



Department of
CITY PLANNING

Office of Buildings

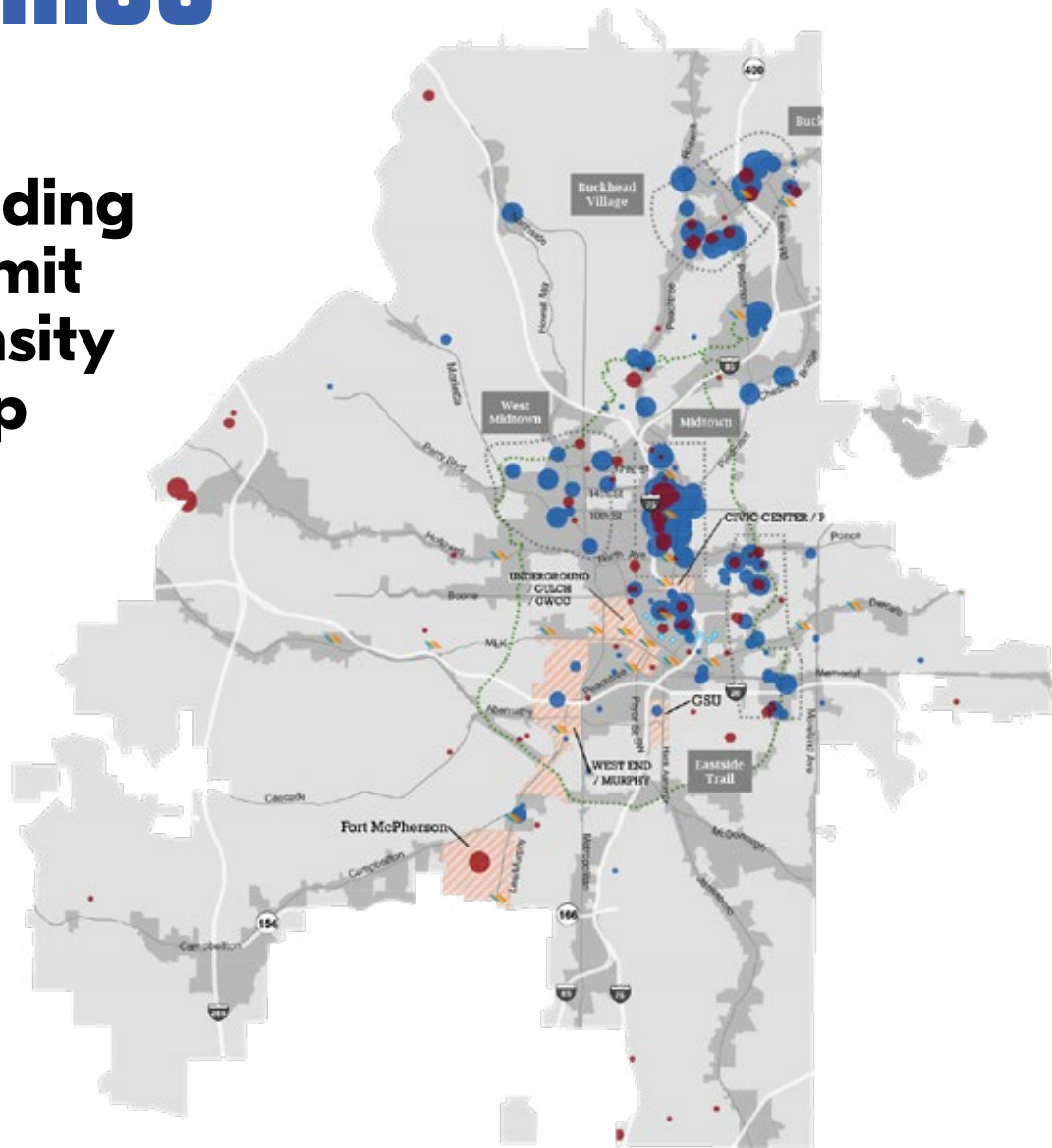
AFFORDABLE HOUSING INITIATIVE

November 26, 2019



METRICS

Building Permit Density Map



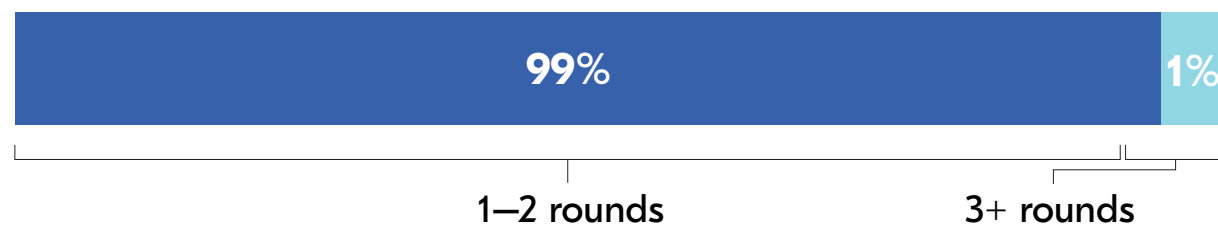
Total Permits Issued



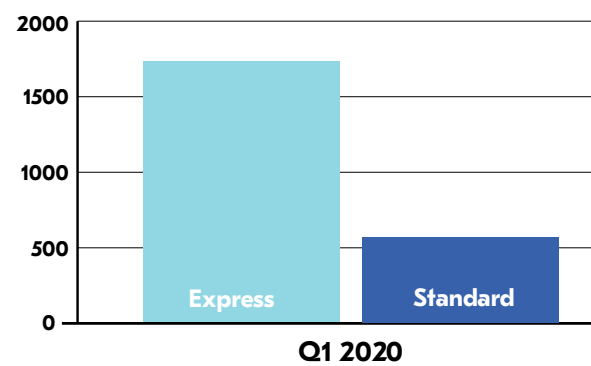
Plan Review Days Average in Q1, FY 2020



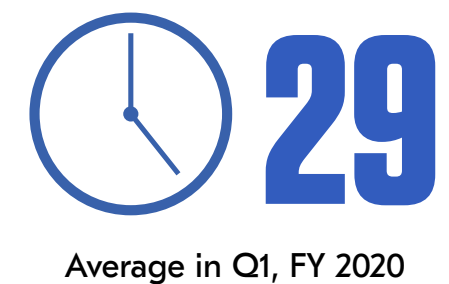
Plan Review Cycles Average in Q1, FY 2020



Standard v. Express Permits



Express Permit Times (In minutes)



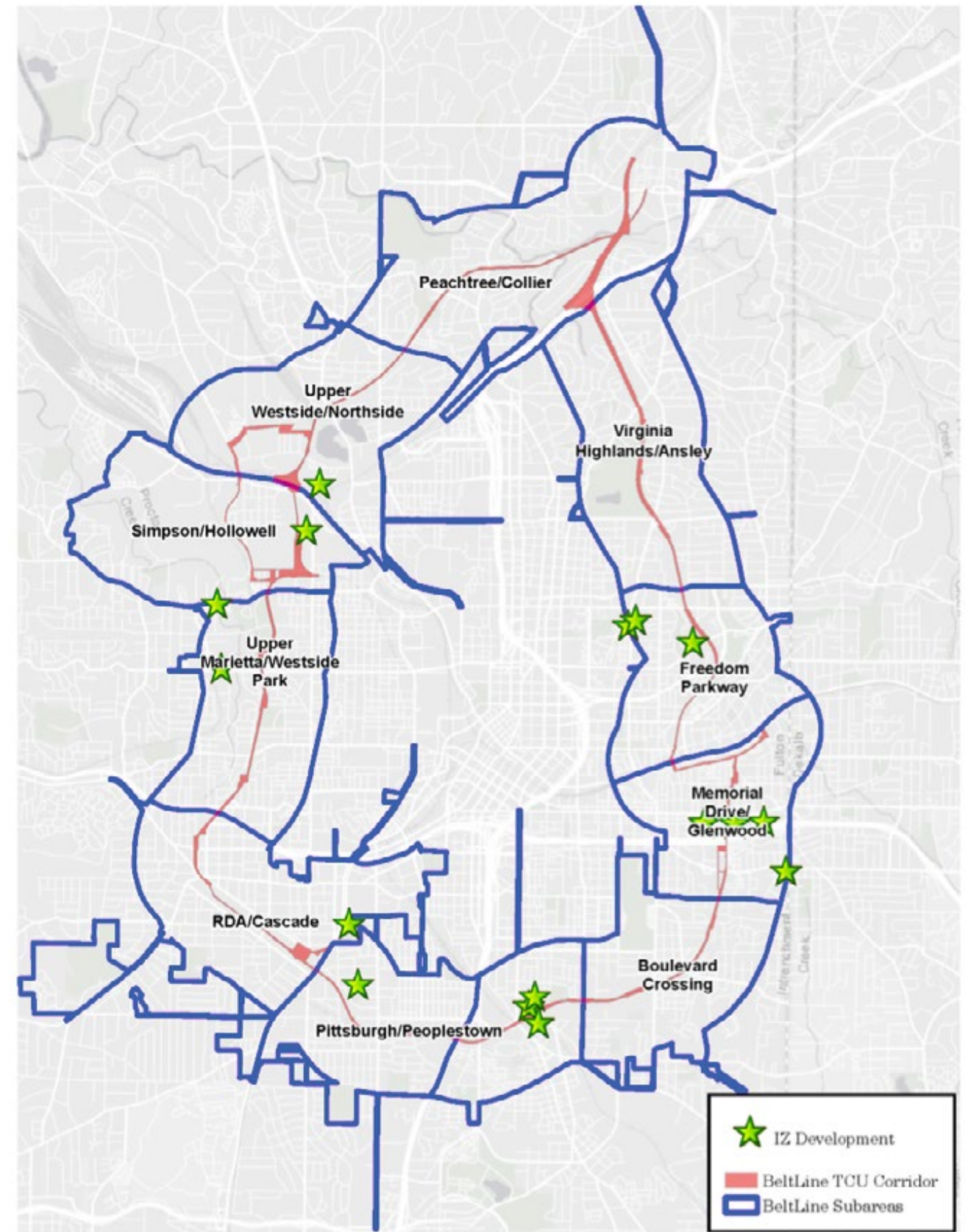
INCLUSIONARY ZONING

16 Projects:

468 Units @ 60% AMI

253 Units @ 80% AMI

806 Murphy Ave	91	77	0
1300 Mayson Turner	47	5	0
900 Joseph E Lowry	171	0	26
72 Milton Ave, SE	326	0	49
Parkside at Quarry Yards	182	153	29
55 Milton Ave, SE	136	109	27
750 Ralph McGill Blvd	350	35	0
1061 Memorial Dr	190	0	36
125 Milton Ave, SE	318	0	48
711 Catherine St	35	30	0
555 Boulevard	105	14	0
525 Moreland Ave	42	42	0
777 Memorial Dr	250	0	38
542 Boulevard	30	3	0
Totals	2273	468	253



WHAT CONSTITUTES AFFORDABLE HOUSING?



The federal Department of Housing and Urban Development (HUD) defines an “affordable dwelling” as one that a household can obtain for **30% or less of its income**. By this definition, housing is considered “affordable” for families earning **120% or less** of the area median income.

- **Inclusionary zoning projects**
- **Projects utilizing tax credits**
- **City-sponsored projects**

Our partner agencies include:

Invest Atlanta
Atlanta Housing Authority
HUD
Atlanta BeltLine, Inc.
Non-profit organizations

THE GOAL OF ONE ATLANTA:

To provide a pathway to affordable and equitable housing opportunities for all who desire to call Atlanta home.

Create or preserve 20,000 affordable homes by 2026 and increase overall supply.

1. Leverage vacant land for public housing
2. Create and expand housing affordability tools
3. Revise the zoning code

Invest \$1B from public, private, and philanthropic sources to produce and preserve affordable housing

4. Maximize existing funding sources
5. Develop new funding sources
6. Increase philanthropic and private investment in affordable housing



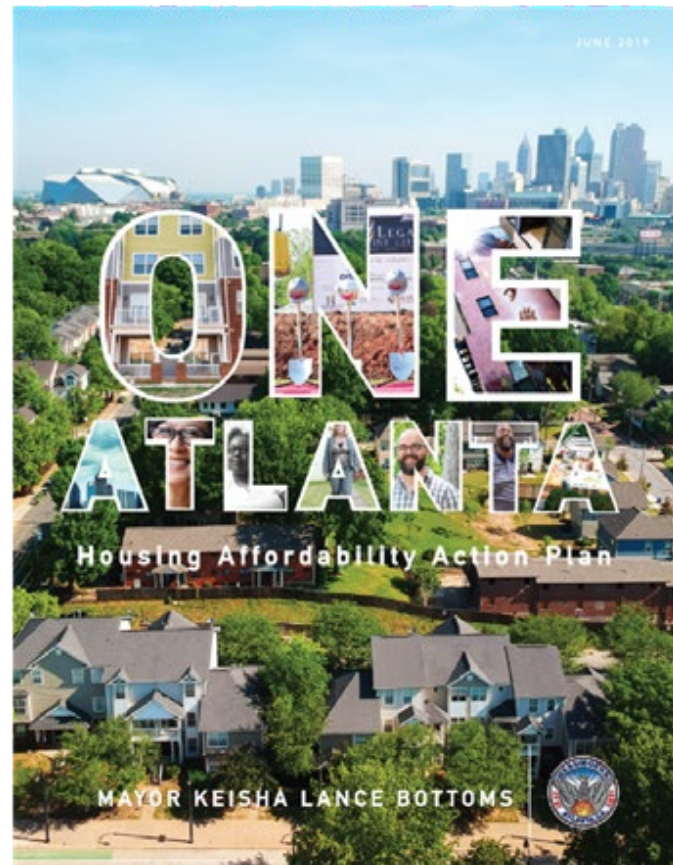
Ensure equitable growth for all Atlantans and minimize displacement

7. Prevent involuntary displacement
8. Explore expansion of property tax programs for creation and preservation of affordable housing
9. Expand awareness of an increase participation in housing affordability programs

Support innovation and streamline processes

10. Establish a Housing Innovation Lab
11. Improve Building and Zoning Codes
12. Improve our system for developing and delivering affordable housing
13. Enhance community engagement

SUPPORT INNOVATION AND STREAMLINE PROCESSES



Establish a Housing Innovation Lab

- Enable the private market
- Partner on major development sites

Continually improve Building and Zoning Codes

- Create a Code Innovation Team

Improve our system for developing affordable housing

- Monitor and coordinate the pipeline of proposed projects
- Streamline the permitting process
- Offer technical assistance to developers and non-profit organizations

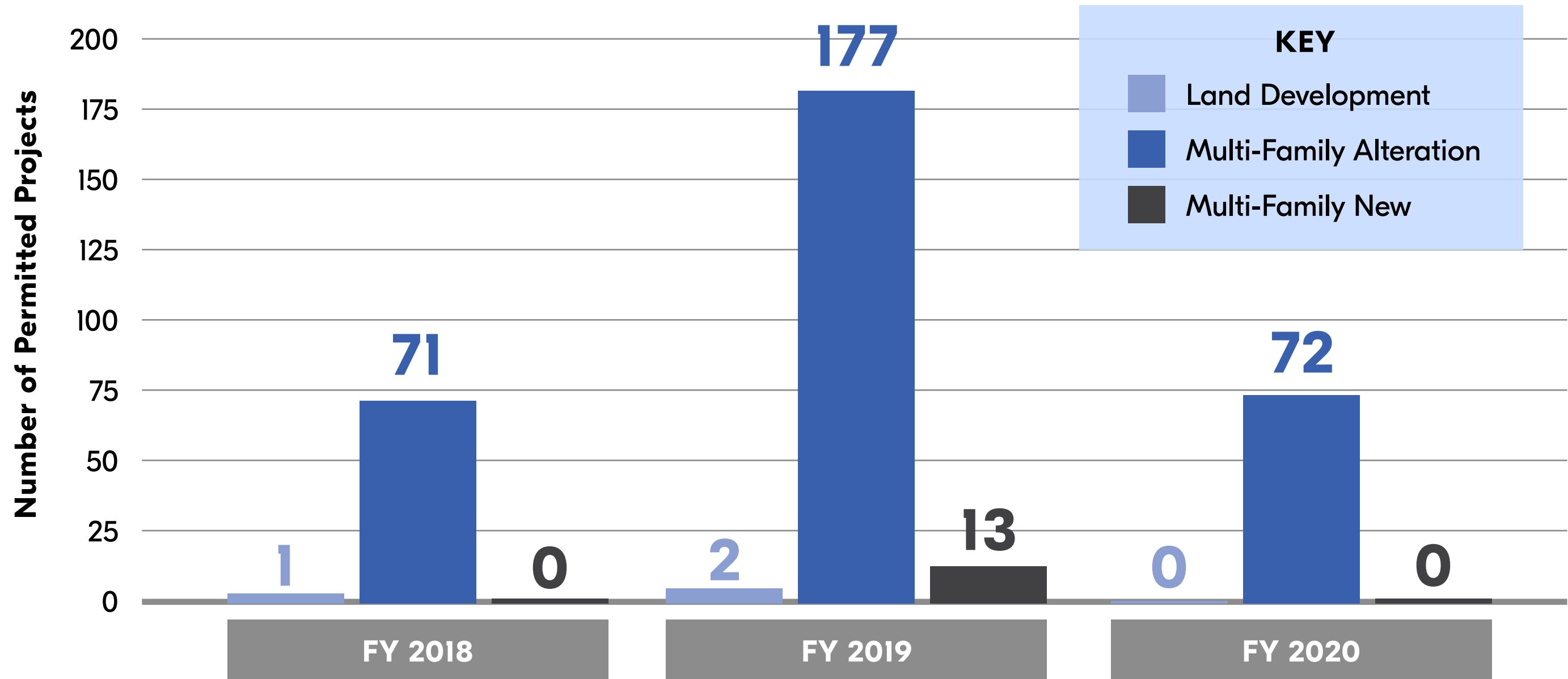
Better engage the community

- Implement innovative techniques to support community engagement



AFFORDABLE HOUSING PERMITTING DATA FY 2018–2020

Total Permitted Affordable Housing Projects, Fiscal Years 2018–2020



OUR AFFORDABLE HOUSING TASK FORCE

Knowledgeable and reliable staff to serve as liaisons between all parties



Jazmyn Evans
jaevans@atlantaga.gov



Zenobia Scott
zscott@atlantaga.gov

Designated leadership: Jazmyn Evans & Zenobia Scott

Senior management oversight: Angela Epps, Project Manager

Responsibilities include, but are not limited to:

- Meeting with all affiliated parties to set the City's expectations and understand the expectations of the customer
- Scheduling and attending all meetings with design team and City staff and providing minutes
- Maintaining communication between all parties—including outside review agencies
- Being available to speak with all parties on a regular basis to address concerns and/or resolve issues.

OBJECTIVE

To streamline the permitting process and reduce the average time it takes to issue permits for affordable housing projects.



CURRENT SUBMITTAL PROCESS



- No distinction between affordable housing projects and standard building projects
- No Affordable Housing Building Permit Checklist
 - No pre-design/pre-submittal meeting
 - No on site pre-construction meeting
 - Financial deadlines were not required
- No designated liaison between City of Atlanta review agencies and the constituent

NEW REQUIRED FORMS FOR AFFORDABLE HOUSING PERMITS



Department of CITY PLANNING

Office of Buildings
55 Trinity Avenue, Suite 3900
Atlanta, Georgia 30303
Tel: 404.330.6150

AFFORDABLE HOUSING BUILDING PERMIT CHECKLIST

The following information is required for submittal on all Affordable Housing projects. Please contact the Office of Buildings to schedule your pre-design meeting and pre-design inspection meeting, prior to submitting your project.

- A pre-design meeting with the design team and COA staff is required. (Please contact Jazmyn Evans or Zenobia Scott providing an agenda with available dates and times).
-Jazmyn Evans: JAevans@atlantaga.gov 404-330-6150 (ext. 0)
-Zenobia Scott: ZScott@atlantaga.gov 404-546-0171
- An onsite pre-design inspection meeting is required with COA inspectors to confirm the amount of work to be reflected on the plans (which must be done before any plan review is conducted).
- Financial Institution must be identified (HUD, Invest Atlanta, etc.).
- The funding deadline dates, if applicable.
- Submittal Process begins in OZD where initial approval is granted. Once this is done, project can be submitted to the appropriate OOB workstream (Residential, Light Commercial, Commercial).
- One (1) application per building (if there are seven (7) buildings, seven (7) applications are required) each application needs to have the complete scope listed per building.
- Drawings are required for each building with appropriate number of copies required for the listed scope of work. (Depending on layout).
- Drawings MUST be stamped & sealed by the appropriate design professional (GA Licensed Engineer, Architect, Interior Designer, etc.)
- Applicable codes must be declared by design professional and listed on drawings
- Initial deposit is required for project to move forward to the review process.

Signature _____ Date _____, 20____



Department of CITY PLANNING

Office of Buildings
55 Trinity Avenue, Suite 3900
Atlanta, Georgia 30303
Tel: 404.330.6150

AFFORDABLE HOUSING PRE-SUBMITTAL FORM

Date of Request:	
Project Address:	

Requestor's Information		<input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW
Contact Name:		
Contact Number:		
Contact Email:		

What is the Project Name?	
New Construction or Rehab?	
What is the Project Funding Agency? (If applicable)	
Is there a permit deadline to secure funding? (List all that apply)	
What is the project's total number of buildings and units? (Must have a separate application for each building)	
If not the entire building, what percentage of the units are Affordable Housing?	
What is the projected sale price or rental rate for the units?	
What is the Project Pre Design meeting date? (to be scheduled in advance)	
Who is the alternative point of contact for the project? Name, contact phone, contact email, etc. (Design professional, owner, contractor, etc.)	
Are there any new or existing amenities (i.e. Laundry facility, swimming pool, recreation area, gazebo area, grilling areas, etc.).	Yes <input type="checkbox"/> No <input type="checkbox"/>

Contacts:
Project Manager: Angela Epps AEpps@AtlantaGA.gov 404-865-8941
Affordable Housing Project Liaison: Zenobia Scott ZScott@AtlantaGA.gov 404-546-0171



STREAMLINING THE PROCESS

1. Mandatory pre-construction on-site meeting

- Record all project details
- Discuss the scope of work to be completed
- Set the expectation of what city inspectors will require to obtain CO

2. Mandatory pre-design meeting

- Drawings required to be at least 70%–85% complete
- Present a transparent view of expectations for all parties
- Uncover potential issues before submittal

3. Enhance the communication and cooperation between all parties

- Provide quick answers to questions for rapid resolution
- Eliminate project inactivity
- Reduce the number of revisions

4. Implement a team approach to the permitting process

- Provide all parties with a familiar face and single point of contact

HELPFUL TAKEAWAYS

We hear you!



We understand the importance of expeditiously permitting affordable housing projects.

- All projects will be facilitated through the entire process by dedicated staff
- All concerns will be addressed immediately and resolved rapidly
 - Do not start work until the permit has been issued
 - Provide all details during pre-design meetings
 - Communicate directly with Jazmyn & Zenobia
 - Be attentive with regard to time, documents, correspondence, revisions, etc.
 - Acknowledge that any delay in returning documents adds a delay to the issuance of the permit
 - *Remember:* If you are unsure, please ask! We are here to help.



Department of
CITY PLANNING

Office of Buildings

AFFORDABLE HOUSING INITIATIVE

November 26, 2019

