

## AHAND Advocates for Affordable Housing in the Beltline Tax Allocation District Legislation



In recent months, as the City of Atlanta has focused its attention on the creation of a Tax allocation District (TAD) to support the development of the Beltline, Community Development Corporations have been vocal proponents of policies that support low income households. AHAND's *ad hoc* beltline committee—comprised of CDC member organizations—evaluated the Beltline

Tax Allocation District Feasibility Study, assessed its impact on affordable housing, and made recommendations aimed at ensuring that residents currently living in neighborhoods that will be served by the proposed Beltline have the opportunity to participate in the planned revitalization of their communities.

*(Continued on page 2)*

## Spotlight on Neighborhood Revitalization:

SUMMECH CDC: Fill in the Gap Initiative

SUMMECH CDC's Fill in the Gap initiative is located in the southern half of the Mechanicsville neighborhood and is bordered by Garibaldi Street on the west, Windsor Street on the east, Ralph David Abernathy Blvd. on the north and two occupied single-family homes on the south. The site is centrally located two

blocks from Interstate 75/85, within walking distance of Turner Field, minutes from downtown Atlanta, and has easy access to the Atlanta University Center and Hartsfield-Jackson International Airport. The Garibaldi Street Project site is located on the portion of

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### **Beltline, From Page 1**

The recommendations of the AHAND's Beltline Committee included:

- 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.

The Beltline Committee's recommendations were presented to the Atlanta City Council during a series of public hearings and work-sessions held in late October.

While the Atlanta City Council's Community Development/Human Resources Committee (CD/HR) was initially considering legislation that detailed provisions for Affordable Housing at AHAND's request, the Committee ultimately decided to remove specific language regarding income eligibility requirements, the amount of downpayment assistance provided, and the allocation to homeownership and rental opportunities. Council Members indicated that they wanted to study the matter further and revisit the legislation in the Spring and make specific recommendations regarding Affordable

Housing at that time. Therefore, the Beltline TAD legislation that was passed by full Council on November, 7<sup>th</sup> was done without detailed language regarding affordable housing.

In the coming months, AHAND will continue to work with the CD/HR Committee and other advocates to ensure that the affordable housing policy that is adopted by the City Council, is sensitive to the needs of existing neighborhood residents, is inclusive of Community Housing Development Organizations (CHDOs) currently serving areas surrounding the Beltline TAD, has both a homeownership and rental component, and serves households with the greatest needs.

For additional information on the AHAND's Beltline Committee, please contact Andy Schneggenberger, Committee Chair, at [ [andy@chratlanta.org](mailto:andy@chratlanta.org) ].

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### **Spotlight, From Page 1**

Ralph David Abernathy Blvd. where the City of Atlanta has completed a streetscape beautification project.

As part of SUMMECH Community Development Corporation's long-term strategic planning mission, the Garibaldi Street Project represents its latest effort in neighborhood revitalization for Mechanicsville. Along with SUMMECH's successful completion of its Ware Estates Townhome development, the Garibaldi Street Project will add single-family detached housing to the Mechanicsville landscape enabling families to enjoy the "in town" living experience.

The initiative is a part of SUMMECH's broader in-fill housing strategy. Phase one includes the development of six homes. Sitting on previously vacant lots, each has a three bedrooms and two and a half bathrooms. The homes range in size from 1360-1698 square feet. The prices are projected to be between \$192,000 and \$260,000. Financing for the project was provided by Capitol City Bank.

The Second phase, beginning in 2006, will include the development of 10 single-family homes on scattered lots. With features including three bedrooms and three full baths, these homes are expected to be priced between \$167,000 and \$174,000. The sec-

ond phase used grant funding from the City of Atlanta's Economic Development Initiative (EDI) to fund a portion of the acquisition cost and will use down payment assistance from the Georgia Department of Community Affairs to ensure affordability.

For additional information on SUMMECH CDC's Fill in the Gap initiative, please contact Felecia Hicks at [ [hicksatl@aol.com](mailto:hicksatl@aol.com) ].



# AHAND 2005 - Calendar of Events Oct— Dec

October	November	December
<ul style="list-style-type: none"> <li>AHAND Meeting 10/20/05 Host: Atlanta Micro Fund</li> <li>Enterprise Foundation Network Conference November 9– 11 (Washington, DC)</li> <li>ACORA Board Meeting 10/28/05</li> </ul>	<ul style="list-style-type: none"> <li>Annual Conference 11/16/05</li> <li>ACORA Board Meeting 11/28/08</li> </ul>	<ul style="list-style-type: none"> <li>AHAND Meeting/Holiday Party 12/15/05 Host: TBD</li> <li>ACORA Board Meeting 12/27/05</li> </ul>

## Atlanta Micro Fund:

### Characteristics of an Ideal Client

Successful clients of the Atlanta Micro Fund typically exhibit the following characteristics:

#### BUSINESS

- Revenues under \$250,000 (Start-ups ware welcome to apply)
- Under 6 employees
- Need to purchase: vehicle, equipment, inventory, supplies or working capital (rent, utilities, marketing or labor)
- Loan funding needs under \$10,000.
- Have the ability to pledge

some collateral (particularly on loan amounts over \$2500): business equipment or inventory, vehicle(s), etc.

#### PERSONAL

- Household income under \$100,000 (unemployed are welcome to apply)
- Personal credit report does not reflect an individual in severe debt trouble.
- Able to make a quality product or provide a quality service.

with these types of businesses:

- Lawn care providers
- In-home childcare providers
- Small restaurants or retailers
- Artisans
- Hair salons

If you or someone you know fits within these guidelines and is looking for business capital, please contact Marvin Bryant for additional information on the AMF's loan and grant programs at: [ Mbryant@ahand.org ] .

The AMF has had good success



#### Previous AMF Loan Recipients

*Left—Silas Andega, Owner/Operator of the West End Dry Cleaners.*

*Right—Deborah Strahorn Owner/Operator of the Nicky Night Child-care Center*





# Community Development Matters

A Publication of the Atlanta Housing Association of Neighborhood-Based Developers

AHAND

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## Join AHAND Today !

The Atlanta Housing Association of Neighborhood-based Developers (AHAND) is a not-for-profit organization formed in 1988 as a network of inner-city Community Development Corporations committed to improving the quality of life in Atlanta's disenfranchised neighborhoods

### Voting Members

Non-profit organizations engaged in community economic development and affordable housing production not serve as a funding intermediary.

#### **Budget**

< \$100k

100k— 199k

200k—499k

500k+

#### **Annual Fee**

\$100

\$200

\$350

\$500

### **Affiliates**

Non-profit, for-profit, public agency, elected official, or individual with an interest in affordable housing and community economic development.

#### **Budget**

< \$100k

100k+

#### **Annual Fee**

\$100

\$500

### **Please print the following information:**

Organization Name \_\_\_\_\_

Executive Director \_\_\_\_\_

Member Name & Title \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

Web address \_\_\_\_\_

Signature \_\_\_\_\_

Payment Included \_\_\_\_\_