BeltLine Affordable Housing Advisory Board (BAHAB)

2010 ANNUAL BRIEFING

April 14, 2011
Georgia Hill Community Center
WHAT IS BAHAB?

• BAHAB = BeltLine Affordable Housing Advisory Board

• Responsibilities:
  
  • Making **recommendations** to ADA and the City on goals and policies related to the use of the BeltLine Affordable Housing Trust Fund

  • **Monitoring** the location and availability of affordable housing throughout the BeltLine

  • **Coordinating** the activities of BAHAB with other affordable housing throughout the BeltLine
WHO IS BAHAB?

• **Required experience:**
  - Affordable housing finance or supportive housing
  - Construction or green building
  - Downpayment assistance
  - Architecture or urban design and planning

• **City of Atlanta** residents preferred

• **Appointers:**
  - City Council (3), Mayor (2)
  - AHAND and ANDP (3)
  - Atlanta Public Schools (6)
  - Fulton County Commission (5)
**WHO IS BAHAB?**

### Current BAHAB Members

<table>
<thead>
<tr>
<th>Jan Bryson</th>
<th>Yolanda Johnson</th>
<th>Sharron Pitts*</th>
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</thead>
<tbody>
<tr>
<td>Derrick Duckworth</td>
<td>Bob Jones</td>
<td>Jane Ridley</td>
</tr>
<tr>
<td>Cora Dunston</td>
<td>Steven Lee</td>
<td>Andy Schneggenburger*</td>
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<tr>
<td>Millicent Few</td>
<td>Kate Little*</td>
<td>Catalina Sibilsky</td>
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<tr>
<td>Pete Hayley</td>
<td>William McFarland</td>
<td>Rocky Wade</td>
</tr>
<tr>
<td>Hazel Jacobs</td>
<td>Brenda Muhammad</td>
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*Officers*
LEGISLATIVE FRAMEWORK

• City Council established the BeltLine Affordable Housing Advisory Board ("BAHAB")

• BeltLine TAD authorizing legislation requires 15% of net bond proceeds capitalize the BeltLine Affordable Housing Trust Fund ("BAHTF")
  • 5,600 unit goal established by City Council

• State Tax Allocation District restrictions: capital expenses within the Tax Allocation District ("TAD")
BAHAB GUIDING PRINCIPLES

• Facilitate housing near jobs for working families who are otherwise priced out of the in-town housing market

• Serve as a catalyst for the revitalization of communities around the BeltLine

• Help mitigate involuntary economic displacement

• Other key principles:
  • Transit-oriented Development
  • Long term affordability and wealth creation
  • Preserve existing housing, where possible
  • Mixed income developments
  • Mix of owner occupied and rental
  • Green construction
  • Equitable geographic distribution
  • Grants (not loans)
• What should the major BAHTF components be?

• Affordable to Whom?

• What kind of housing?

• Where should housing be located?

• How should we sustain affordability?

• How can we help mitigate economic displacement?
MAJOR BAHTF COMPONENTS

- **Downpayment assistance**

- Grants to **develop and preserve affordable housing**
  - Includes a set aside for City and State Community Housing Development Organizations (CDHOs)

- Funds for **property acquisition** for future affordable housing
AFFORDABLE TO WHOM?

• Rental
  • 60% of Area Median ("AMI") Income as the ceiling
    • ($43K for a family of 4, 2010)
  • Encourage development below 30% of AMI
    • ($21K for a family of 4, 2010)

• Owner Occupied
  • 100% of AMI ceiling for a 1-2 person household
    • ($57K for a family of 2, 2010)

• Preferences for individuals
  • City of Atlanta residents (especially BeltLine neighborhoods)
  • City, County, APS employees
WHAT KIND OF HOUSING?

- New construction AND rehabilitation
- Balanced mix of rental and owner occupied housing
- Mixed income housing (at least 15% of units must be market rate)
- Green housing (minimum Earthcraft standards)
- Barrier free
- Comparable size and quality to market rate units in the development
WHERE WILL HOUSING BE LOCATED?

• Encourage projects that ensure an equitable distribution of units around the BeltLine

• Consider affordable housing need and market conditions

• BAHAB will review Trust Fund performance periodically and revise recommendations accordingly
HOW CAN WE SUSTAIN AFFORDABILITY?

- Promote and support Community Land Trusts - perpetual affordability through land-lease/shared-equity agreements

- Rental
  - 15 year minimum affordability period
  - 30 years for projects receiving significant BAHTF subsidy

- Owner Occupied
  - Subsidy must be repaid to BAHTF if unit sold within first 15 years of occupancy
  - Portion of gain on sale must be repaid if unit sold within first 10 years of occupancy
HOW CAN WE MITIGATE DISPLACEMENT*?

- Adopt a mandatory inclusionary zoning ordinance
- Create one or more community land trusts
- Prioritize preserving existing subsidized housing
- Create a local or state Housing Trust Fund with dedicated funding
- Educational campaign about existing government programs available to assist at-risk residents
- Targeted property tax reform to protect over-burdened homeowners
- Just cause eviction control to protect renters from displacement

* These recommendations would require additional feasibility analysis and implementation by partners other than BAHAB and ABI.
BAHAB WORK PLAN – 2010

- Community Education Committee
  - Identify resources & develop plan for outreach about BAHTF

- Coordination Committee
  - Ongoing coordination of BAHTF with other resources

- Monitoring/Reporting Committee
  - Develop framework/database for monitoring BAHTF implementation

- Preservation Committee
  - Create implementation plans for displacement mitigation policy recommendations

- Housing Inventory Task Force
  - Direct research project on existing affordable housing inventory in City of Atlanta
### BAHTF PROGRESS REPORT (as of 12/31/10)

<table>
<thead>
<tr>
<th></th>
<th>Budget ($)</th>
<th>Funds Committed ($)</th>
<th>Funds Remaining ($)</th>
<th>Aff. Units Funded</th>
<th>$ / Aff. Unit</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Multifamily Rental Developer Incentives</strong></td>
<td>2,500,000</td>
<td>1,100,000</td>
<td>1,400,000</td>
<td>40</td>
<td>27,500</td>
<td>CHE is a proposed deal that is not yet approved. Its application was not submitted until 1Q 2011 although the deal was discussed at length in 2010.</td>
</tr>
<tr>
<td><strong>Single Family Developer Incentives</strong></td>
<td>988,358</td>
<td>-</td>
<td>988,358</td>
<td>-</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td><strong>CHDO Setaside: Multifamily Rental</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td><strong>CHDO Setaside: Single Family Homeownership</strong></td>
<td>829,596</td>
<td>-</td>
<td>829,596</td>
<td>-</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td><strong>Downpayment Assistance</strong></td>
<td>1,544,309</td>
<td>1,088,656</td>
<td>455,653</td>
<td>34</td>
<td>32,019</td>
<td></td>
</tr>
<tr>
<td><strong>Property Acquisition: Rental Affordable Housing</strong></td>
<td>1,815,978</td>
<td>-</td>
<td>1,815,978</td>
<td>-</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td><strong>Property Acquisition: Owner Occupied Housing</strong></td>
<td>617,723</td>
<td>-</td>
<td>617,723</td>
<td>-</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>8,295,964</td>
<td>2,188,656</td>
<td>6,107,308</td>
<td>74</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

**Summary**

- 34 DPA closings
- Commitment to City Hall East for 20% of rental units and 10% of for sale units
BAHTF PROPOSED MULTIFAMILY PROJECT: CITY HALL EAST

- **Residential rental units**
  - 20% of units reserved for affordable households.
- **For-sale condos**
  - 10% of units reserved for affordable households

<table>
<thead>
<tr>
<th>Family Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Apartments (80% AMI)</td>
<td>$40,250</td>
<td>$46,000</td>
<td>$51,750</td>
<td>$57,450</td>
</tr>
<tr>
<td>For Sale Condos (100% AMI)</td>
<td>$71,700</td>
<td>$71,700</td>
<td>$82,455</td>
<td>$82,455</td>
</tr>
</tbody>
</table>
BAHTF TARGETED RESULTS (as of 12/31/10)

By Component

- Multifamily Rental Developer Incentives
- Single Family Developer Incentives
- CHDO Setaside: Multifamily Rental
- CHDO Setaside: Single Family Homeownership
- Downpayment Assistance
- Property Acquisition: Rental Affordable Housing
- Property Acquisition: Owner Occupied Housing

By Study Group

- Southwest
- West
- North
- Northeast
- Southeast

By AMI Rental

- Units @ or below 30% of AMI
- Units @ or below 50% of AMI
- Units @ or below 60% of AMI
- Units @ or below 80% of AMI
- Market Rate Units

By AMI Purchase

- Units @ or below 60% of AMI
- Units @ or below 80% of AMI
- Units @ or below 115% of AMI
- Market Rate Units

By Prev. Location

- From CoA at Initial Occupancy
- Not from CoA at Initial Occupancy

By Employer

- APS
- City of Atlanta
- Fulton County
- Other

BeltLine Affordable Housing Advisory Board (BAHAB) Annual Report 4/14/11
BAHAB KEY ACCOMPLISHMENTS - 2010

1. The decisions and process that have been implemented at ABI around the reallocation of funds for land acquisition.

2. Affordable Housing Inventory: Scope of Work (RFP released by City 11/10)

3. The agreement by ABI to invest additional funds into the BAHTF (as defined below) as a result of the City Hall East agreement:

   a. That from the tax increment generated by this project, an amount in addition to the normal 15% reserved for the BAHTF be added to the BAHTF to support the development of future affordable units for 60% AMI households. This amount shall not be less that the amount required to subsidize the recommended number of 60% AMI units within the City Hall East redevelopment as finally developed, according to the BAHTF guidelines.

   b. That the additional amount be reserved for use in the same BeltLine area as the City Hall East property, sub-areas 5 or 6.

4. Created Developer Feedback Survey (to be released in 2012)
QUESTIONS?

BAHTF Contact Info:

www.beltline.org/ ‘Affordable Housing’ sidebar button

Atlanta Beltline Inc.: 404.614.8300

Atlanta Development Authority: 404.880.4100