

for Developer Incentives in the last year. The Board reminded staff of recommendations for the BAHTF and CHDO/Nonprofit set asides was a priority. The Board recommended focused efforts on bringing CHDO/Nonprofits to the table.

Staff reviewed the Affordable Housing Pipeline with the Board.

The Board raised questions about the West End Mall and the loan made for predevelopment funds. Staff responded to with by saying the loan has matured and is potentially a legal matter. The conversations are tenuous, and the advice of in house of council is being followed.

The Board requested clarification on what timeframe may in which action by staff can be expected. Staff replied that conversations are continuing, and staff anticipates at least 60 days before we hear back from the project.

The Board inquired with staff on the Flats at PCM and the proposed 259 family rental housing units from 2013. They received \$2 million from the BAHTF for a proposed 52 affordable units. At the time of receiving that award, the 90% of AMI was the level of affordability. Each year HUD adjusts the Levels either up or down. In August of 2013 Invest Atlanta approved the funds. The Board asked staff if Invest Atlanta, is the agent used by ABI to secure loan transactions and if the execution, is tracked by ABI or Invest. In response staff answered both

The Board inquired on how they have performed. When you look at the investment, how long were they scheduled to have the levels? The answer from staff was 15 years.

The Board the commented and questioned that there is a compliance fee that is backed into the agreement from the TAD. We have heard the affordable units have not been occupied. Have these affordable units been used? Staff answered ABI is scheduled to review the rent roles in December/January.

VI. Design Review Committee Progress Review

The Design Review Committee started back in 2015. Eight members. Responsible for review projects before the City application review process. The DRC looks at streetscapes, building design, sidewalks, off-street parking, loading before the project completes the Special Administrative Permit with the City of Atlanta's Office of Zoning and Development.

It may not be a bad idea to have staff from the City present on the City's process.

It was suggested to aim for scheduling a presentation in the next Board meeting.

VII. New Business Whitney Fuller, Atlanta BeltLine, Inc.

New Membership

Atlanta Public Schools filled all three of their open vacancies this fall with:

Aretta Baldon,
District 2 Representative for APS Board of Education

James (Jim) C. Cheeks;
Red Brick Homes & Development

Chuck Shultz
Atlanta Public Schools

Staff requested that new and returning Board members submitted you Headshot & Resume as soon as possible to be added to Website Page.

ABI Updates

Budget Review – this item will be discussed in depth during the annual meeting.

COVID -19 Resources – Staff shared partnerships with the Atlanta Volunteer Lawyers Foundation, STRIVE and JUVO Jobs and Georgia Power Hiring Line Tech’s w/ salary high 40k

Elections – the Board hosts elections on every other year in the odd year. In 2021 the Board will host an election for Leadership positions.

Annual Report Out Dec. 3rd

VIII. Adjournment

NEXT MEETING(S)

February 9th, 2021 | May 11th, 2021 | August 10th, 2021 |
November 9th, 2021