



City of Atlanta Housing Commission Report to Community Development & Human Services Committee

November 14, 2022

Andy Schneggenburger, Commission Chair
William McFarland, Commission Vice-Chair



What is the Housing Commission?

Established via Legislation in 2017

An appointed advisory body created to

- Assess the City of Atlanta's policies, financing, permitting procedures, and
- Explore national best practices

for the purpose of making recommendations to Atlanta City Council and the Mayor's Office, in order to increase the production & retention of Atlanta's affordable housing.

Meet at least once quarterly; report to City Council annually



Housing Commission Members

Andy Schneggenburger - Chair - Community Advocate

William McFarland - Vice Chair - NP Developer rep

Bambie Hayes Brown - Secretary - GA ACT appt

Dawn Arnold - URFA (Invest Atlanta) appt

Ruben Brooks - ABI appt

Brendan Doherty - For-profit Developer

Miracle Fletcher (pending) - Atlanta Resident, Housing Program

Joshua Humphries - Office of Housing appt

Terri Lee - Atlanta Housing appt

Continuum of Care rep - **vacant** (CC 9,10,11,12, Post 3)

Mortgage Lending Industry rep - **vacant** (Council Pres.)



Housing Commission Status

Highlights of work:

- Operating Procedures & Committee Structure
- Engagement of Housing Stakeholders and Advocates
- Developed Assessment Tool framework & metrics
- Priority areas: < 80% AMI / < 50% AMI, long-term affordability, resident retention, housing delivery system



Housing Commission Status

Capacity Issues Limiting Effectiveness

- Lack of budget for data collection, research, communications
- Lack of full-time committed staff support
- Two vacant seats requiring Council appointment
- Need Council driven process to share information on proposed Housing legislation and policy that ensures Commission participation and value-add

Note: Pending draft legislation could help



Housing Commission Status

Key Recommendations:

- Building the Beloved Community HTF (2021-2)
- Housing Opportunity Bond program (2021)
- Zoning Reform (2021)
- ARP allocations (2021)
- 20-yr. restriction on covenants - OCGA 44.5.60 (2020)



Housing Commission Status

What we heard in March from Councilmembers:

- “Give us guidance on policy priorities”

On the drawing board:

- **Tenants’ rights**
- **Comparison of Housing Plans to guide policy priorities & analysis of Atlanta’s housing delivery system**
- **Prioritizing City’s key policy agenda items for State Legislature**



Recent HTF Recommendation

Use of Housing Trust Fund capital:

- Use only for affordable housing
- Deploy as grants/equity
- Provide flexibility in eligible uses to allow e.g., predevelopment costs, infrastructure, acquisition, construction, down-payment assistance for home ownership, rent subsidies
- Use first \$20M for HHs earning up to 50% AMI, cap additional City funding to HHs earning up to 80%AM I



Conversation

- Housing Commission was created to be a resource
- Housing Commission will report twice annually
- How can the Housing Commission be of assistance?