



## POLICY COMMITTEE UPDATES

### LAND BANK AUTHORITY REFORM, BELTLINE TAD, INCLUSIONARY ZONING AND HOUSING TRUST FUND

(Natallie Keiser 404..524.4130 ext. 16)

AHAND is represented on the City of Atlanta's Affordable Workforce Housing Implementation Task Force, chaired by Ron Terwillinger, Vice President of Trammel Crow Residential and Renee Glover, Executive Director of the Atlanta Housing Authority. The Task Force is staffed by Bill Bolen of the Davinci Group and Terri Lee, Director of the Bureau of Housing.

The priorities of the Affordable Workforce Housing Implementation Task Force are as follows:

- Creating a property assemblage program (Land Bank Authority Reform);
- Defining Affordable Workforce Housing (Beltline TAD);
- Developing inclusionary zoning policies; and
- Creating an Affordable Workforce Housing Trust Fund.

November 28th, 2005, the Affordable Workforce Housing Implementation Taskforce conducted a meeting to convene the original task force chaired by Egbert Perry; discuss the progress of the recommendations made in the 2002 Housing Report; and discuss the next steps for the implementation of the Mayor's affordable workforce housing vision. The Task Force will be responsible with moving forward the Affordable Workforce Housing Implementation Plan in the 2<sup>nd</sup> Quarter and 3<sup>rd</sup> Quarter of 2006.

Bureau of Planning will collect data and work towards the creation of a financial feasibility model that analyzes the long-term effect on the developer and the City of Atlanta of inclusionary zoning. In addition, a working group led by Terri Lee and Bill Bolen was created to collect data for both groups will present back their findings back to the original task force.

The AHAND Policy Committee prepared a position paper and cover letter on the Land Bank Authority reform for consideration by the parties working on this reform. This position paper is being reviewed by the AHAND Executive Committee.

AHAND will conduct a ½ day workshop to begin to develop an AHAND position on the definitions for affordable and workforce housing. This workshop is tentatively scheduled for March 17, from 9 to 1 pm.

Staff and policy committee will continue to analyze and follow these issues. If you'd like to be involved in work on this topic please contact Natallie Keiser. **Status:** *Pending*

### IN-FILL HOUSING ORDINANCE (Andrea Korber 404.658.1322 ext. 227)

The In-fill Housing Moratorium came before the City Zoning committee on February 1, 2006. It was met with considerable resistance by the for-profit development community and some council members that do not believe the ban has extended far enough. As a result the moratorium seems to have lost a considerable amount of energy. Despite the set-back in the Zoning Committee the moratorium still came before the council on February 6, 2006, but was not approved.

Although the Moratorium was not approved by Council, the Council will still be considering an Infill Housing Ordinance. The process of writing an ordinance is being led by Councilperson Mary Norwood. “McMansions” will continue to be an issue, and there will be several attempts to limit their development. The Policy committee is concerned about the impact an infill housing ordinance may have on limiting affordable housing development. Staff and policy committee will continue to analyze this issue and develop a position on the proposed ordinance. If you’d like to be involved in work on this topic please contact: Andrea Korber. **Status:** *Pending*

BARRIER-FREE ORDINANCE (Pete Hayley 404.572.3643)

HUD federally mandates that multi-family housing developed with the use of federal dollars (CDBG, or HOME funds) comply with the American Disabilities Act (ADA), and is barrier-free. The City of Atlanta passed legislation that supported the federal mandate and extended its provisions to single-family, duplex and triplex dwellings. The barrier-free ordinance has been apart of the City’s requirement with respect to CDBG and HOME funds for more than 15 years, though it has not always been enforced. Current administration will enforce federal mandates going forward. AHAND’s Policy Committee will be conducting a survey on the fiscal impact of barrier-free ordinance on housing currently within CDC portfolios at the AHAND meeting on March 16, as well as an information campaign to members outlining barrier-free requirements. If you’d like to be involved in work on this topic please contact: Pete Hayley, or Donna Tyler. **Status:** *Pending*

CITY BUILDING PERMIT PROCESS (David Scott 404.524.2000)

The Executive Committee has decided to appoint Pete Hayley along with David Scott to the City of Atlanta’s Permit Process Committee to represent AHAND.

A summary of the issues related to permitting:

1. Facility Issues
  - a. The City has commissioned a needs analysis to review facility requirements related to the processing of permits, and needs for the planning department in general.
  - b. As a result of this analysis, the City is considering locating the planning department at an offsite location (somewhere other than City Hall.) Free parking will be provided and easier access.
  - c. The study has identified design principles and efficient customer flows and is reviewing this preliminary information with internal City departments.
  - d. The project start date for relocation could be as early as fourth quarter of 2006.
  - e. The new Planning Commissioner is performing his own assessment of the department, which is to be completed by March. His assessment will be incorporated into the facility design parameters.
  - f. A short term re-design for the third floor is also being looked at in addition to the longer term relocation possibility.
2. Georgia Tech Project
  - a. A group of Tech students have been asked to analyze the current permitting process and make recommendations for improving the flow of the process.
  - b. The study period is three months, the students will be asked to make a presentation at the next Stakeholder group meeting.
3. Online viewing
  - a. The City IT department is collaborating with planning to establish a system that allows online viewing of permit status information.
  - b. Data for the online viewing is being pulled from the City’s KIVA system, which is used to log and track all permits.
  - c. One of the challenges that is being worked through is standardizing comments.
4. Fee payment consolidation will be launched in February. Instead of paying various fees throughout the process, we will pay one amount at the end that includes all the various fees.

