

BeltLine Affordable Housing Advisory Board 2013 Annual Briefing

April 29, 2014

The Villages at Carver YMCA



BeltLine Affordable Housing Advisory Board (BAHAB)

- BAHAB shall be comprised of a maximum of 19 members.
- Appointed members must have demonstrate experience in one or more of the following areas: affordable housing, affordable housing construction; down-payment assistance; supportive housing; urban design and planning; green building; architecture with multi-family or mixed-use developments; real estate developments; or real estate finance.



BeltLine Affordable Housing Advisory Board (BAHAB)

Appointing Bodies

- Community Based Organization (AHAND and ANDP) 3 Appointees
- City Council Representation 3 Appointees
- Mayor of Atlanta 2 Appointees
- Atlanta Public School 6 Appointees
- Fulton County Board of Commissioners 5 Appointees



BeltLine Affordable Housing Advisory Board (BAHAB)

Responsibilities

- Making **recommendations** to ADA and the City on goals and policies for the use of BeltLine Affordable Housing Trust Fund (BAHTF) dollars
- Monitoring the location and availability of affordable housing throughout the BeltLine
- Coordinating the activities of BAHAB with other affordable housing throughout the BeltLine



BeltLine Affordable Housing Advisory Board (BAHAB)

Current Members

William McFarland, Chair

Chenee Joseph, Vice-Chair

Alvah Hardy II, Secretary

Bob Jones

Cora Dunston

Elke Davidson

Andy Schneggenburger

Emmett D. Johnson

Jan Bryson

Jim Haskell

Young Hughley

Kelly Cooney

Justin Babino



Beltline Affordable Housing Trust Fund (BAHTF)

Trust Fund Context

- 15% of all net bond proceeds are put into the Beltline Affordable Housing Trust Fund
- The first bond issue, in 2008, generated \$8.2 million for BAHTF
- The goal for trust fund investment is to create 5,600 rental and owner-occupied units through down payment assistance, developer incentives, and property acquisition.



Beltline Affordable Housing Trust Fund (BAHTF)

Major Components:

- Down Payment Assistance
- Grants to develop and preserve affordable housing
 - Includes a set aside for City and State Community Housing Development Organizations (CDHOs)
- Funds for acquiring property for future affordable housing development



Targeted Beneficiaries

- Renter households earning 60% or less of Area Median Income
 - Encourage development of rental housing affordable to households earning 30% or less of AMI
- Owner occupied households earning 100% or less of AMI ceiling
- City of Atlanta residents, especially those living in BeltLine neighborhoods
- Employees of the City of Atlanta, Fulton County, and the Atlanta Public Schools



BAHTF - Summary Report as of 4/1/14

BELTLINE AFFORDABLE HOUSING TRUST FUND

Funding Category	Funds Budgeted	Funds Committed	Funds Remaining	Number of Affordable Units	Investment Per Affordable Unit
Rental Housing					
Rental Incentives or Property Acquisition	\$2,785,978	\$2,880,000	(\$94,022.00)	95	
Rental Incentives set aside for CHDOs	\$1,530,000	\$1,530,000	\$0.00	78	\$33,256
For Sale Housing					
Owner Occupied Incentives	\$1,110,009	\$1,110,009	\$0.00	See Note 1	\$39,643
Owner Occupied Incentives sets aside for CHDOs					
Downpayment Assistance	\$2,869,978	\$2,869,978	\$0.00	86	\$33,372
Property Acquisition for Owner Occupied Housing					
Total	\$8,295,965	\$8,389,987	(\$94,022.00)	259	\$41,938

Note 1: The 28 Owner Occupied Incentives Units also received Downpayment Assistance and, for this count, are included in those 86 units

The \$94,022 overcommitted under Rental Incentives or Property Acquisition to be paid by another source

Rental Incentives set aside for CHDOs - Reynoldstown Senior (Received HUD 202 commitment)

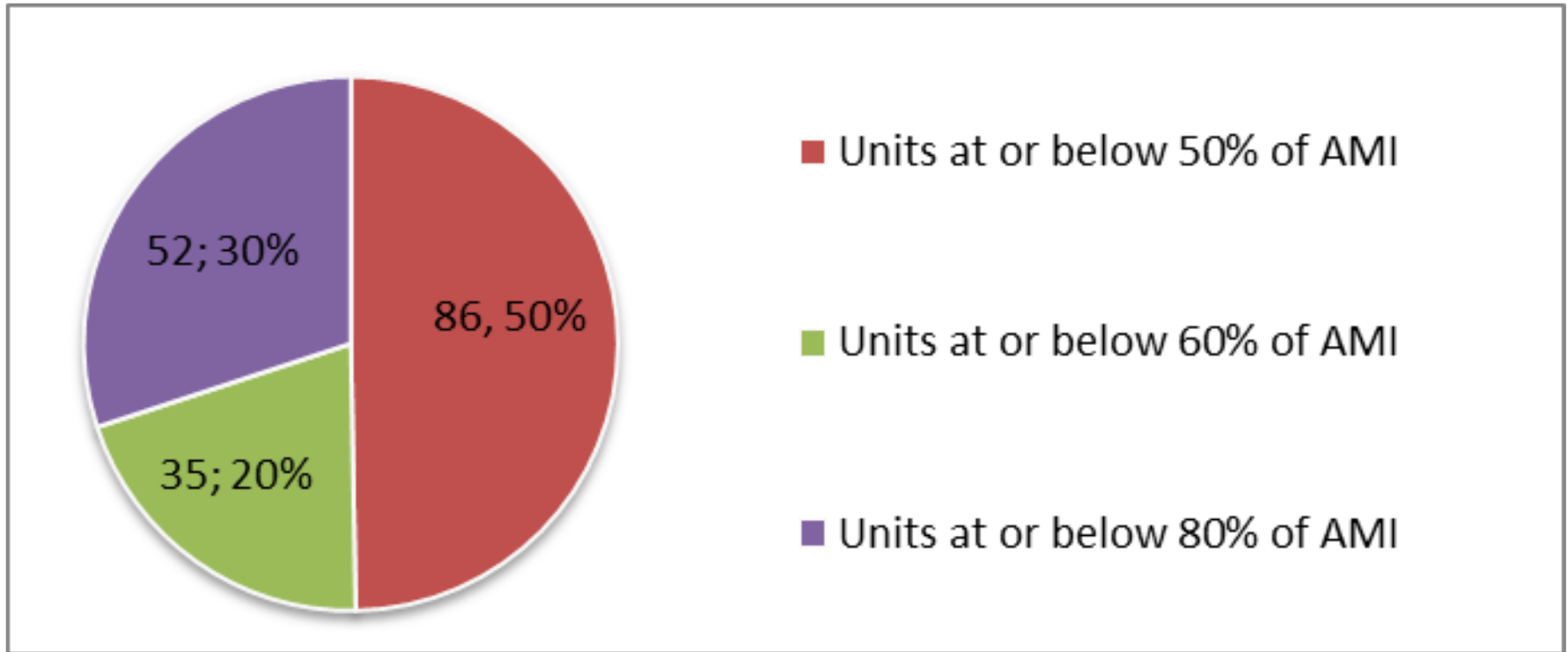
Rental Incentives or Property Acquisition - City Hall East, Boynton Village Apartments (Received LIHTC commitment)

Owner Occupied Incentives - Lofts at Reynoldstown Crossing



BAHTF - Summary Report as of 4/1/2014

Affordable Rental Units, Income as a Percentage of Area Median



BAHTF - Summary Report as of 4/1/14

Affordable Owner Occupied Units

Subsidy and Income	Average	Median
Home Sale Price	\$152,587	\$150,000
Subsidy Amount	\$44,649	\$36,650
Mortgage Amount	\$99,575	\$91,654
Household Income	\$44,813	\$44,877

Income as a Percentage of Area Median	Number	Percentage	Cumulative Percentage
30% or Less	3	3%	3%
31% to 50%	18	21%	24%
51% to 60%	20	23%	48%
61% to 80%	30	35%	83%
81% to 100%	14	16%	99%
101% to 115%	1	1%	100%
Total	86	100%	



BAHTF - Summary Report as of 4/1/14

Affordable Owner Occupied Units

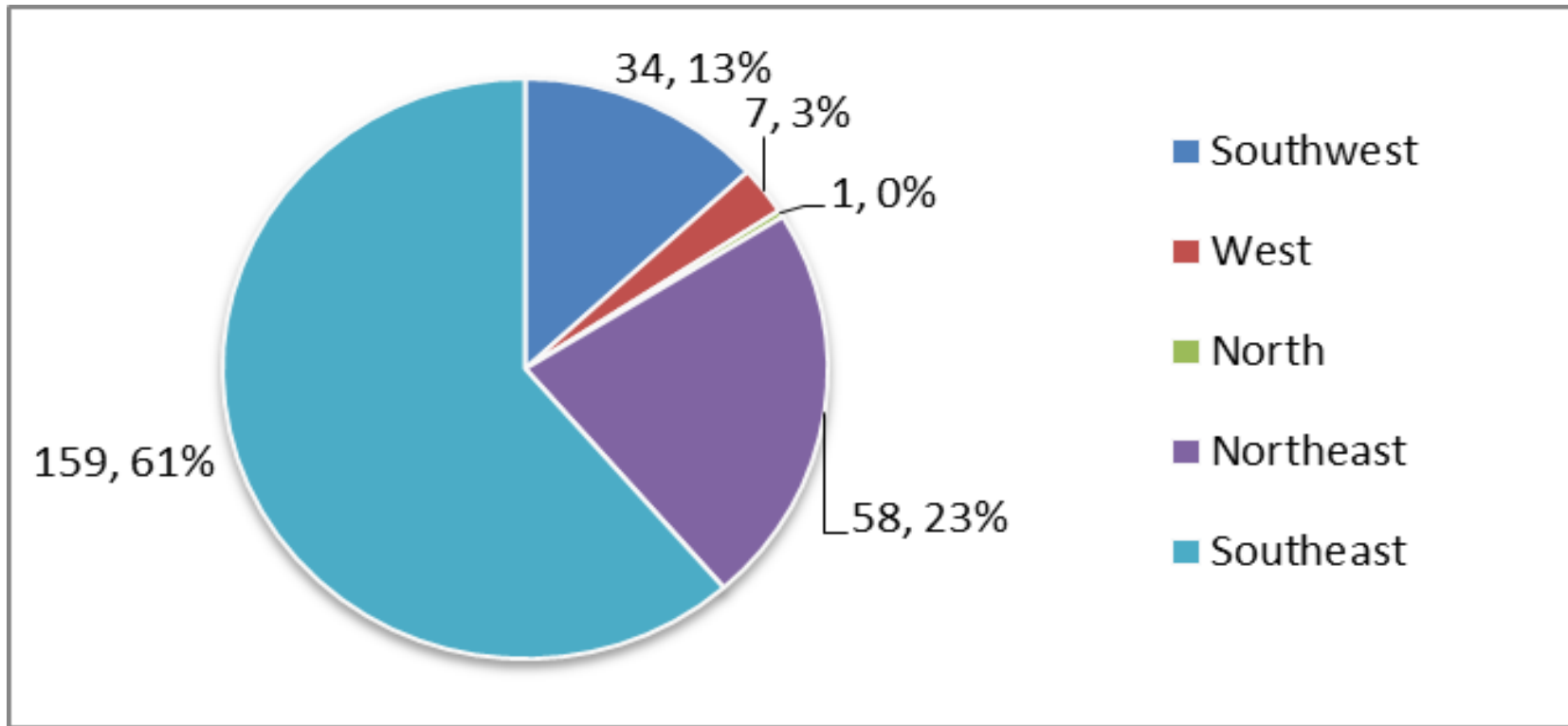
Household Size	Total Number	Percentage
1 person	75	87%
2 person	8	9%
3 person	3	3%
Total	86	100%

Residency and Employment	City of Atlanta Resident		Beltline Neighborhood Resident		Employed at CoA, APS, Fulco	
	Number	Percentage	Number	Percentage	Number	Percentage
Yes	55	64%	1	1%	7	8%
No	31	36%	85	99%	79	92%
Total	86	100%	86	100%	86	100%



BAHTF - Summary Report as of 4/1/14

Former Residence of Beneficiaries, by Study Group



BAHTF Project Investments



Boynton Village Apartments



Lofts at Reynoldstown Crossing

Project	Project Type	Units Funded	Funding Amount	Funding Per Unit
Reynoldstown Senior	MF - Senior	78	\$ 1,530,000	\$ 19,615
Lofts at Reynoldstown Crossing	Condominium	28	\$ 1,110,009	\$ 39,643
Flats at Ponce City Market	MF	52	\$ 2,080,000	\$ 40,000
Boynton Village	MF - Senior	43	\$ 800,000	\$ 18,605
Total / Average		201	\$ 5,520,009	\$ 27,463



Reynoldstown Senior



Ponce City Market





// Lofts at Reynoldstown Crossing

- 28 affordable condos
- Bought out of receivership
- Developed by ABI
- Complete
- Subsidized BAHTF units



// AMLI North Avenue

- 61 units
- Next to Historic Fourth Ward Park
- 80% of AMI
- ABI and City negotiated via covenant on land
- Not subsidized by BAHTF



// Trestletree Village

- 188 units
- Ormewood Park
- Preserving existing very low-income housing
- Financed through URFA tax exempt bonds
- Not subsidized by BAHTF



// Scattered Site

- 58 units to date
- In townhomes and condos in the TAD
- Subsidized BAHTF units

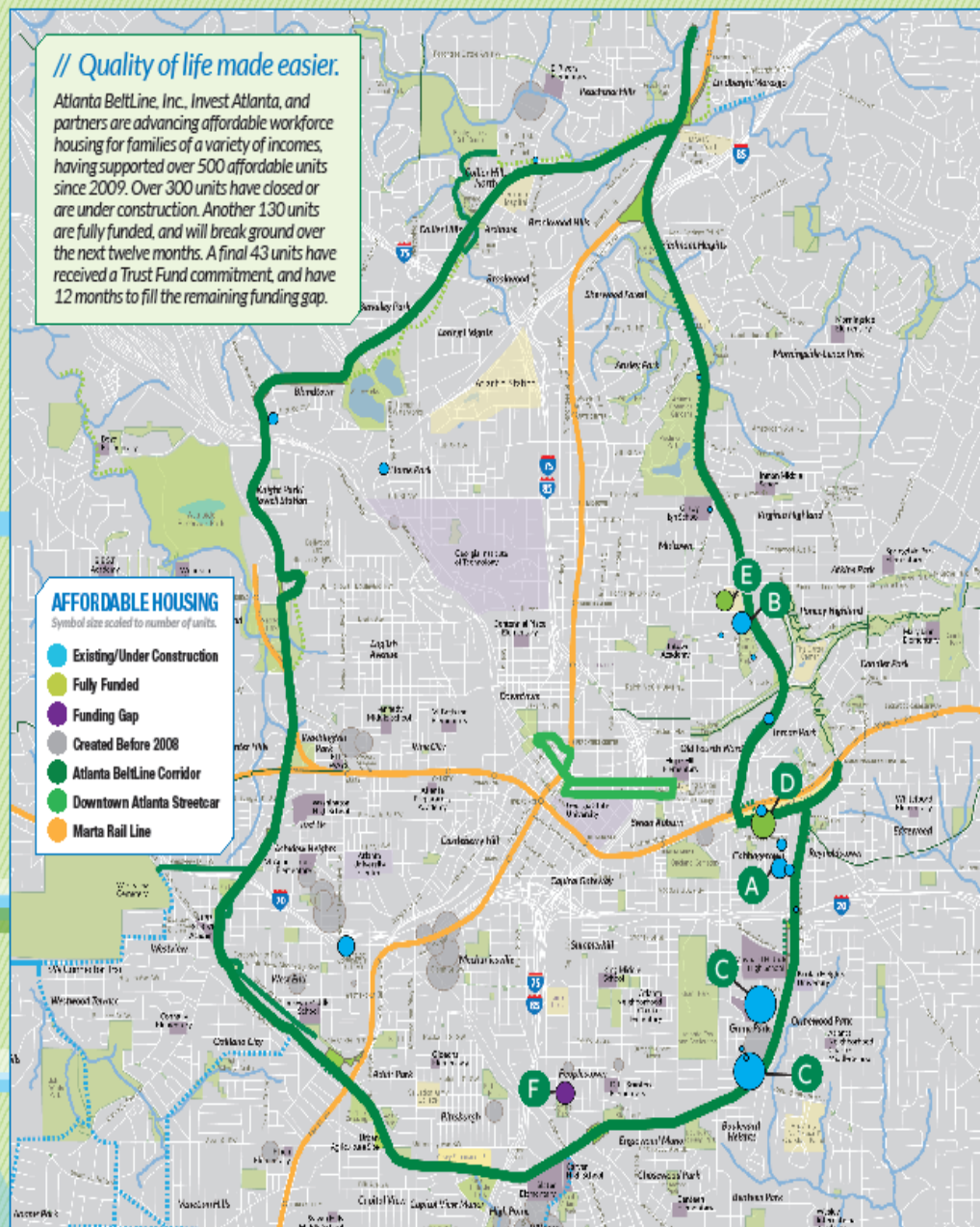
// Quality of life made easier.

Atlanta BeltLine, Inc., Invest Atlanta, and partners are advancing affordable workforce housing for families of a variety of incomes, having supported over 500 affordable units since 2009. Over 300 units have closed or are under construction. Another 130 units are fully funded, and will break ground over the next twelve months. A final 43 units have received a Trust Fund commitment, and have 12 months to fill the remaining funding gap.

AFFORDABLE HOUSING

Symbol size scaled to number of units.

- Existing/Under Construction
- Fully Funded
- Funding Gap
- Created Before 2008
- Atlanta BeltLine Corridor
- Downtown Atlanta Streetcar
- Marta Rail Line



Fully Funded (130)



// Reynoldstown Senior

- 78 units, very low-income and low-income seniors
- Received a HUD 202 commitment
- Expected to close early 2014; acquisition closing in 2013
- Subsidized BAHTF units



// Ponce City Market

- 52 affordable rental apartments at 80% of AMI
- Phase 1 of a larger development
- Expected to break ground in 2014
- Subsidized BAHTF units

Funding Gap (43)



// Boynton Village Apartments

- 43 units
- Peoplestown
- Preserving existing very low-income housing
- LEED rehab
- \$800K BAHTF commitment; Seeking 9% LIHTC
- Subsidized BAHTF units

Learn more: housing.beltline.org

2013 Major Focus

- Reviewing 2013 and 2014 BAHTF funding guidelines and making recommendations for changes to goals and policies
- Considering future policy recommendations
 - Implication of Beltline Housing Inventory received in 2013
 - Lessons learned from BAHTF investments; how to better ensure affordability of units receiving BAHTF dollars
 - Explore with staff how future BAHTF dollars can be used with Low-Income Housing Tax Credit funding
- Recruitment and training of BAHAB members
- Exploring appropriate/value-added BAHAB role when available BAHTF dollars are expended



BAHTF Funding Guidelines

BAHAB completed a comprehensive review of funding guidelines in Invest Atlanta's *Prospective Developer Application for Project Financing*.

Through a collaborative process of dialogue, Invest Atlanta adopted the vast majority of recommended clarifications and modifications to language, process and policy in the 10 page document submitted for review.

Action taken on BAHAB's nine policy recommendations is presented below.



BAHTF Funding Guidelines

Changes adopted resulting from BAHAB's comprehensive review of BAHTF 2013 funding guidelines included:

- Requiring a marketing plan with outreach to employees of APS, City of Atlanta and Fulton County.
- Allowing rental projects with at least 5% of units set aside for households earning 30% eligibility for investment at 40% of total capital expenditure or \$50,000 per unit.
- Creating a scoring preference where Community Land Trust units are incorporated as part of a development
- Lowering application and commitment fee requirements for CHDOs



BAHTF Funding Guidelines

BAHAB recommendations tabled for further discussion included:

- Allowing for-sale projects that assure affordability for more than 15 years BAHTF investment up to a maximum of 40% of total capital expenditures.
- Reserving down payment assistance funds for projects meeting permanent affordability.
- Adding a provision to protect existing tenants against eviction at the end of a rental project's 15 year period of affordability.
- Eliminating “developer and development team experience with affordable housing” as a scoring preference.



BAHTF Funding Guidelines

BAHAB recommendations from review of the 2014 funding guidelines included:

- Lowering maximum initial rents charged for BAHTF supported projects from 35% to 30%
- Changing the use of the term “workforce housing” into “affordable/workforce” housing.



Future Policy Considerations

- Officially include a maximum percentage of housing cost allowed in the definition of affordable that governs the use and investment of BAHTF dollars
- Increased investment in preservation of existing affordable housing units
- Increased investment in land acquisition
- Targeting investment to specific geographic areas to ensure equity in location and choice
- Requirement for long term or permanent affordability
- Development of strategies to better leverage BAHTF dollars



BAHAB Role and Activity

Context

100% of the initial \$8.8 million BAHTF has been spent or is currently committed to existing projects. ABI doesn't anticipate any additional bond issues in the next 12-24 months.



BAHAB Role and Activity

- Continue to monitor location and availability of affordable housing throughout the BeltLine and coordinate with other BeltLine affordable housing activities



BAHAB Role and Activity

- Advocate and engage with ABI and other parties to advance dialogue and consideration of initiatives, activities and policies to support affordable housing development along the Beltline.
 - Continue to build and develop a strong Board that has the experience and commitment to work to achieve this goal
 - Work with ABI to determine how BAHAB can be engaged as they explore and implement a new vision for supporting housing development in the Beltline, specifically through their development of an Affordable Housing Action Plan

