

BeltLine Affordable Housing Advisory Board

2017 Annual
Briefing
April 17, 2018



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BeltLine Affordable Housing Advisory Board

- BeltLine Affordable Housing Advisory Board (BAHAB) shall have a maximum of 19 members

BeltLine Affordable Housing Advisory Board

Members must have demonstrated experience in:

- Affordable housing
- Affordable housing construction
- Down-payment assistance
- Supportive housing
- Urban design and planning
- Green building
- Architecture (multi-family or mixed-use projects)
- Real estate development or finance

BAHAB – Appointing Bodies

Appointing Body	Appointees		
	Allowed	Filled	Vacant
Mayor	2	0	2
AHAND/ANDP	3	3	0
Atlanta City Council	3	1	2
Fulton Co. Board of Comm.	5	4	1
Atlanta Public Schools	6	4	2
Total	19	12	7

Note: As of April 2018

2016 BAHAB Members

No.	First Name	Last Name	Appointing Body	Appointment Dates	# of Terms
1	Chenee	Joseph	AHAND/ANDP	3-Oct-11	3
2	Kelly	Cooney	AHAND/ANDP	7-Jul-14	2
3	Young	Hughley	AHAND/ANDP	7-Oct-13	2
4	Andy	Schneggenburger	Atlanta City Council TWO Post (5-8)	5-Feb-07	TERMED OUT
5	Alvah	Hardy II	Atlanta Public Schools	6-Sep-11	3
6	Emmett D.	Johnson	Atlanta Public Schools	21-Nov-11	3
7	Leslie	Grant	Atlanta Public Schools	16-May-16	1
8	William	McFarland	Atlanta Public Schools	2-Nov-09	TERMED OUT
9	Cocoa	Dunston	Fulton Co. Board of Comm.	7-Sep-10	TERMED OUT
10	Jan	Bryson	Fulton Co. Board of Comm.	19-Apr-10	TERMED OUT
11	Steve	Vale	Fulton Co. Board of Comm.	15-Sep-14	2
12	Erin	Martin	Fulton Co. Board of Comm.	8/24/2017	

BAHAB Responsibilities

- Making **recommendations** to ADA (Invest Atlanta) 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 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

2017 BAHTF Capitalization

- Bonds sold late in 2016 provided \$77.93 million investment for the Atlanta BeltLine
- This resulted in a \$11.68 million capitalization of the BeltLine Affordable Housing Trust Fund

BAHTF Capitalization

During 1st Qtr. 2017 BAHAB:

- Developed recommendations for:
 - The program components to use with new funding and the percentage of funding to reserve for each program component
 - Policies associated with each program component
- Reviewed changes to Trust Fund application and guidelines as recommended by Invest Atlanta

Program Components and Investment %

Program Component	Investment Percentage		Est. Dollar Amount
	BAHAB Recommendation	ABI Approved	
Developer incentives for rental and for-sale developments	20%	36%	\$4 million
CHDO set aside	20%	20%	\$2.2 million
Down payment assistance	0%	0%	
Acquisition and pre-development	60%	39%	\$4.3 million
Program Admin		5%	\$.5 million
Total			\$11 million

Included recommendation to expand acquisition to include pre-development

Policy as Adopted

Developer Incentives – Rental Developments

Use grants or flexible subordinate debt, enforced by LURA or lien position



Serve 60% AMI (*Scoring preference for serving some renters at or below 30% AMI required*)



Minimum 20 year period of affordability



Minimum 20% of units in development must be affordable



Maximum unit rent (including mandatory fees) based on 30% of 60% of AMI, adjusted for household size (est. at 1.5 persons per bedroom)



Policy as Adopted

Developer Incentives – For-Sale Developments

Serve 100% AMI or below (*scoring preference to developments serving some owners at or below 80% AMI required*)



Require permanent affordability. **This requirement can be removed for any reason after March 1, 2017**



Minimum 20% of units in development must be affordable



Maximum sale process will be published annually



Policy as Adopted

Developer Incentives – CHDO Set-Aside

Change the definition of CHDO to capture important characteristics, but don't require City or State designation







Property Acquisition and Predevelopment

Require land purchased or pre-developed with BAHTF dollars to adhere to developer incentive policies



Policy Recommendations Not Adopted

Developer Incentives – Rental Developments

Rent set so housing cost (rent and utilities) doesn't exceed 30% of household income (at 1.5 persons per bedroom)	
Sale price set so that housing cost (PITI) doesn't exceed 30% of household income (at 1.5 persons per bedroom)	
Investment in for sale units should require permanent affordability	 

Trust Fund Update

ATLANTA BELTLINE AFFORDABLE HOUSING TRUST FUND SUMMARY REPORT (AS OF 3/21/2018)

	Budget (\$)	Funds Committed (\$)	Funds Revolved (\$)	Funds Remaining (\$)	Aff. Units Funded	\$ / Aff. Unit	Notes
Developer Incentives	4,208,100	500,000	-	3,708,100	77	6,494	\$500,000 committed to Adair Court. Closing expected April 2018.
CHDO/Nonprofit Setaside: Developer Incentives	2,336,700		-	2,336,700			
Property Acquisition: Affordable Housing	4,554,700	-	-	4,554,700			
Program Administration	590,000						
TOTALS*	11,689,500	500,000	-	10,599,500	77		



Policy and Advocacy

Inclusionary Zoning

- Held workshop with City Planning, Invest Atlanta and bill sponsor Andre Dickens to review legislation
- Engaged community, affordable housing advocates and others in process to provide feedback and input
- Provided feedback/input that helped strengthen the final ordinances.

Policy and Advocacy

Inclusionary Zoning

Offered strong support for approval of the legislation before NPUs, Zoning Review Board, the Zoning Committee and the full Atlanta City Council.

- Support recommended City's required 2 year review of the policies' impact give strong consideration to providing a greater level of developer incentives to projects that serve 60% Area Median Income **and below** or that agree to provide longer periods of affordability.

Inclusionary Zoning

Unanimously approved by Atlanta City Council for BeltLine Overlay District and the Westside neighborhoods on Monday, November 7, 2017

- Requires developers building new residential rental units to set aside 10 percent of those units for households at 60% Area Median Income (AMI) or below **OR** 15% of those units for households at 80 percent AMI or below.
- Developments must maintain affordability for 20 years.

Inclusionary Zoning


Developers can pay a fee in-lieu of providing affordable units in their development.

- Per-unit fee calculated to approximate construction cost of affordable units in project area.
- Fees go into Trust Funds developed separately for the BeltLine and the Westside Overlay Districts.
- Funds can be used to produce or preserve affordable housing.
- Each Trust Fund will have a 9 member Commission responsible for making recommendations to the Atlanta City Council for specific expenditure of funds collected.

Inclusionary Zoning

Developments in compliance with affordability requirements entitled to:

- 15% density bonus, transferable to use on another project
- No minimum residential parking requirement
- Major project status and priority project reviews associated with some applications and permits
- Eligibility to apply for
 - Invest Atlanta 10 Year Lease Purchase Property Tax Incentive
 - Atlanta Housing Authority's HomeFlex and Housing Choice program incentives.

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Q&A

Thank you!



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