

BeltLine Affordable Housing Advisory Board 2012 Annual Briefing

April 28, 2013

Georgia Hill Community Center



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

Alvah Hardy II, Secretary

Andy Schneggenburger

Bob Jones

Chenee Joseph, Vice-Chair

Cora Dunston

David Scott

David M. Holder

Eric Rosser

Emmett D. Johnson

Jan Bryson

Jane Ridley

Jim Haskell

Kate S. Little

Pete Hayley

William McFarland, Chair

Yolanda Johnson



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 3/20/13

Funding Category	Funds Budgeted	Funds Committed	Funds Remaining	Number of Affordable Units	Investment Per Affordable Unit
Rental Housing					
Rental Incentives or Property Acquisition	\$2,885,978		\$2,885,978		
Rental Incentives set aside for CHDOs	\$1,430,000	\$1,430,000	\$0	43	\$33,256
For Sale Housing					
Owner Occupied Incentives	\$1,110,009	\$1,110,009	\$0	28	\$39,643
Owner Occupied Incentives sets aside for CHDOs					
Downpayment Assistance	\$2,869,978	\$2,869,978	\$0	86	\$33,372
Property Acquisition for Owner Occupied Housing					
Total	\$8,295,965	\$5,409,987	\$2,885,978	129	\$41,938

Notes: 28 Owner Occupied Incentives Units also received Downpayment Assistance

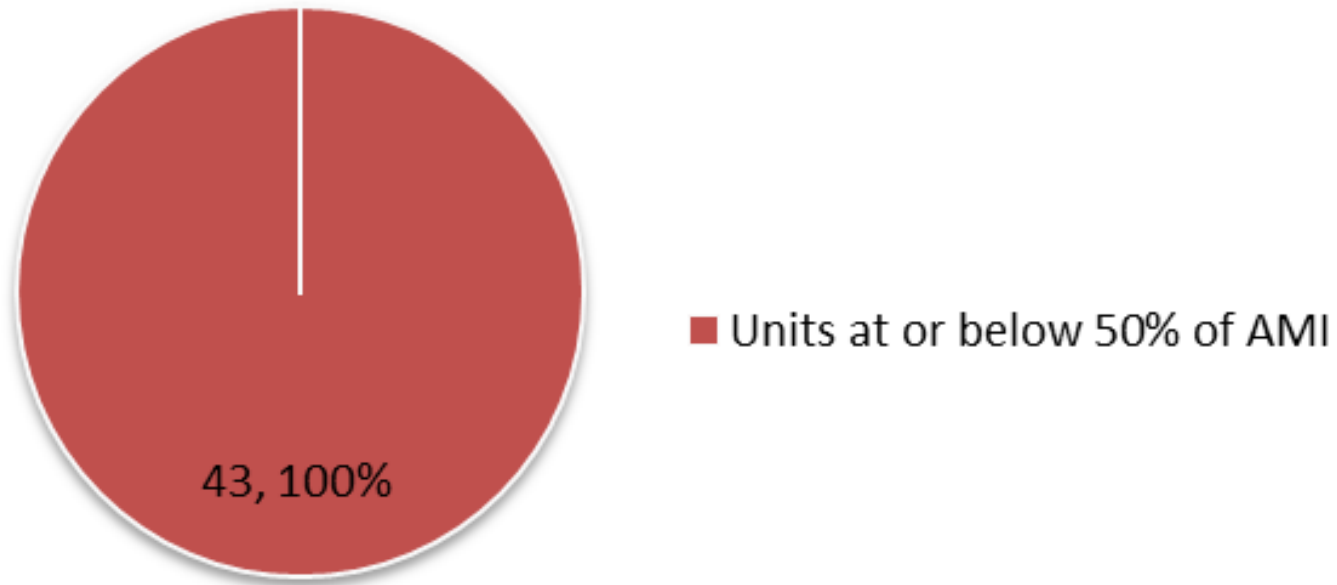
Rental Incentives set aside for CHDOs - Reynoldstown Senior

Owner Occupied Incentives - Lofts at Reynoldstown Crossing



BAHTF - Summary Report as of 3/20/13

Affordable Rental Units, Income as a Percentage of Area Median



BAHTF - Summary Report as of 3/20/13

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 3/20/13

Affordable Owner Occupied Units

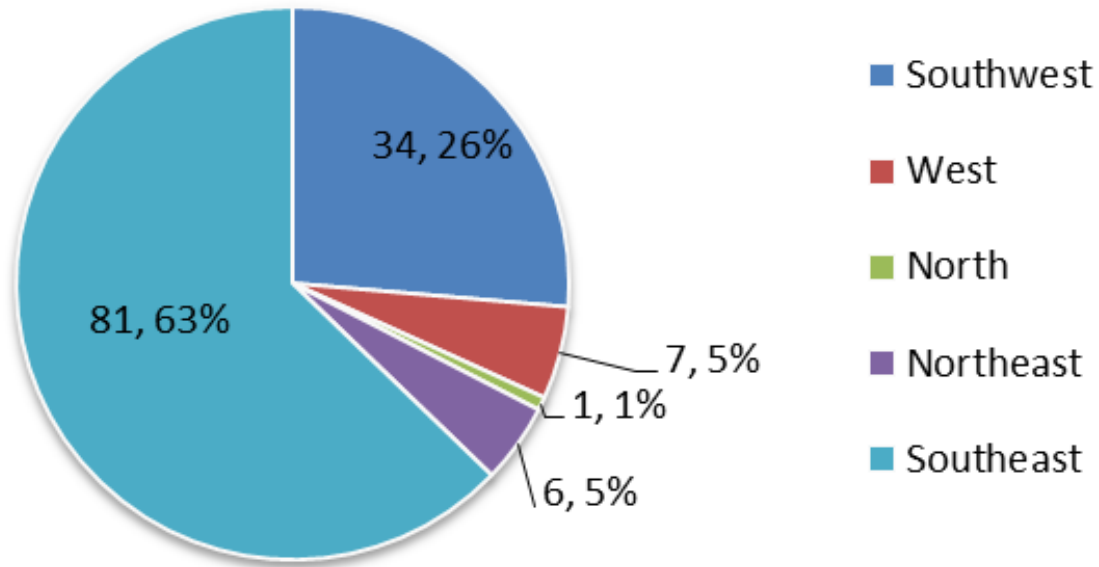
Household Size	Total Number	Percentage
1 person	75	87%
2 person	8	9%
3 person	3	3%
Total	86	100%

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 3/20/13

All Affordable Units Former Residence of Beneficiaries, by Study Group



Projects Completed with BAHTF Investment



Project	Project Type	No. of Units	Total Project Cost	Funding Amount	Date Approved
Reynoldstown Senior	MF - Senior	43	\$ 5,720,000	\$ 1,430,000	11-May-11
Lofts at Reynoldstown Crossing	Condominium	30	\$ 5,117,505	\$ 1,110,009	15-Sep-11



REYNOLDSTOWN SENIOR



LOFTS AT REYNOLDSTOWN CROSSING



2012 Major Focus

- **Completion of the Atlanta Beltline Housing Inventory Study**
Monitoring the location and availability of affordable housing throughout the BeltLine
- **Review of funding guidelines and submission of policy recommendations to Invest Atlanta**
Making recommendations to ADA and the City on goals and policies for the use of the BeltLine Affordable Housing Trust Fund dollars



Affordable Housing Inventory

BAHAB and Atlanta BeltLine, Inc. (ABI), in partnership with Enterprise Community Partners, Inc., hired a consulting team headed by Bleakly Advisory Group, Inc. to complete an extensive analysis of affordable housing to inform ABI's development of effective and responsive affordable housing strategies.



Affordable Housing Inventory

The completed document describes baseline conditions pertaining to affordable housing in and around the BeltLine, including characteristics of the housing inventory and resident demographics, an inventory of affordable rental housing, a look at future supply and demand and an analysis of land prices. BAHAB reviewed and opined on the implications and recommendations the report offers for consideration by Atlanta Beltline, Inc.



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 – Policy Recommendations

BAHAB Recommendations Accepted

Require all applications to include a marketing plan that shows outreach to employees of APS, City of Atlanta and Fulton County.

Allow rental projects with at least 5% of units set aside for households earning 30% or less AMI to exceed the 30% of total capital expenditure (or \$40,000 per unit) grant fund limit, capping investment at 40% of total capital expenditure or \$50,000 per unit.



BAHTF Funding Guidelines – Policy Recommendations

Accepted as Modified

- Provide increased scoring for projects that commit to a period of affordability of more than 15 years.

Created a scoring preference where Community Land Trust units are incorporated as part of a development

- Waive \$250 Exploratory Application Fee for non-profit developers.

Set Application fee at \$500 for CHDOs (\$1,000 for Non-CHDOs) & Commitment Fees at \$1,000 for CHDOs (\$1,500 for Non-CHDOs)



BAHTF Funding Guidelines – Policy Recommendations

Tabled until Owner-Occupied Housing funds are available

- Allow for-sale projects that assure affordability for more than 15 years to exceed the 30% of the total capital expenditures limit, up to a maximum of 40% of total capital expenditures.
- Reserve down payment assistance funds for projects meeting permanent affordability.



BAHTF Funding Guidelines – Policy Recommendations

Not Accepted

- Add a provision to protect existing tenants against eviction at the end of a rental project's 15 year period of affordability.

Dialogue will continue as Invest Atlanta is willing to explore ways in which this protection can be afforded existing tenants.

- Eliminate “developer and development team experience with affordable housing” as a scoring preference.



BAHTF Funding Guidelines – Policy Recommendations

Not Accepted

- Provide a 60-day soft commitment of grant funding to Community Housing Development Organizations (CHDOs)/non-profit developers if, after preliminary underwriting, their exploratory application is approved by the Loan Committee.

Invest Atlanta does not provide soft commitments for any of its funding.

