair
The Honorable Michael J. Bond
The Honorable Clea Winslow**

Others in attendance were: Commissioner George Dusenbury, Department of Parks, Recreation and Cultural Affairs; Evelyn Numan, Director of Housing, Department of Planning and Community Development, Assistant and members of the press and public and Council Staff.

Ben Howard, Senior Advocate, submitted some questions in writing for BeltLine Affordable Housing Advisory Board to respond at a later date. A list of questions on affordable housing was also provided by Matthew Cardinale. Said list is hereby attached to and made a part of the minutes.

A. ADOPTION OF AGENDA

B. APPROVAL OF MINUTES

C. PRESENTATIONS

1. Advisory Committee on International Relations (ACIR)

ACIR Chair Kwanza Hall gave a mid-year report before CD/HR Committee. He stated that ACIR has planned to connect the international community with council members in 2011 to learn about the City's priorities and initiatives in economic development.

2. Beltline Affordable Housing Advisory Board (BAHAB)

Andy Schenggenburger, BAHAB Secretary, did a powerpoint presentation on the BAHAB 2010 Annual Report. He pointed out the following BAHAB key accomplishments in 2010:

- a. Implemented the process for re-allocation of funds for land acquisition.
- b. Affordable Housing Inventory.

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C. PRESENTATIONS (CONT'D)

- c. Added funds into the BeltLine Affordable Housing Trust Fund as a result of the City Hall East Agreement.
- d. created Developer feedback survey

CONSENT AGENDA

D. ORDINANCE FOR FIRST READING

- 11-O-1102 (1) An Ordinance by Community Development/Human Resources Committee amending the 2011-2012 Budget (Intergovernmental Grant Fund) by adding to anticipations and appropriations account the amount of \$276,598.00 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 for Vanira Village Apartments; and for other purposes.

FAVORABLE - TO BE REFERRED TO COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

REGULAR AGENDA

E. COMMUNICATIONS

- 11-C-1071 (1) A Communication by Mayor Kasim Reed re-appointing Anna Foote to serve as a member of the Atlanta Development Authority on behalf of the Atlanta Planning Advisory Board (APAB). This re-appointment is for a term of two (2) years retroactive to October 20, 2010 and expires on October 20, 2012. This re-appointment is scheduled to begin on the date of Council confirmation.

FAVORABLE - REFERRED TO COMMITTEE ON COUNCIL

- 11-C-1072 (2) A Communication from Mark Massey, Clerk of the Fulton County Board of Commissioners, to Council President Ceasar C. Mitchell, submitting the Board’s nomination of Mr. David M. Holder (Position 2) to serve as the County’s representative on the BeltLine Affordable Housing Advisory Board. This appointment is for a term of two (2) years, scheduled to begin on the date of Council confirmation.

FAVORABLE - REFERRED TO COMMITTEE ON COUNCIL

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HUMAN RESOURCES SECTION

F. RESOLUTIONS

11-R-1100 (1) A **Substitute** Resolution by Community Development/Human Resources Committee authorizing the Mayor, or his designee, to execute a Right-of-Way Mowing and Maintenance Agreement with the Georgia Department of Transportation, for certain portions of property under the control of the Georgia Department of Transportation; and to simultaneously execute an agreement with the South Fork Conservancy, Inc. to assume City of Atlanta obligations as set forth in the Right-of-Way Mowing and Maintenance Agreement with the Georgia Department of Transportation; and for other purposes.

Councilmember Young made a motion to approve on substitute. The vote was unanimous.

FAVORABLE ON SUBSTITUTE

11-R-1121 (2) A Resolution by Councilmember C. T. Martin **as substituted by Community Development/Human Resources Committee** authorizing the Mayor, on behalf of the City of Atlanta, to enter into an Operating Agreement with the Metro Atlanta YMCA to maintain, operate, and provide programming at the Adamsville Recreation Center; and for other purposes.

Councilmember Young made a motion to approve on substitute. The vote was unanimous.

FAVORABLE ON SUBSTITUTE

11-R-1136 (3) A Resolution by Councilmember Carla Smith authorizing the Mayor, on behalf of the City of Atlanta, to enter into an Operating Agreement with the Boys and Girls Clubs of Metro Atlanta to maintain, operate, and provide programming at the Thomasville Recreation Center; and for other purposes.

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

FAVORABLE

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F. RESOLUTIONS (CONT'D)

- 11-R-1140 (4) A Resolution by Councilmember Cleta Winslow authorizing the Mayor to apply for and accept grant funding from the Governor's Office for Children and Families under the Juvenile Accountability Block Grant (JABG) Program in an amount not to exceed \$40,000.00 and matched by the City in an amount not to exceed \$4,400.00 from District 4 Council Member Expense Account, to develop and implement programs to benefit youth in District 4; and for other purposes.

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

FAVORABLE

G. 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

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G. PAPERS HELD IN COMMITTEE (CONT'D)

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

- 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

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COMMUNITY DEVELOPMENT SECTION

H. ORDINANCES FOR SECOND READING

11-O-1122 (1) An Ordinance by Councilmember Joyce Sheperd **as amended by Community Development/Human Resources Committee** authorizing funding for various grant positions under the 2011 Community Development (CDBG) Budget, 2011 Emergency Shelter Grant (ESG) Budget, 2011 Home Investment (HOME) Budget and the 2011 Housing Opportunities for Persons with AIDS (HOPWA); and for other purposes.

FAVORABLE AS AMENDED

11-O-1123 (2) An Ordinance by Councilmember Joyce Sheperd **as amended by Community Development/Human Resources Committee** amending the 2011 (Community Development Fund) Budget by adding to anticipations and appropriations in the amount of \$1,825,540.00 and by amending the 2011 (Home Investment Trust Fund) Budget by adding to anticipations and appropriations in the amount of \$300,000.00 for the purpose of funding various projects assigned to the Department of the Mayor, Office of Human Services that are included in the 2011 Annual Action Plan of the 2010-2014 Consolidated Plan; and for other purposes.

FAVORABLE AS AMENDED - 3 YEAS (SHEPERD, HALL AND ARCHIBONG), 1 ABSTENTION (YOUNG)

11-O-1124 (3) An Ordinance by Councilmember Joyce Sheperd **as amended by Community Development/Human Resources Committee** amending the 2011 (Intergovernmental Grant Fund) Budget by adding to anticipations and appropriations in the amount of \$9,103,294.00 for the purpose of funding various Housing Opportunities for Persons with AIDS (HOPWA) Projects assigned to the Department of the Mayor, Office of Human Services that are included in the 2011

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H. ORDINANCES FOR SECOND READING (CONT'D)

Annual Action Plan of the 2010-2014 Consolidated Plan; and for other purposes.

FAVORABLE AS AMENDED - 3 YEARS (SHEPERD, HALL AND ARCHIBONG), 1 ABSTENTION (YOUNG)

- 11-O-1125 (4) A Ordinance by Councilmember Joyce Sheperd **as substituted and amended by Community Development/Human Resources Committee** amending the 2011 (Community Development Fund) Budget by adding to anticipations and appropriations in the amount of \$3,627,457.00 and amending the 2011 (Intergovernmental Grant Fund) Budget by adding to anticipations and appropriations in the amount of \$1,039,138.00 for the purpose of funding various projects assigned to The Department of Finance, Department of Parks, Recreation and Cultural Affairs, Municipal Courts and Department of Watershed Management that are included in the 2011 Annual Action Plan of the 2010-2014 Consolidated Plan; and for other purposes.

FAVORABLE ON SUBSTITUTE AS AMENDED - 3 YEAS (SHEPERD, HALL AND ARCHIBONG), 1 ABSTENTION (YOUNG)

- 11-O-1126 (5) An Ordinance by Councilmember Joyce Sheperd **as substituted and amended by Community Development/Human Resources Committee** amending the 2011 (Community Development Fund) Budget by adding to anticipations and appropriations in the amount of \$1,904,762.00 and by amending the 2011 (Home Investment Trust Fund) Budget by adding to anticipations and appropriations in the amount of \$3,122,992.00 for the purpose of funding various projects assigned to The Department of Planning and Community Development that are included in the 2011 Annual Action Plan of the 2010-2014 Consolidated Plan; and for other purposes.

FAVORABLE ON SUBSTITUTE AS AMENDED - 3 YEAS (SHEPERD, HALL AND ARCHIBONG), 1 ABSTENTION (YOUNG)

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I. RESOLUTIONS

11-R-1127 (1) A Resolution by Councilmember Joyce Sheperd **as amended by Community Development/Human Resources Committee** authorizing the Mayor to enter into Various Contractual Agreements administered by the Department of the Mayor, Office of Human Services for projects under the 2011 Community Development Block Grant (CDBG), 2011 Emergency Shelter Grant (ESG), 2011 Home Investment Trust Fund (HOME) and 2011 Housing Opportunities for Persons with AIDS (HOPWA); and for other purposes.

FAVORABLE AS AMENDED - 3 YEAS (SHEPERD, HALL AND ARCHIBONG), 1 ABSTENTION (YOUNG)

11-R-1128 (2) A Resolution by Councilmember Joyce Sheperd **as amended by Community Development/Human Resources Committee** authorizing the Mayor to enter into Various Contractual Agreements administered by the Department of Planning and Community Development for projects under the 2011 Community Development Block Grant (CDBG), and 2011 Home Investment Trust Fund (HOME); and for other purposes.

FAVORABLE AS AMENDED - 3 YEAS (SHEPERD, HALL AND ARCHIBONG), 1 ABSTENTION (YOUNG)

11-R-1129 (3) A Resolution by Councilmember Joyce Sheperd **as amended by Community Development/Human Resources Committee** authorizing the Mayor to enter into a Contractual Agreement administered by the Department of Watershed Management for the project under the 2011 Community Development Block Grant (CDBG); and for other purposes.

FAVORABLE AS AMENDED - 3 YEAS (SHEPERD, HALL AND ARCHIBONG), 1 ABSTENTION (YOUNG)

11-R-1101 (4) A Resolution by Community Development/Human Resources Committee authorizing the Mayor, on behalf of the Department of Planning and Community Development, Office

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I. RESOLUTIONS (CONT'D)

of Housing, to enter into a Housing Assistance Payments ("HAP") Contract with Del-Har, Inc., in an amount not to exceed \$251,784.00 in order to pay rental subsidies on twenty-eight (28) units for low income families at Vanira Village Apartments pursuant to the Section 8 Moderate Rehabilitation Program sponsored by the U. S. Department of Housing and Urban Development (HUD); and for other purposes. **(Held 7/26/11 for companion 1s5 read ordinance)**

HELD

J. 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 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)**
NPU's-G, H, I & J Council District 9

HELD

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J. PAPERS HELD IN COMMITTEE (CONT'D)

for other purposes. **(Held 10/12/10) (Held for a Public Hearing on 11/29/10)**

NPU-N

Council District 2

HELD

10-O-1991 (7)
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

Councilmember Hall made a motion to approve.

FAVORABLE - 3 YEAS (SHEPERD, HALL, YOUNG), 1 ABSTENTION (ARCHIBONG)

10-O-1458 (8)

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 (9)

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

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J. PAPERS HELD IN COMMITTEE (CONT'D)

Municipal Court; to authorize the collection of abatement costs through billing and liening, if necessary; to authorize the Department of Public Works to carry out such abatement; and for other purposes. **(Substituted and held 2/15/11)**

HELD

- 11-R-0680 (10) 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 (11) 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 (12) 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

Matthew Cardinale's questions to BAHAB/Joyce Sheperd

- (1) **Can the BAHAB recommendations be revisited?** If so, when? *As part of its monitoring responsibility, BAHAB has adopted a strategy of comprehensively revisiting the Beltline Affordable Housing Trust Fund (BAHTF) policies prior to each bond issuance, in order to make any necessary revisions to the recommendations that are in use at that time. In addition, certain revisions have been made intermittently to respond to specific circumstances, the reallocation of some funds to the land acquisition category last year, for example.*
- (2) **Is BAHAB satisfied with its original recommendations?** *There was a general sense of accomplishment after the recommendations were adopted, but as a body BAHAB has not considered this question.*
- a. *Has BAHAB revisited its original recommendations [as modified by Beltline and ADA, then adopted by the Council]? Not yet as a whole.*
 - b. *Does BAHAB plan to revisit its original recommendations? See response to #1.*

(3) **How is BAHAB completing its mission of monitoring the progress of the Beltline Affordable Housing Trust Fund (BAHTF)?** *BAHAB reviews reports of BAHTF activity quarterly. This information includes dollars committed to eligible activities, and dollars spent on eligible activities. It also includes how the dollars spent impact progress towards specific goals such as distribution of units by BeltLine Study Group Area, and beneficiaries of the BAHTF by employer. BAHAB has also been working to conduct an inventory of existing affordable housing around the BeltLine, to establish baseline information on unit location, affordability level, tenure, and other factors.*

How can BAHAB improve its monitoring of the BAHTF, gather public input, and keep the public engaged? Improve monitoring - By having a reporting format that is structured more closely to the policy recommendations, so that policies and corresponding results are more clearly presented. Having the inventory information will also be critical to successful long-term monitoring.

Gather public input – While not yet formalized by the BAHAB, it will probably seek public input as part of the regular process of revisiting the recommendations prior to each bond issuance, as was done before the completion of the first set of recommendations.

Keep the public engaged – BAHAB meetings are open to the public, and should be posted on the www.beltline.org website.

(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?** *A continual topic of discussion during our quarterly reviews of BAHTF progress is the lack of activity in trust fund categories other than mortgage downpayment assistance. While we would all like to see much more activity, the condition of the housing market is the primary cause of inactivity. Because of the high cost to subsidize affordability, the BAHTF was intended to be a 'gap financing' resource, which developers would use to leverage additional financing in order to complete their projects. If the BAHTF were to be used as a sole source of financing for development projects,*

significantly fewer units would ultimately be produced. A few projects have received commitment of BAHTF funds from the ADA, contingent upon the receipt of additional financing. Unfortunately, these proposals have not yet received the additional financing needed to begin.

(5) What was BAHAB's position on the granting of a waiver on the BAHAB affordability requirements for City Hall East? BAHAB voted to support the waiver, on the condition that additional funds (beyond the normal requirement) are dedicated to the BAHTF in the next bond issuance.

How and at what point was BAHAB consulted? *Councilmember Sheperd asked that BAHAB be consulted on this proposal before full consideration at CD/HR Committee.*

How and why did BAHAB reach its decision? *It was clear that the City had a lot of incentive to sell City Hall East (CHE), and that the sale was likely to happen. It was also clear that the potential purchaser had plans for CHE's redevelopment that did not include affordability for very low income households. BAHAB negotiated the arrangement with ADA/ABI to ensure that if BAHTF funds were used, the Northeast Study Group area will receive additional BAHTF resources for the development of units available to households in that target income range, and of a comparable number that would otherwise have been developed in CHE. ABI immediately agreed to the arrangement. As a result, that Study Group area will receive financing dedicated to affordable unit development that would otherwise have been included in CHE (assuming BAHTF funds are ever used in the CHE redevelopment).*

(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? BAHAB sent a follow-up letter to ABI asking that the negotiated arrangement be memorialized. However, the City Hall East deal recently closed without any request for BAHTF funds.

Has BeltLine staff approached the BeltLine Board about this, and what has been their response? *See above, #6.*

(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? The ADA has issued bonds that are both single-family and multi-family bonds. Single-family bonds could not be used for multi-family developments. It would be possible for future bond issuances, but would require the issuance of only multi-family bonds. This would contradict many of the core principles behind the recommendations (mixed-income, equitable distribution, geographic distribution, etc.). It would also significantly reduce the total number of affordable units provided, as mentioned in the response to #4. It could not be done mixing the different types of bond funds that are currently in the BAHTF.

(8) So far the majority of BAHTF funded housing has been in single-family homes? Yes.

Is BAHAB concerned about the lack of development of multi-family low-income apartments with BAHTF funds? ^{4?} ADA has made commitments to four multi-family affordable rental developments. Two of these projects did not move forward because they were not awarded Low Income Housing Tax Credits (LIHTC) from the State. One project is currently awaiting a decision regarding critical LIHTC funding from the State. One project is currently awaiting a decision regarding critical 202 funding from the Department of Housing and Urban Development. We will know more about the status of the final two projects by the end of the year.

(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? No. 

Could more down payment 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? BAHAB does not have the understanding of this situation that you describe. The intent of the recommendations was to provide some BAHTF funds to support the wealth-building opportunities for low and moderate income households, not to place them in situations to fail because of burdensome housing costs. Please contact Atlanta BeltLine Inc. for details on these mortgages.

(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? Part of BAHAB's self-imposed work plan is to explore the possibilities for each of these recommendations, and to encourage the adoption of as many as possible. No specific work plan has yet been approved by the BAHAB to move these recommendations forward. The Atlanta Land Trust Collaborative (ALTC) has been created through the direct support of AHAND, the BeltLine Partnership, and the Annie E. Casey Foundation Atlanta Civic Site. The ALTC will support the creation of BeltLine-neighborhood Community Land Trusts by providing educational outreach and technical assistance to communities showing an interest in CLTs. It is currently actively engaged in the creation of two CLTs in BeltLine neighborhoods.

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? *ABI and ADA disagreed with BAHAB's recommendation because they were concerned that this requirement would be cost prohibitive and would slow the creation of units in a timeframe that would be acceptable to bond investors.* BAHAB had already had extensive discussion, debate, and a variety of opinions on the matter. BAHAB formed a Financial Task Force in 2008 to explore this question, among others. The Task Force and the Board initially concluded that only projects with significant amounts of other subsidy could afford 10% of units at 30% of AMI (see attached). They recommended, therefore, that units at 30% of AMI should be a strong scoring preference. Later that year, the board changed their recommendation to a requirement, given the need for housing at lower income targets. Ultimately, we unanimously agreed to accept ABI and ADA's recommendation with the understanding that it could be revisited in the future through the experience of real projects.

(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? *Housing developments are not typically structured that way. However as an estimate from recent market conditions, units at 60% AMI require about \$94,000 per unit of subsidy, and units at 30% AMI require about \$120,000 each, based on estimated*

development costs of \$125,000 per unit. BAHAB will be happy to meet with you separately to discuss in depth some details of development financing, so that this question may be answered more completely.

(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? As BAHAB understands it, a small amount of new bonds were issued as part of the refinancing transaction, and ADA and BAHTF received allocations from those newly-issued bonds; however, the ADA's legal staff determined that there was no legal requirement to contribute to the BAHTF from the refinanced bonds, because it was not an issuance of new bonds.

Does BAHAB have an opinion on this, is it acceptable to BAHAB? BAHAB received an explanation from ABI staff on this issue and accepted the decision.

(END / 2011)

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L. COMMENTS FROM THE PUBLIC

COMMENTS WILL BE LIMITED TO 5 MINUTES.

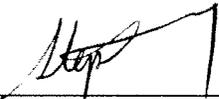
*FROM TIME TO TIME, THE COMMITTEE MAY HOLD A PUBLIC HEARING
ON CERTAIN PIECE(S) OF LEGISLATION, AS REQUIRED BY CODE OR
REGULATION.*

There being no further business to come before the Community Development/Human Resources Committee the meeting was adjourned at 3:05 p.m.

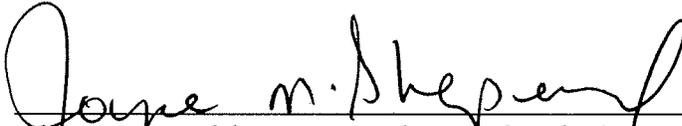
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Stephen Tam, Research & Policy Analyst



The Honorable Joyce Sheperd, Chair