



October 4, 2005

Dear Sir or Madam:

The Atlanta Housing Association of Neighborhood-based Developers (AHAND) is an association of Atlanta-based Community Development Corporations (CDCs) and other entities committed to improving the quality of life in Atlanta's underserved neighborhoods. Our current membership consists of 25 organizations that, during the last 10 years, have produced over 4,500 units of affordable housing and reinvested \$75 million in Atlanta's neighborhoods. **I am writing to express AHAND's position regarding the Beltline.**

Atlanta currently struggles with a severe shortage of greenspace and practical public transit. MARTA, was conceived as a regional transit system, however it currently provides limited options for in-town transit. The abandoned rights-of-way from Atlanta's history as a rail hub have created an entrenched form of disinvestment that isolates neighborhoods around the city.

The proposed Beltline project has the potential to make unparalleled improvements to the quality of life in the City of Atlanta by providing pedestrian and transit connectivity through a continuous loop, developing new public parks, creating affordable housing, and fostering commercial revitalization within the City of Atlanta. Because of this potential, ***AHAND strongly supports the Beltline project and the Tax Allocation District (TAD) as the primary funding strategy.***

As a collaborative body, AHAND represents a constituency of CDCs that are currently providing services in several neighborhoods within the boundaries of the proposed Tax Allocation District. AHAND bears a responsibility to ensure that the Beltline is realized with them in mind. As such, it is our objective to be involved in formal policy discussions on the following points:

- \* *A continuous transportation loop that is affordable to ride and has an equal distribution of access points.*
- \* *Inclusionary zoning policies with well defined affordability requirements using City of Atlanta incomes as a reference.*
- \* *Incentives and opportunities for CDCs and Community Housing Development Organizations (CHDOs) to participate in redevelopment projects.*
- \* *Displacement prevention policies for current residents.*
- \* *Comprehensive affordable longevity requirements for new units.*
- \* *Equitable distribution of affordable housing development throughout all Beltline 'nodes'.*
- \* *Transparency and efficiency in operations from City Council, the ADA, and the Workforce Housing Fund.*

AHAND and its membership are readily available to the City of Atlanta, the Atlanta Development Authority, and the Beltline Partnership as a resource for specific strategies regarding these points.

Thank you,

Sulé O. Carpenter  
Executive Director