



PLAN. REBUILD. RESTORE.



*Department of Planning & Community Development
2010 Annual Report*

July 1, 2009 to June 30, 2010

TABLE OF CONTENTS

Greeting from Mayor Reed	4
Letter from the Commissioner	5
Departmental Mission & Vision	6

Introduction

Operational Structure	9
Boards & Commissions	10

Departmental Year in Review

Office of Buildings	13-17
Office of Code Compliance	19-20
Office of Housing	21-25
Office of Planning	26-30

DPCD Statistical Summary

Fiscal Budget 2008-2011	32
Fiscal Budget Summary 2008-2011	33

Compendium of Active Projects

Atlanta Streetcar Project	34
Atlanta Beltline Project	35
Fort McPherson Redevelopment Project	36
Neighborhood Stabilization Program	37



Mayor Kasim Reed Greeting

As the 59th Mayor of Atlanta I embrace the opportunities and challenges that lay ahead of us in FY 2011. While our national and local economy continues to show signs of strength, I am confident in our plan to restore and rebuild Atlanta out of the recession. Maintaining safe streets and creating jobs and economic opportunities for all citizens and businesses are among my top priorities as Mayor. I also want to ensure that all youth and senior citizens have services and facilities they need to thrive. My goal is to lead this administration back to fiscal financial health and to see cultural excellence become an attribute to visitors and citizens of Atlanta.

In fiscal year 2011, my administration, through the Department of Planning & Community Development (DPCD), will conduct a comprehensive housing inventory and audit to help us ascertain a complete picture of the state of affordable housing in our city. DPCD has achieved great success with implementing the City's Neighborhood Stabilization Program (NSP) by purchasing and renovating foreclosed housing units in communities hardest hit by the mortgage crisis. Using more than \$16 million in federal and state housing grants, DPCD took on the challenge of returning abandoned single-family homes and apartment complexes to livable, affordable housing inventory.

I believe city government has a responsibility to you to perform the business of government in an open, ethical and professional manner. Creating hope and opportunity for our citizens and businesses alike is a pledge I made when I took office as Mayor, and I stand by the promise to work together with you to make Atlanta the top choice for citizens who want a clean, safe, thriving and prosperous city.

Sincerely,

Kasim Reed
Mayor



Letter from the Commissioner

Dear Stakeholder:

The City of Atlanta faced tremendous challenges fiscal year 2010 that were also felt across the country. In fact, we have all been impacted in some way by the current down economy. Despite current economic conditions, the City of Atlanta's Department of Planning and Community Development is focused on recovery and sustainability

In spite of these tremendous challenges, the Department continued to create and implement new services, federal programs and improved procedures to make it easier to live, work and do business in the City of Atlanta. Emerging from the recession will require us to persist in planning for Atlanta's recovery. You have my assurance that our partnership with you will continue as we actively plan to mitigate many of the housing and community development challenges that lie ahead.

While faltering financial markets and declining employment have greatly impacted the housing market on a nationally and locally, the City of Atlanta's Department of Planning and Community Development has an unprecedented opportunity.

As a result of being awarded federal funds in 2009, we have successfully implemented Atlanta's Neighborhood Stabilization Program, also known as NSP. The Program allows us to target areas with the highest concentration of single-family foreclosures and acquire, refurbish and resell the homes to citizens who wish to make Atlanta their home.

We successfully converted our paper permitting system to an automated system called Accela that allows citizens and businesses to apply online for permits and file code violation complaints. This new system helps my staff to be more efficient than ever. Even though we have seen sharp declines in new, single-family construction permitting, we are experiencing an upward trend in homeowners making alterations, additions and general repairs to existing homes.

Our list of accomplishments is too long to list them all for you in this brief greeting, but many of them are outlined in the following pages of this Annual Report.

With my continued gratitude for your support and participation, I look forward to serving all of our stakeholders in the year ahead.

Sincerely,

James E. Shelby
Commissioner



James E. Shelby, Commissioner



Terri Lee, Deputy Commissioner



Linda Goodman, Business Manager

DEPARTMENT MISSION STATEMENT

The vision of the Department of Planning and Community Development is to take a leadership role in creating opportunities for our City to continue to grow and sustain our diverse communities that define and give Atlanta its unique character.

DEPARTMENT VISION STATEMENT

The mission of the Department of Planning and Community Development is to guide the development of the City through effective measures of planning, design review, construction plan approval, code compliance, and housing assistance.

The Department of Planning and Community Development

There are four Offices within the Planning and Community Development Department that collectively are responsible for the planning, implementation and management of:

Administration

Commissioner's office manages the Department's day-to-day operations and provides leadership for new initiatives to improve services to citizens, businesses and internal operations.

Office of Buildings

Estimates impact fees, interprets City building codes, performs electrical, mechanical, plumbing and building inspections and supervises Tree Ordinance activities.

Office of Code Compliance

Enforces Atlanta Housing Code, Zoning Ordinance, and commercial and industrial Codes. Conducts internal and external property inspections. Researches property ownership information and prepares violation notices, criminal citations as well as prepares court cases. Manages City's In Rem Program.

Office of Planning

Works to plan livable, sustainable, safe, pedestrian-friendly and green communities. Manages NPU programs and GIS database. Manages zoning requests, annexation boundaries and administers Historic Preservation ordinance and reviews all landmarks, districts, sites and other notable property.

Office of Housing

Coordinates and manages housing requirements for the City of Atlanta. Manages various housing programs funded by U.S. Department of Housing & Urban Development. Works to assess affordable housing needs within the City of Atlanta and implements federally funded projects that target low-income individuals.

Introduction

The Department of Planning and Community Development (DPCD) is responsible for what is arguably one of the most diverse range of programs and services in city government. Enhancing the quality of life for every citizen and business owner is a unique opportunity this diversity of services represents.

Fiscal year 2010 included many challenges as well as significant achievements. Several years ago, during the City of Atlanta's booming housing growth, it might have been difficult to predict the magnitude and devastating effects today's recession would have on our city and citizens. As we enter into FY 2011 we still face many circumstances resulting from a slower than normal housing market and record setting unemployment.

This FY 2010 report highlights DPCD's achievements.

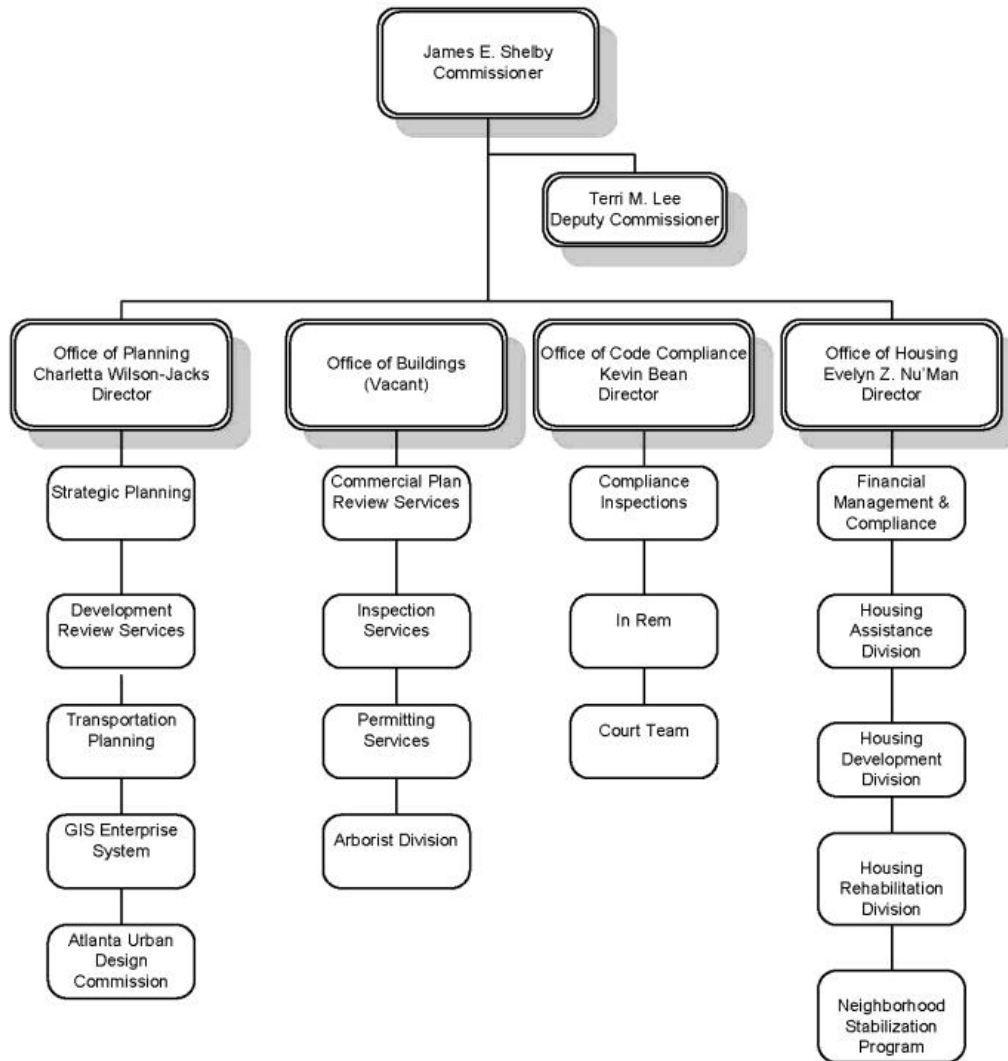
Highlights of the 2010 fiscal year:

- **The Office of Planning and the Urban Design Commission hosted its 33rd Annual Awards of Excellence at City Hall.**
- **Eplans, an information technology online system offering building plan submittals, resubmissions, and review and approval procedures enters its second year.**
- **The City of Atlanta In Rem Program helps to demolish deteriorated and unsecured structures to help eliminate blighted and abandoned multi-family housing in the City of Atlanta.**
- **In 2010, the Office of Planning completed key steps relating to the final plan to redevelop Fort McPherson.**
- **U.S. HUD Secretary Shaun Donovan announces the Obama Administrations support of the Atlanta Beltline project. It will connect citizens to in-town housing, retail, businesses, parks, recreation facilities, streetscapes, greenways and more.**
- **Through the Office of Housing, the Department has obligated over 80% of its HUD award for the City of Atlanta Neighborhood Stabilization Program in June.**



Operational Structure

The City of Atlanta's Department of Planning and Community Development provides leadership, policy direction and centralized support staff for the Offices of Planning, Buildings, Housing and Code Enforcement. Support services include administration, budget, personnel management, public information, legislative liaison, policy collaboration and coordination and technical support and workload functions.



BOARDS AND COMMISSIONS

Atlanta Urban Design Commission

The Urban Design Commission consists of a Staff of five, and a Board of 11 members who are all residents of the City of Atlanta. The members of the Commission are volunteers and are appointed to serve three-year terms by the Mayor, City Council, and Council President. According to City ordinance, the Commission membership includes two architects, as well as a landscape architect, lawyer, land developer, real estate professional, historic preservationist, artist, historian, neighborhood representative, and urban planner. Seven members of the board constitute a quorum for conducting its business.

Board Members:

Tyler William Ahrens
Nathaniel Clark
Wayne Carey
John Cheek
Allyson Turco McCarthy, Chair
Robert Reid
Greg Smith
Freddie Styles
Don Rooney, Vice-Chair
(2 vacant seats)

Tree Conservation Commission

The Tree Conservation Commission assists the City in establishing and maintaining records of historic, specimen and special trees. The Commission also hears and decides appeals of decisions for administrative officials.

Board Members:

Amanda Campbell
Bill Fuller
Kevin Curry
Art Morris
Page Gleason
Kashka Scott
Dan White
Matthew Arnett

Zoning Review Board

The Zoning Review Board consists of nine members, appointed by the Mayor and City Council, who meet twice a month to consider property rezoning and special use permits. The Zoning Review Board takes into consideration the recommendations of the relevant Neighborhood Planning Unit (NPU) and the Office of Planning staff and makes recommendations on rezoning to the Zoning Committee of the Atlanta City Council.

Board Members:

David J. Payne
David A. Coleman
Clinton E. Dye, III
Keyetta Holmes
Dr. Steven D. Lee, Sr.
Cynthia Mitchell
Erica Pines
Mark Reece, AIA
Bahareh Azizi

Board of Zoning Adjustment

The Board of Zoning Adjustment is a quasi-judicial board of five appointed members that hears applications for variances and special exceptions from the zoning ordinance, as well as appeals of administrative decisions. When making a decision concerning an application, the BZA takes into consideration the recommendations of the Office of Planning staff and the Neighborhood Planning Unit (NPU) as well as testimony given at hearings.

Board Members:

Linda Sessler
Karl Barnes
Martha Porter Hall

In Rem Review Board

The In Rem Review Board conducts public hearings for owners of property determined by the Bureau of Buildings to be unfit for human habitation or use. The Board also determines and notifies owners of problems in addition to suggesting corrective action.

Board Members:

Quill Healey, II
Brian Hooker
Keith Morton
Geoff Streat
Deanna Turner
Renee Rhoten
Terrance Madden



Purpose of the Annual Report

This 2010 fiscal year Annual Report provides our stakeholders with a detailed narrative of the City of Atlanta's Department of Planning and Community Development accomplishments and future goals and objectives. We also provide an overview of the Department and its partnerships with boards and commissions that are appointed by the Mayor.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Buildings

OVERVIEW: The Office of Buildings is comprised of five divisions, permit issuance, inspections, zoning, building plan review, and arborist. This bureau is responsible for enforcing the adopted Codes of the City of Atlanta to ensure minimum standards for the construction, repair, demolition, occupancy, and maintenance of buildings, structures and properties. We review, approve and issue all permits required by the City's Codes for the repair, alteration, or addition to all public and private buildings and structures, as well as permits for new construction.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Office of Buildings and obtain the required permits.

Vision

To become a modern dynamic and efficient organization with a customer-friendly structure and practices that rival the best in the nation.

Mission

To safeguard the public health, safety, and general welfare by enforcing the adopted codes by the City of Atlanta through addressing structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy consumption, and safety to life and property from fire and other hazards attributed to the built environment.

Arborist Division:

The Office of Buildings Arborist Division is responsible for:

- Enforcing tree protection on private property
- Inspecting and issuing permits for dead, dying, diseased and hazardous trees
- Inspecting properties for replanting prior to Certificate of Occupancy issuance
- Appeals – Tree Conservation Commission
- Collection of Recompense fees for tree removals
- Issuing permits for the removal of trees associated with building permits or landscape plans.

In 2010, the Arborist conducted approximately 5,635 total tree inspections that included dead, dying, diseased, hazardous trees, illegal tree removal, Certificate of Occupancy, and sign postings.



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Buildings

Inspections Division:

The inspection division inspects construction for compliance with approved plans and state mandated codes. The Office of Buildings Inspections division is broken down into four key areas of operation, including: building, electrical, HVAC and plumbing.

- **Building Inspectors** have the responsibility of inspecting all building permits for foundations, structural, life safety, fire separation exiting Certificates of Occupancy, as well as conducting liquor licensing inspections.
- **Electrical Inspectors** are responsible for the inspection of electrical and low voltage permits for code compliance, issuance of power authorizations, underground electrical wiring, and installation of electrical wiring of the various construction stages as well as re-engineering electrical meters when service is interrupted for more than 6 months.
- **HVAC Inspectors** inspect all HVAC and gas lines for code compliance for new construction, expansion, and replacement of heating & cooling appliances.
- **Plumbing Inspectors** inspect all plumbing and sprinkler permits for code compliance, and approves sewer taps.

Zoning Enforcement Division:

Zoning Enforcement inspects all sign permits for code compliance, approves all building permits for zoning compliance, and conducts zoning research and verification.

Zoning requirements are governed by the City of Atlanta Zoning Ordinance. The requirements addressed in the zoning ordinance include:

- Setback requirements
- Permitted uses
- Density
- Height
- Off street parking
- Sign Permit requirements



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Buildings

Permitting:

Permitting is responsible for the plan review of residential and commercial construction projects with or without plans and the issuance of all Building Permits. During the permitting process the Office of Buildings coordinates the approval of plans with several city and state agencies:

- **DPCD, Bureau of Planning** – Subdivisions, Variances, Special Use Permits, Special Administrative Permits, Permitted Uses, GIS, and Conditions of Approvals, Plan Approvals.
- **DPCD, Bureau of Code Enforcement** – Working without a permit, deteriorated buildings, addresses and ownership.
- **DWM – Site Development** – Site plan approvals related to storm water management, flood control, sewer credits and land disturbance.
- **DWM – Grease Management** – Site plan approvals related to grease trap for commercial projects (i.e. Restaurants, salons, etc.)
- **DPRCA – Parks** – Site plan approval for trees impacted on public property, city right-of-ways (curb cuts)
- **DPW – Traffic** – Site plan approval related to traffic flow, roads, street abandonment, signs in public right of way, etc.
- **Law** – Legal representation on law suits, lobbying state law issues relating to permitting and legal advice.
- **Finance** – payment of all building permit fees and business license approval (zoning compliance) and printing of permits.
- **Urban Design** – Site plan approval for properties located in historic district or Landmark buildings.
- **Fire** – Site plan approval for Assembly and fire protection.

Department of Information Technology – hardware and software support, web based permitting, reports, electronic plan review, remote inspections, and new technological initiatives.

TOTAL PERMITTING REVENUES

Fiscal Year	Permits Issued	Revenue Generated
2007	40,177	\$23,109,986
2008	32,592	\$18,312,925
2009	22,454	\$12,764,090
2010	19,220	\$ 7,116,090

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Buildings

Permit Process:

In 2010, the Office of Buildings issued approximately 19,220 building permits, of all types, and generated over \$7 million dollars in revenue. Although Atlanta's construction and real estate markets continued to spiral downward, and the city endured historical budget deficits, the Office of Buildings continued to strive for excellence. In fact, after major reductions in staffing resources, the office of buildings maintained its focus on the City's Time to Permit and strives to maintain a high level of customer service to its citizens, builders, and contractors. Due to the current slow economy and the unstable real estate market, the Office of Buildings continues to experience revenue losses.

Contributing factors for this decline include:

- Credit lending for both residential and commercial construction remains restricted.
- Unprecedented unemployment.
- Stock market declines have reduced disposal income.
- Saturation of housing market with foreclosures.

NUMBER OF PERMITS ISSUED

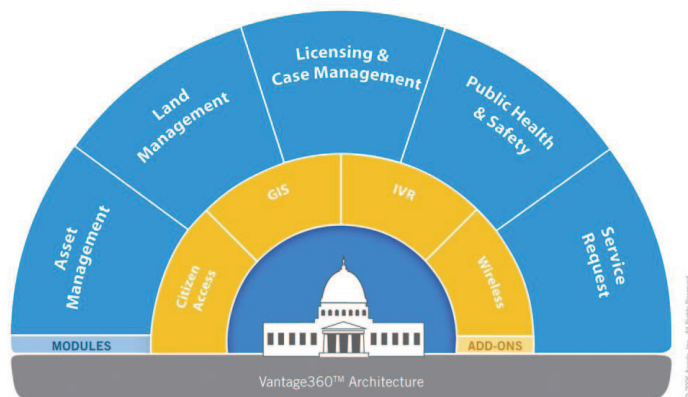
MONTH	2007	2008	2009	2010
July	3395	3139	2359	1764
August	4084	3303	2143	1664
September	3374	2585	2157	1628
October	3735	3176	2141	1874
November	2908	2605	1526	1866
December	2656	2268	1953	1102
January	3173	2497	1730	1275
February	2929	2539	1139	1297
March	3518	2636	2167	1775
April	3472	2670	1842	1750
May	3520	2442	1507	1478
June	3413	2732	1790	1747
Total	40177	32592	22454	19220



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Buildings

TECHNOLOGY IMPROVEMENTS



Accela Automation:

During fiscal year 2010, the migration from Kiva to Accela had reached a 12 month milestone. The City of Atlanta, Office of Buildings is utilizing the numerous Accela products (Accela Automation, Accela Wireless, Accela GIS, and Accela Citizen Access) and has determined that this migration allows additional functionality that the former technology did not offer.

Accela Automation Benefits:

- 24/7 access to apply for and pay for permits online!
- Automate –streamline hundreds of steps involved with the completing a permit, application check-in, plan reviews, fee calculation and collection, inspections and sign-offs, task list and much more.
- Wireless – remote inspection and results services.
- GIS – gives staff direct access to view geographic representation of all land-use, zoning, and infrastructure information associated with a parcel, permit, or inspection.
- Land Management – tracts and manages all of the land use and development activities including permits, building safety, inspections, reviews, zoning project plans, code enforcement and much more.
- Citizen Access – provides a complete solution from start to finish for public access to on-line services.
- Schedule inspections online or via IVR!
- Track your permit, complaint, or inspection status from the comfort of your own home!
- Research information on parcels, permits, and history.
- Attach relevant documents to online requests.
- A green initiative that saves customers fuel, paper, and offers convenience!

Field Operations Automation:



The Office of Buildings purchased a total of 69 Panasonic Toughbooks, for inspectors, and in 2009 the Office purchased a total of 70 handheld Bluetooth wireless printers all to support the field automation initiative.

Handheld devices ensure that when inspectors are out in the field, they are not out of touch with the office. Inspections can be assigned, rescheduled, or canceled at the last-minute and an alert can be sent automatically to the inspectors via the mobile device. Inspection results are uploaded within a matter of minutes reducing the wait-time for customers requesting inspection results.

Also, when inspectors are responding to code violations, enforcement staff will have the ability to view current parcel data or code violation history by remotely accessing their land management database. New cases are created and inspections performed on the spot for unscheduled violations encountered in the field.

Integrated Voice Response System (IVR)

In an effort to further streamline its operations and improve customer service, on August 15, 2009 the Bureau implemented an Interactive Voice Response system (IVR). The IVR allows Atlanta citizens to schedule inspections 24 hours a day 7 days a week by simply picking up a phone, dialing 404-658-6800, and following the easy voice prompts.

Benefits of the IVR

There are several benefits to our new IVR system that allows customers to access information without a laptop or PC. The IVR will allow you to:

- Schedule an inspection
- Reschedule an inspection
- Cancel an inspection
- Obtain inspection results

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Code Compliance

OVERVIEW: The Office of Code Compliance is responsible for the enforcement of the Atlanta Housing Code, Commercial Maintenance and Industrial Code, as well as the Zoning Ordinance where the property owner has failed to obtain a valid building or sign permit, the Office of Code Compliance operates under the Department of Planning and Community Development for the City of Atlanta.

The Office seeks voluntary compliance through the issuance of official correction notices to the owner or responsible party subsequent to having conducted a duly authorized and thorough inspection. Violations may range from the storage of junk vehicles to multiple structural deficiencies to the installation of an illegal sign.

Our primary objective is to obtain voluntary compliance of the property owner in removing the violation. However, when voluntary compliance is not achieved the Office may institute court actions, In Rem procedures, or a combination.

Vision

To make the City of Atlanta a better place to live, work, play and conduct business through the laws and regulations governing code enforcement.

Mission

To ensure safe and sanitary conditions in housing and commercial properties through effective code enforcement efforts.

FY 2010 HIGHLIGHTS: The Office of Code Compliance amended the Atlanta Housing Code in March 2009 to include a tiered fine structure and enhanced fines associated with Housing Code violations. State of Georgia statute allows municipalities to impose fines ranging from \$100 - \$1,000. Prior to the amendment, the minimum fine associated with a property maintenance violation was \$100. The amendment increased this minimum fine for a first offense from \$100 to \$250 if the violation was removed at the time of the initial Court appearance. If the violation was not removed, the minimum fine to be imposed became \$350. The amended fine structure also recognizes the seriousness of highly hazardous violations such as allowing a structure to remain vacant and unsecured. Under the former fine structure the minimum fine was \$100. The amendment now imposes a \$500 minimum fine for first-offenders.

In FY 2010, the Office also implemented Operation High Five, a program to improve communication and collaboration with the Neighborhood Planning Units (NPU) to address high priority issues in neighborhoods. Each NPU chairperson was asked to identify the top five properties that posed the greatest threat to quality of life within the community. Fifteen of the 25 NPUs participated in the pilot project. The Office committed to aggressively investigating and resolving these complaints within a 90 day period. At the end of the pilot phase, 56 of the 64 complaints (88%) that had been submitted were complied or resolved within the 90 day timeframe.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Code Compliance

The Office further expanded the role of the In Rem Program in addressing significantly deteriorated and unsecured structures. The In Rem program is used to address serious violations such as open/unsecured structures or dilapidated structures when the owner of the property either cannot be located or is indigent and cannot afford to make the required repairs. The In Rem Review Board hears recommendations from staff concerning specific properties and based upon these recommendations issues orders to either demolish or clean and properly secure a structure. In 2009, the In Rem Program was responsible for the demolition of 100 structures and the cleaning and securing of 67 properties.

During FY 2010, the Office of Code Compliance restructured its operations through the creation of two Inspection Teams and a Court Team in an effort to increase efficiency and effectiveness. Under the prior model, Code Officers were required to process a case from initial complaint through a court trial. Each officer would spend on average 6.5 hours a week in court. The restructuring allows the Inspection Team officers to conduct a higher number of inspections and re-inspections as a result of not being required to attend court. Similarly, the Court Team officers are able to serve a higher number of citations because they are required to conduct fewer property inspections.

The Office implemented Accela Automation which allows officers to process complaint and inspection information remotely in the field in an effort to increase productivity. Code Officers are now equipped with wireless laptops and portable printers, along with their digital cameras, and are able to conduct an inspection and issue a Notice of Violation while in the field rather than needing to travel back to the office to process this paperwork. Speaking of paperwork, Accela almost completely eliminates the need for paper case files as was required under the previous system.



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Housing



Evelyn Nu'Man, Director

OVERVIEW: The Office of Housing employs affordable housing and community development strategies that address the shortage of affordable housing for the general public and specifically for workforce households. The BOH is charged with implementing City of Atlanta's housing policies. BOH provides housing technical assistance, including but not limited to conducting workshops and preparing written resource materials for the development and implementation of housing programs and collaborates with other agencies that have responsibilities related to housing funding, planning and development such as AHAND, ANDP, AHA, URFA, and ADA. Our outreach efforts encourage the public, developers, and policy makers to include historic preservation rehabilitation, green development, and barrier free housing in development plans to ensure the rich integrity of neighborhoods in the City of Atlanta.

Vision

To develop and maintain partnerships with organizations and stakeholders that seeks to foster the creation of affordable housing in an effective and efficient manner. Our customers consist of homeowners, low income families/persons, non-profits, NPOs, homeless persons, developers, investors and more. We offer services of rental assistance for low income families, loans for multifamily developments, rehabilitation for dilapidated structures and sustenance of affordable housing stock available in the City of Atlanta. (Our Policy is to administer HOME, CDBG, and NSP funds in correlation with National, State, and local mandates.)

Mission

To promote coordinated community development and support the production and rehabilitation of safe, sanitary, and affordable housing, thus stimulating the economic development opportunities for the residents of the City of Atlanta.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Housing

HIGHLIGHTS OF 2010

NEIGHBORHOOD STABILIZATION

In 2010, the Office made significant progress in the implementation of the Neighborhood Stabilization Program (NSP). The City was awarded \$12.3M NSP funds from the U.S. Department of Housing and Urban Development and \$3.9M from the Georgia Department of Community Affairs (DCA) to provide emergency assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within the city limits. The Office hired a staff of four to provide contract management and programmatic oversight to ensure all program funds are obligated by September 2010. In June, fourteen (14) affordable housing partners; two (2) quasi government authorities and one (1) City Office were awarded contracts to stabilize and preserve our neighborhoods. While foreclosure has been a major challenge, funds will be used in the hardest hit neighborhoods throughout the City to acquire and redevelop foreclosed properties, both single-family and multi-family. Sixty seven percent (67%), of the total eighty one percent (81%) of NSP funds obligated, were obligated during 2010 along with the acquisition of seventy one (71) additional properties that will produce one-hundred seventy four (174) affordable units. In September 2009, the Urban Residential Finance Authority launched the NSP Homebuyers Assistance Program and provided forgivable deferred loans in the average amount of \$15,270 to eight (8) families with incomes not exceeding 120% of the Area Median Income (AMI). Two (2) properties were land banked for future development. By June 2010, two (2) units were rented and three (3) NSP homes had been sold making the homeownership dream come true.



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Housing

SUBSTANTIAL AND LIMITED REHABILITATION

Under the City of Atlanta's various owner occupied rehabilitation programs, 274 households received assistance in the form of grants and/ or deferred loans for repairs to their homes. This resulted \$1.7M being expended on residential properties to help maintain our City's communities and neighborhoods by providing assistance for the elderly and/ disabled residents. The Office's highest priority is to assist individuals who are disabled and/or are sixty-two (62) years of age or older. The individuals must reside in and own the property within the appropriate target areas to qualify for assistance. To qualify, property owners must have incomes at or below 80 percent of the area median income and must own the properties as their primary residence. Residents receive emergency home repair assistance through our partners Senior Connection, Wesley Community Centers, Rebuild Together, Southeast Energy Agency and Tool Bank. The Housing Rehabilitation Division directly managed the repair of ten (10) homes to ensure the properties complied with the City of Atlanta Housing Code.

In 2010, the Office entered into a \$2.2M construction management contract with the Senior Connections to oversee client intake and ensure that all code violations are cured.

COMMUNITY DEVELOPMENT

In 2010, the Office was awarded a \$750,000 CDBG-R disaster recovery grant from DCA for the acquisition and renovation of a 12-unit apartment building in the Vine City community. The Office approved contracts totaling \$915,000 (8 units at 416 Rawson St - \$400,000; 10 units at 924 Washington St - \$325,000; 4 units at 516 Boulevard \$190,000) for the renovation of 22 affordable rental units owned and developed by three (3) local CHDO organizations under the HOME CHDO Capital Reserve program. The Office provides ongoing contract administration and oversight of the housing programs contracts valued in excess of \$20M. The Office participated in World Habitat Day, an international event to raise awareness of the need for quality and affordable housing. This year's event focused on affordable housing that also has low environmental impact and connections to existing public transportation systems. Local event organizers in collaboration with the Office staff chose a (CHDO) owned site in Reynoldstown that is slated for development of energy efficient homes along the Beltline. The Office provides capital and operating financial assistance to non-profit and for-profit entities to promote residential development. All of our financial services are in the form of low interest loans and/or grants and predevelopment loan. Through the capital investment, communities are being enhanced and the promotion of creating safe and sanitary neighborhoods while stimulating economical growth for these communities can be achieved and produce long-term affordable workforce housing. OOH provides financial assistance to owners of single family properties involving new construction and or rehabilitation of housing for low and moderate-income households. Financial assistance is also provided to non-profit and for profit developers of multiple unit projects for low and moderate income households.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Housing

AFFORDABLE RENTAL and SUPPORTIVE HOUSINGS DEVELOPMENTS

In conjunction with the Atlanta Development Authority Homeless Opportunity Bond and the City's HOME Investment Partnership fund, OOH provided a \$1.4M multifamily contraction loan for the renovation "Chris Kids" a 37 unit apartment complex to provide permanent supportive housing for young adults leaving the foster care system. In December 2009, OOH closed on a \$1.3M demolition and predevelopment construction loan to fund the development of 124 mixed income affordable rental units at the Columbia Hill complex.

SUBSIDIZED HOUSING ASSISTANCE

In 2010, OOH provided Housing Assistance Payments (HAP) totaling over \$1,393,544 to assist 215 units occupied by low-income families within the City Limits of Atlanta. BOH provided Project-Based Section 8 subsidies for 69 apartments at three (3) complexes. We also provided Project-Based Section 8 subsidies for 146 units of housing for homeless individuals at Santa Fe Villas (a Single Room Occupancy- SRO) that has 100 motel type units for single adults only (no children) and 46 units for individuals that are living with HIV or have AIDS at the Edgewood facility.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Housing

FINANCIAL MANAGEMENT, COMPLIANCE & ADMINISTRATION

In 2010, the Office continued to manage the \$13M housing loan portfolio resulting in the receipt of \$279,525 in revenue. In addition, the Office prepared the Budgets and Annual Performance Reports for the HOME, Section 8 Mod Rehab/SRO, and Community Development Block Grants programs.

The Office focused on ensuring the proper fiscal oversight, financial management, compliance monitoring, technical assistance, training, and capability building support to the NSP, non-profit and for-profit housing developers funded by the City. OOH has resolved two additional outstanding HUD findings.

PROGRAMS TO BECOME OR REMAIN HOMEOWNERS

The Office supported new homeownership opportunities through the contract administration or direct implementation of the down payment assistance programs, individual development accounts (IDA), and sweat equity developments. In 2010, the Office expended \$1.68M to agencies providing homebuyer assistance to 146 homebuyers and directly implemented the ACORA Mortgage Assistance Program providing assistance valued at \$1.3M to 39 first time homebuyers. The Office actively participated in multi-jurisdictional collaborative to retain homeownership opportunities, through mortgage foreclosure prevention and housing counseling initiatives. The Office, in collaboration with Freddie Mac, Home Free USA, launched the “Atlanta 4 All” program marketed to City of Atlanta employees providing free home buyer and financial literacy education classes and assistance to help repair their credit and become qualified for homeownership. In addition, OOH staff, along with local HUD and Habitat for Humanity staff, participated in the construction of a Habitat Home. Alongside the future homeowner, who happened to be a grant recipient of the Habitat down payment assistance program funded by the City, the Office was able to construct all of the interior and exterior wall panels of the house. This experience allowed staff to see firsthand the impact their hard work is making on the lives of others.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Planning

OVERVIEW: The city's Office of Planning is responsible for a vast number of vital city services, including, but not limited to, the review of and making recommendations for proposed amendments and requests for variances to the City of Atlanta's Zoning Ordinance; applications for subdivisions, replatting and consolidation of residential and nonresidential properties; and applications for Special Administrative Permits (pre-building permits). We also make recommendations to the Board of Zoning Adjustments, Zoning Review Board and City Council. The Office of Planning further administers the Historic Preservation Ordinance including review of Landmark Buildings and Sites; Historic Buildings and Sites; Landmark Districts; Historic Districts; and Conservation Districts and manages the Neighborhood Planning Unit Program. Our office maintains the official zoning map and address database, the city's GIS Website and GIS database administration. We are also responsible for providing GIS support for Accela Automation, Capital Improvements Program, Comprehensive Development Plan, and NPU program.



Charletta Wilson Jacks, Director

Vision

The Office of Planning is committed to being a forward-looking, community service oriented planning source for establishing an action plan for the integration of land use with housing, transportation, historic preservation and community and economic development. The Bureau serves as a valuable resource to the public and City departments in a wide range of coordinated planning efforts such as housing, transportation/transit, community facilities, annexation, demographics, GIS mapping, parks and open space, general zoning and land development activities. The Bureau also works with regional, state and federal agencies to assure consistency among plans, policies and programs.

Mission

To provide professional land use planning expertise, facilitate land use regulations and direct the comprehensive planning process to promote the orderly growth and development of the City of Atlanta.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Planning

HIGHLIGHTS OF 2010:

In 2010, the Office of Planning completed major planning initiatives in the area of green space, zoning, and overall community development.

FORT MCPHERSON ZONING AND LAND USE

The Office of Planning, with financial assistance from the Department of Defense, established a team of professional planners to develop a zoning and land use blueprint for the redevelopment of Fort McPherson upon its closure. This team was established to craft regulations for the redevelopment of the 488-acre site in southwest Atlanta.

In an effort to reach out to the community prior to the commencement of a legislative process, the Office of Planning conducted a series of weekly community meetings over a six-week time period to present key concepts of the proposed regulations and to receive feedback from the community. Opinion surveys were distributed and collected at each meeting to quantify the community's input. Over 250 surveys were returned and the results were published on the City's website along with each meeting's PowerPoint presentation. Overall, the response was constructive and the series provided a good cross section of opinions that generally supported the redevelopment concepts being proposed. Presentations from each meeting as well as the results of the community's feedback can be found on the Office of Planning's web page.

This information is being used to draft and finalize proposed regulations for the zoning and land use blueprint, based on the 2007 McPherson Planning Local Redevelopment Authority (MPLRA)-approved Reuse Plan. Currently, the team is beginning the next phase of obtaining input on the draft zoning regulations from City departments and other agencies. Following the analysis of the information received, the team will be revising the draft zoning document in preparation to present to the MPLRA and for the legislative process. This legislative process will require additional meetings with NPUs, associated land use committees, the Zoning Review Board and the Atlanta City Council.

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Planning

ATLANTA'S PROJECT GREENSPACE

Atlanta's Project Greenspace is an initiative designed to develop a world-class open space system in Atlanta that connects people to parks, recreational facilities, plazas, streetscapes, greenways, and natural areas. It establishes a framework for a citywide system of high quality open spaces consisting of parks, natural areas, civic spaces, and connecting greenways, streetscapes, and trails. This system is essential to Atlanta's quality of life, economy, environment, and sense of community.

The City of Atlanta adopted the New Century Economic Development Plan in December 2004. One of the Plan's initiatives focused on parks and green space. In the fall of 2006, the City began to prepare the Project Greenspace Plan, as an update of the 1993 approved Park Open Space and Greenways Plan. The goal was to develop a master plan addressing the preservation, acquisition and management of open space in the City of Atlanta. The plan was approved by the City Council in December of 2009.

The Project Greenspace process provided multiple opportunities for City agencies, residents, and stakeholders to articulate issues, opportunities, and needs related to Atlanta's green space. In addition to public input, Project Greenspace included extensive data collection, interim background reports, GIS mapping, and analysis. This combination of community input and analysis led to the development of the vision, goals, and actions.

Project Greenspace identified 12 major initiatives designed to grow, manage, and build capacity for green space.

Examples of other recommendations include:

- Preserve and restore historic and cultural resources through increased inventory, preservation, interpretation, and education.
- Incorporate public art into the greenspace system consistent with the City's Public Art Master Plan.
- Develop resource management plans and standards for managing natural areas within city parks.
- Incorporate "green" building and site design techniques and best practices into the design and management of green space (e.g., water conservation, energy conservation, use of native species, reduced waste, etc.).

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Planning

SUPPORTIVE HOUSING

The Office of Planning worked tirelessly with the Department of Law to develop legislation to address the issue of supportive housing. Supportive Housing is categorized as permanent, affordable housing linked to services – that provides low-income, disabled and formerly homeless people the help and support they need to stay housed and live more independent, healthy and fulfilling lives. Statistics have shown that supportive housing is the single most effective, and most cost-efficient, way to reduce homelessness. It has been found that supportive housing strengthens communities and helps integrate people with disabilities and other special needs into the life of their neighborhoods.

The legislation approved by the City Council in 2009 created a new text in the City's Zoning Ordinance and included language to create a definition for shelters and make supportive housing consistent with state and federal regulations. Working hand in hand with the Mayor's Office on Homelessness, the Bureau incorporated language that requires those seeking to operate supportive housing facilities to obtain certification from the Mayor's Office of Human Services that the facility is consistent with the City's Current Consolidated Plan and other established criteria.

CAPITAL IMPROVEMENT PLAN AND SHORT-TERM WORK PROGRAM (CIP/STWP)

In 2009, the Office of Planning compiled the Capital Improvements Program, (CIP), and Short Term Work Program, (STWP). State law requires that these documents be adopted by the City of Atlanta in order to maintain Qualified Local Government status which is required for some State and regional funding, and allows the City to collect impact fees. As a result of the Bureau's work in coordination with various City operating departments and agencies, the City was notified of its continuous status as a Qualified Local Government.

The CIP is an implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure. The CIP shows the allocation of projected expenditures for capital projects expected over the next five years. The CIP identifies major improvements and capital purchases needed to provide services to the community. Projects included in the CIP are City infrastructure and facilities, which have the following characteristics:

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Office of Planning

Projects included in the CIP are City infrastructure and facilities, which have the following characteristics:

- Any project, facility or equipment with a monetary value of at least \$25,000 and will last longer than 5 years.
- Any project, facility or equipment, which meets the above criterion and will benefit from extended life through renovation, replacement, refurbishment or expansion.
- Any project, facility or equipment that is currently funded in an existing capital improvement or bond program that will not be completed by July 1, 2010.

The STWP is a key implementation tool of the Comprehensive Development Plan. It is a list of the major actions that could be undertaken by the City of Atlanta to implement the CDP recommendations over the next 15 years.

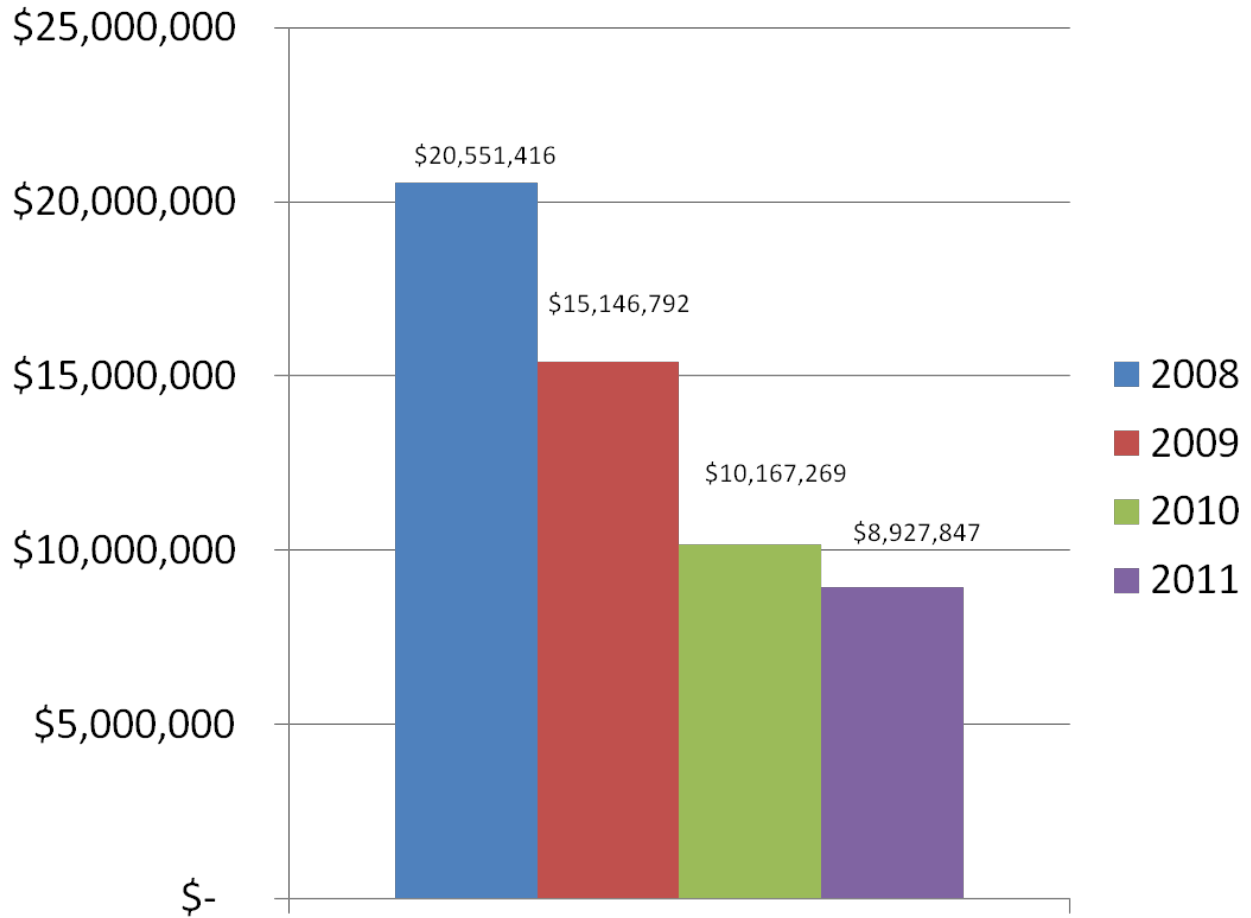
The STWP includes a description of community and economic development initiatives, programs, major capital improvements, infrastructure expansions, regulatory measures, and land development regulations to be adopted or amended. The STWP includes programs and capital projects that are fully funded (these are also in the Capital Improvements Program), partially funded, as well as unfunded. Projects listed in the plans approved since 2004 are included in the STWP. NPU project lists are also included in the STWP. A project should be in STWP/CDP Project List for it to move to the CIP.



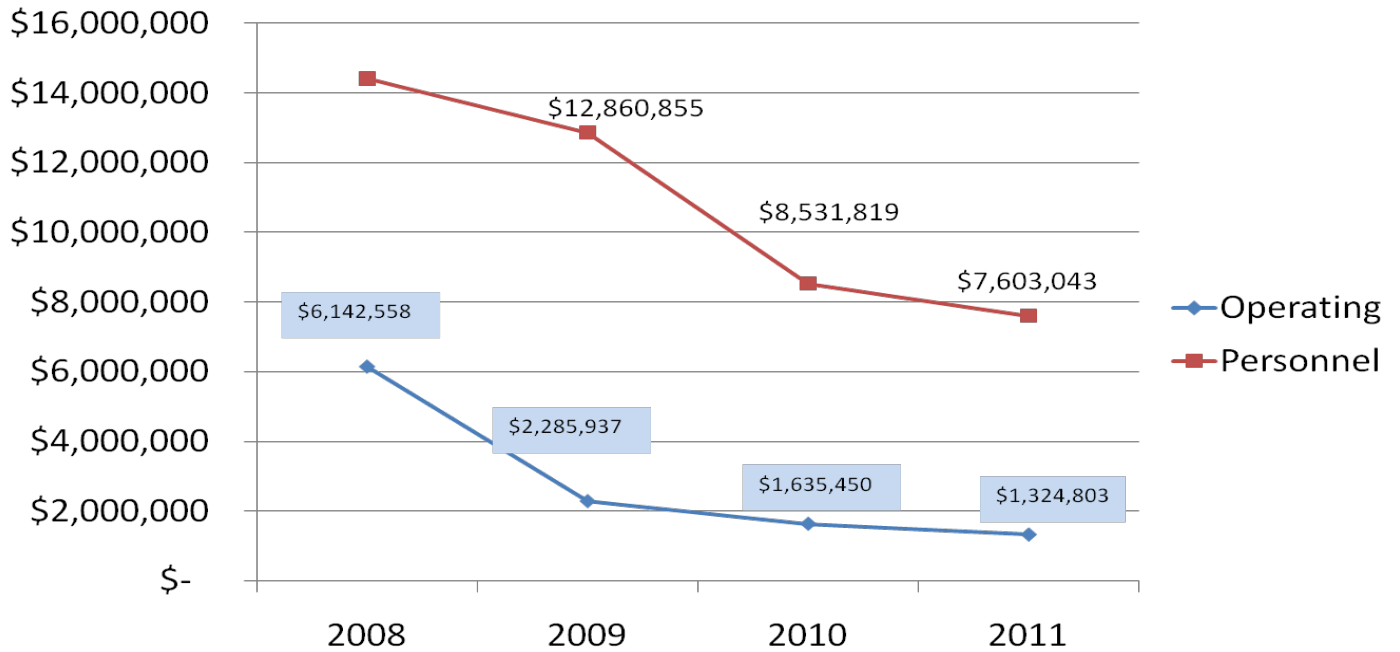
(Photo: Atlanta BeltLine Concept Rendering)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT FINANCIAL SUMMARY

DPCD Fiscal Budget 2008 - 2011



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT FISCAL YEAR BUDGET SUMMARY



FY2010 PRIORITY PROJECTS

Project Spotlight

Atlanta Streetcar

The City is responsible for the application and coordination between all parties. Modern Streetcar studies have been underway since 2003. The most recent study funded by the Downtown and Midtown CID's, the City, and MARTA completed Phase I analysis to submit the grant application in September 2009. Through the rest of 2009 and into 2010 the team has been finalizing Phase II engineering and procurement preparation for the project in anticipation of future federal grants. Additional focus in 2010 will be to ensure high level advocacy to increase the opportunities to receive the grant award. The long-term vision for the proposed streetcar includes a north-to-south route from the Brookhaven MARTA station to Fort McPherson and an east-to-west route connecting The King Center to the Centennial Olympic Park area west of Peachtree Street. Initial funding will kick start the first phase, focusing on the core Midtown-to-Downtown route on Peachtree and the east-west corridor. As they become available, additional federal funding opportunities will be pursued to further fund the streetcar's expansion.



FY2010 PRIORITY PROJECTS

Project Spotlight

Atlanta BeltLine

On May 21, 2010 U.S. Department of Housing & Urban Development (HUD) Secretary Shaun Donovan got a first-hand look and update on the Atlanta Beltline. This project will combine green space, trails, transit, and new development along 22 miles of historic rail lines that surround Atlanta's urban core.

Over the past 20 years, metro Atlanta's growth has occurred in widespread and disconnected pockets of development, which starve the region of reaching its quality of life and economic growth objectives. Long commutes, poor air quality, auto dependency, and limited public space for residents and businesses throughout the region are issues the Atlanta BeltLine strives to address. With the intent to change this pattern of regional sprawl in the coming decades and lead to a vibrant and livable Atlanta, the project also promises to enhance quality of life.

Over the next 25 years, the BeltLine will not only connect the City of Atlanta with its surrounding communities, but will create more than \$20 billion of new economic development and approximately 30,000 new full-time jobs, and 48,000 year-long construction jobs.



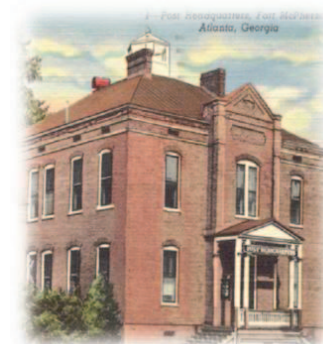
FY2010 PRIORITY PROJECTS

Project Spotlight

Fort McPherson Redevelopment

PROJECT ATTRIBUTES

- 165+ acre “Crossroads Institute for Global Health” to be developed in collaboration with the University System of Georgia, the Governor’s Office, the Georgia Research Alliance, and other stakeholders and private developers.
- 2.4 million sq. ft. of Labs and Office, over 1,000 units of residential development and a campus style collaborative environment to house Georgia’s core competencies in vaccines, infectious diseases, neurosciences and other targeted sciences.
- Aim to attract multi-million dollar commitments in research, technology, training and facilities over the next ten years.
- The plan also calls for a “Main street” development with office, retail and other mixed uses.
- The centerpiece of the development will be a linear park with old growth trees, paths, bike trails, and a 30-acre Event Space, a new home for special events and festivals.



Project Spotlight

Neighborhood Stabilization Program

The City of Atlanta reached a major milestone with its Neighborhood Stabilization Program (NSP) by obligating over 80 percent of its federal and state allocations during the month of July. In June 2010, the Office of Housing was well on its way to reaching 100% obligation by the September deadline.

The City of Atlanta received \$12.3 million from the U.S. Department of Housing and Urban Development (HUD) and \$3.9 million from the State of Georgia's Department of Community Affairs (DCA) for the city's NSP.

The Department of Planning & Community Development's Office of Housing has the responsibility for administrative oversight, management and implementation of the City of Atlanta's NSP. It's intended to help revitalize and stabilize communities hit hardest by the foreclosure crisis by provided grantees with funding to purchase, renovate and resale abandoned and vacant foreclosures.

A LOOK AHEAD

2011 Goals and Objectives



Goals:

- ❖ Obligate 100% of federal and state NSP housing grants by September 2010. Continue to play a key role in stabilizing and rebuilding the City's quality, affordable housing stock through strategic partnerships with key stakeholders.
- ❖ Implement and manage Greenspace Master Plan.
- ❖ Support the City's Illegal Dumping Taskforce initiatives.
- ❖ Conduct and complete 2011 City of Atlanta Housing Inventory and Analysis.
- ❖ Maintain an efficient and focused department that empowers staff and creates a culture of customer service.
- ❖ Lead the implementation of adopted plans through coordination of plan policies and programs.

Objectives:

- ❖ Continue to implement and improve the use of internal and external green systems such as Accela and Eplans.
- ❖ Create a focused housing development and assistance program that implements all available federal and state grants.
- ❖ Assist in the guidance of planning efforts by other agencies such as Georgia DOT, ADA, AHA and others.
- ❖ Work toward a more efficient and responsive department by promoting all services available to citizens and stakeholders.
- ❖ Provide timely review of all City building permit requests and code violations.
- ❖ Provide staff with the best available resources to accomplish their work and improve services.

KASIM REED
Mayor of Atlanta

Atlanta City Council

Ceasar C. Mitchell, President

Carla Smith, District 1

Kwanza Hall, District 2

Ivory Lee Young, District 3

Cleta Winslow, District 4

Natalyn Mosby Archibong, District 5

Alex Wan, District 6

Howard Shook, District 7

Yolanda Adrean, District 8

Felicia A. Moore, District 9

C.T. Martin, District 10

Keisha Bottoms, District 11

Joyce Sheperd, District 12

Michael Julian Bond, Post 1 At-Large

Aaron Watson, Post 2 At-Large

H. Lamar Willis, Post 3 At-Large



CITY OF ATLANTA

Department of Planning & Community Development
55 Trinity Avenue, SW
Suite 1450
Atlanta, GA 30303
Tel: (404) 330-6070

www.atlantaga.gov