

BeltLine Affordable Housing Advisory Board
ABI, 100 Peachtree Street,
23rd Floor Conference Room
Atlanta, GA 30303

Minutes: November 13, 2018
3:00-5:00pm

Board Members in Attendance

Leslie Grant
Cora Dunston
Erin Martin
Alvah Hardy
Kelly Cooney

Atlanta BeltLine, Inc (ABI) staff present

Lynnette Reid
Kathrine Morris
Cecilia Leal
Dwayne Vaughn

Stakeholders in Attendance

Alan Ferguson, Invest Atlanta

Public Attendees:

Melody Glynn

Call to Order

Vice-Chair Leslie Grant called meeting to order as 3:11 p.m. noting that there was not a quorum present.

Welcome

Lynnette Reid, Atlanta BeltLine

Lynnette Reid opened the meeting by welcoming the group.

Approval of Agenda & Minutes

Body

The agenda was reviewed but was not approved as there was not a quorum of the Board.

Public Comment

There was no Public comment offered after the floor was opened for public comment.

I. **New Business**

Lynnette

- a) Ms. Reid informed the participants that due to a new job and work schedule Steve Vale, the Fulton County Board of Commissioners appointee, resigned from the board. Ms. Reid sent a message to Steve Vale thanking him for his participation on the Board. Ms. Reid asked the Board to assist in recruiting new board members with affordable housing experience, so that the valuable work of the Atlanta BeltLine Affordable Housing Advisory Board (“BAHAB”) could continue.

- b) Ms. Reid noted that Dwayne Vaughn, Cecilia Leal, and Lynnette Reid met with Chenee Joseph, the Chair of BAHAB, on November 1, 2018 to discuss ways to make BAHAB meetings more interactive, robust and engaging. From that meeting several brainstorming ideas emerged for consideration of the full Board, including:
 - a. The Board should devote some time during the first meeting in 2019 to agree on the best approach for the meetings so that each meeting is informative and captures the collective strengths of the Board members.
 - b. During the quarterly board meetings devote time for Board members or external housing partners, to share updates or make presentations to keep the Board current on what is occurring at a citywide and state level, and (2) identify potential ways to collaborate more closely with agencies represented on the Board.
 - c. Discuss ways to coordinate activities with other affordable housing activities throughout the City. (Note: This responsibility is identified in the enabling legislation for BAHAB).

II. 2019 Annual Retreat/Training Ideas

- a) Ms. Grant asked how BAHAB can begin incorporating the various housing conversations happening citywide into its meetings; for example, activities of House ATL, Progressive Action Working Group, Housing Subcommittee (City Council), etc.
- b) Ms. Reid suggested incorporating an affordable housing training segment the annual planning retreat. In any event, the Board will need to discuss the contents of the planning retreat further.
- c) Ms. Grant also asked whether ABI could forward to BAHAB any announcements about other housing conversations occurring citywide. It was noted that House ATL was planning an open meeting to discuss some progress on implementation recommendations on January 16, 2018 from 8:00-10:00 a.m. at The Gathering Spot, 384 Northyards Boulevard, NW, Atlanta, GA. Ms. Reid stated that this information would also be sent to Board members electronically.

III. 2019 Meeting Dates Body

2019 BAHAB Quarterly Meeting Schedule [Proposed]:

- Tuesday, February 12th, 2019, 3-5pm
- Tuesday, May 14th, 2019, 3-5pm
- Tuesday, August 13th, 2019, 3-5pm
- Tuesday, November 12th, 2019, 3-5pm

IV. BAHTF Trust Fund Report Alan Ferguson, Invest Atlanta

Alan Ferguson presented an update on the BeltLine Affordable Housing Trust Fund. He noted that there were less affordable/workforce housing developers than was optimal, but ABI and IA

were working with the developers providing some technical assistance and advice. It seemed that more market rate developers are approaching Invest Atlanta seeking support for multifamily projects. IA is helping these developers understand the requirements for affordability (IZ and TAD/development authority support) and is responding to specific technical questions and offering guidance for the proposed multifamily projects. IA is focusing more attention on helping more developers become proficient in the affordability requirements and encouraging development, particularly within the Atlanta BeltLine Tax Allocation District. Mr. Ferguson also encouraged Board members to attend the January 16th House ATL general session meeting.

V. **Line of Credit/TOD Fund Update** Alan Ferguson, Invest Atlanta

Mr. Ferguson reported that IA was setting up a Transit Oriented Development (“TOD”) fund to help facilitate development near transit. IA also expected the Line of Credit for acquisition of properties within the Atlanta BeltLine to close sometime in January – February 2019.

VI. **Development Progress Update** Cecilia Leal, Atlanta BeltLine

Cecilia Leal presented an update on affordable housing development progress, highlighting:

- To date 1600 affordable units have been created in the Atlanta BeltLine Tax Allocation District by ABI and its public housing partners.
- To date 1042 Affordable units have been created in the BeltLine Planning area by ABI and its public housing partners.
- There is a balance of 4,000 units to be created in the Atlanta BeltLine TAD by 2030. ABI has established yearly targets to begin meeting this goal. 250 affordable units are proposed to be created or preserved during FY19.
- To date, some 396 publicly announced affordable units are within the pipeline.
- There remains substantial discussion regarding the City of Atlanta’s Inclusionary Zoning (“IZ”) standards for the Atlanta BeltLine TAD. She noted that IZ only applied for multifamily rental units.

VII. **Working Group Final Report** Dwayne Vaughn, Atlanta BeltLine

Dwayne Vaughn reported on ABI’s continued efforts to encourage affordability in the Atlanta BeltLine TAD and Planning areas. He mentioned that ABI was closely implementing the Atlanta BeltLine Inc. Affordable Housing Working Group Recommendation from its Final Report. He noted that the Final Report contained recommendations around the three core areas of policy, capital, and zoning. ABI is also thinking about innovative ways to meet its goal of 5600 units and capitalizing on the recommendations made in the final House ATL report. Mr. Vaughn recommended that Board members review the House ATL report (at www.houseatl.org) and noted that one of the most important recommendations – appointment of a Chief Housing Officer, had been embraced by the Mayor.

VIII. Adjournment

There being no further business, Ms. Grant adjourned the meeting at 4:33pm

Next meeting: Tuesday, February 12th, 2019, 3:00pm

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