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.
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.
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

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

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

- Units at or below 50% of AMI
- Units at or below 60% of AMI
- Units at or below 80% of AMI

52; 30%
86; 50%
35; 20%
### Affordable Owner Occupied Units

<table>
<thead>
<tr>
<th>Subsidy and Income</th>
<th>Average</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Sale Price</td>
<td>$152,587</td>
<td>$150,000</td>
</tr>
<tr>
<td>Subsidy Amount</td>
<td>$44,649</td>
<td>$36,650</td>
</tr>
<tr>
<td>Mortgage Amount</td>
<td>$99,575</td>
<td>$91,654</td>
</tr>
<tr>
<td>Household Income</td>
<td>$44,813</td>
<td>$44,877</td>
</tr>
</tbody>
</table>

#### Income as a Percentage of Area Median

<table>
<thead>
<tr>
<th>Income as a Percentage of Area Median</th>
<th>Number</th>
<th>Percentage</th>
<th>Cumulative Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% or Less</td>
<td>3</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>31% to 50%</td>
<td>18</td>
<td>21%</td>
<td>24%</td>
</tr>
<tr>
<td>51% to 60%</td>
<td>20</td>
<td>23%</td>
<td>48%</td>
</tr>
<tr>
<td>61% to 80%</td>
<td>30</td>
<td>35%</td>
<td>83%</td>
</tr>
<tr>
<td>81% to 100%</td>
<td>14</td>
<td>16%</td>
<td>99%</td>
</tr>
<tr>
<td>101% to 115%</td>
<td>1</td>
<td>1%</td>
<td>100%</td>
</tr>
<tr>
<td>Total</td>
<td>86</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>
## Affordable Owner Occupied Units

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Total Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>75</td>
<td>87%</td>
</tr>
<tr>
<td>2 person</td>
<td>8</td>
<td>9%</td>
</tr>
<tr>
<td>3 person</td>
<td>3</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>86</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residency and Employment</th>
<th>City of Atlanta Resident</th>
<th>Beltline Neighborhood Resident</th>
<th>Employed at CoA, APS, Fulco</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percentage</td>
<td>Number</td>
</tr>
<tr>
<td>Yes</td>
<td>55</td>
<td>64%</td>
<td>1</td>
</tr>
<tr>
<td>No</td>
<td>31</td>
<td>36%</td>
<td>85</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>86</strong></td>
<td><strong>100%</strong></td>
<td><strong>86</strong></td>
</tr>
</tbody>
</table>
BAHTF - Summary Report as of 4/1/14

Former Residence of Beneficiaries, by Study Group

- 159, 61%
- 58, 23%
- 7, 3%
- 1, 0%

- Southwest
- West
- North
- Northeast
- Southeast
## BAHTF Project Investments

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

Existing / Under Construction (335)
- Lofts at Reynoldstown Crossing
  - 28 affordable condos
  - Bought out of receivership
  - Developed by ABI
  - Complete
  - Subsidized BAHTF units

AML 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

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

Scattered Site
- 56 units to date
- In townhomes and condos in the TAD
- Subsidized BAHTF units

Fully Funded (130)
- Reynoldstown Senior
  - 78 units, very low-income and low-income seniors
  - Received a HUD 2202 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)
- Bayton Village Apartments
  - 43 units
  - Peeplesville
  - Preserving existing very low-income housing
  - LEED rehab
  - $80K 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.
• 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