

DECEMBER 2020



# Housing Affordability Action Plan

**PROGRESS UPDATE**

MAYOR KEISHA LANCE BOTTOMS



## TABLE OF CONTENTS

---

**1**

Letter from the Mayor

**2**

Leading City Agencies

**3**

COVID-19 Response Efforts

**4**

At a Glance

**6**

Create or preserve 20,000 affordable homes

**10**

Invest \$1 billion from public, private, and philanthropic sources in the production and preservation of affordable housing

**14**

Ensure equitable growth for all Atlantans and minimize displacement

**16**

Support innovation and streamline processes

**18**

Metrics

**19**

Action Tracker

## LETTER FROM THE MAYOR

---

### Dear Neighbors,

In June of 2019, we launched the One Atlanta: Housing Affordability Action Plan – Atlanta’s first comprehensive, multi-agency housing strategy. As I stated in that plan, my priority as Mayor is ensuring that Atlanta is affordable for all who desire to call our city home, especially long-time residents.

Since we launched our plan, the world has changed. Atlanta has been struck by a pandemic that has taken the lives of hundreds of Atlantans and caused an economic crisis. Tragic local and national events have also laid bare the harsh realities of the racial inequities we face as a city and a nation. Black and brown communities have been disproportionately impacted by COVID-19, economic insecurity, and housing instability – issues linked in ways we had not previously considered.

The events of 2020 have only heightened our sense of urgency to continue to move toward the One Atlanta vision – a city that is more affordable, resilient, and equitable. That is why the 45 actions outlined in the One Atlanta: Housing Affordability Action Plan are so important and why we remain committed to achieving our goals.

In just the second year of our six-year action plan, we have launched more than 65% of the actions in the plan. Since January of 2018, the City and its agencies have committed and invested over \$497 million in the creation and preservation of 6,007 affordable homes. In 2020, we dedicated over \$22 million to emergency housing assistance efforts in response to the COVID-19 pandemic. We also created an anti-displacement tax fund, set to launch in 2021, that will help legacy homeowners stay in their homes. I’m also proud of our team’s work to publish the City of Atlanta Housing Affordability Tracker, the City’s first inter-agency dashboard that reflects our investment in affordable housing, increasing transparency and accountability. Additionally, we aligned the City’s first Economic Mobility Strategy with the Housing Affordability Action Plan as we work to holistically address these pressing issues. Finally, we took action toward issuing \$100 million in Housing Opportunity Bonds to build on the work we have begun.

While our work is far from done, together we are making progress.

Best,



Mayor Keisha Lance Bottoms



## LEADING CITY AGENCIES

In 2019, the City of Atlanta and its housing agencies embarked on an unprecedented collaboration to develop and launch the One Atlanta: Housing Affordability Action Plan. Today, these entities continue to work together to implement the Plan.

This Progress Report is a reflection of their shared commitment to serving Atlanta residents by improving housing affordability and ensuring equitable growth in the city.

### City of Atlanta

- Jon Keen, *Deputy Chief Operating Officer*
- Terri M. Lee, *Chief Housing Officer*
- Bithia Ratnasamy, *Project Manager*
- Megan Sparks, *Senior Program Director in One Atlanta*
- Tim Keane, *Commissioner of the Department of City Planning*
- Janide Sidifall, *Deputy Commissioner of the Department of City Planning*
- Josh Humphries, *Director of the Office of Housing and Community Development*
- Kevin Bacon, *Director of the Office of Design*
- Keyetta Holmes, *Director of the Office of Zoning*
- Greg Pace, *Director of the Office of Buildings*
- William Bradshaw, *Senior Financial Analyst*

### Atlanta Housing

- Eugene Jones, *President & Chief Executive Officer*
- Trish O'Connell, *Deputy Chief Real Estate Officer of Real Estate Planning & Development*
- Kenneth Clark, *Deputy Chief Real Estate Officer of Operations*
- Paul Vranicar, *Senior Vice President of Policy and Regulatory Affairs*
- Tracy Jones, *Senior Vice President of Housing Choice Voucher Program*
- Sandy Busby, *Senior Program Manager of Operations*

### Atlanta BeltLine, Inc.

- Clyde Higgs, *President & Chief Executive Officer*
- Ruben Brooks, *Chief Operating Officer*
- Dwayne Vaughn, *Vice President of Housing Policy and Development*
- Rodney Milton, *Senior Housing Policy and Development Manager*

### Fulton County / City of Atlanta Land Bank Authority

- Christopher Norman, *Executive Director*
- Terica Black Bashir, *Program Director*

### Invest Atlanta

- Eloisa Klementich, *President & Chief Executive Officer*
- Dawn Arnold, *Executive Vice President and Chief Operating Officer*
- Alan Ferguson, *Senior Vice President of Community Development*
- Anita Allgood, *Director of Single Family and Homeownership Services*
- Vickey Roberts, *Director of Underwriting and Transaction Services*
- Michele Lewis, *Community Engagement Specialist*



## COVID-19 RESPONSE EFFORTS

The City and its agencies have worked hard to keep Atlanta families healthy and safe throughout the COVID-19 pandemic. From executive orders to protect the public health (including moratoriums on water turnoffs and evictions in City agency-funded developments for families who are currently unable to pay their bills) to creative public-private partnerships with non-profit and philanthropic leaders, we are continuing to find ways to help Atlantans stay safe and sheltered during these challenging times.

- The Mayor issued an executive order directing the City and its housing agencies to prohibit eviction filings due to non-payment at properties they have subsidized. This moratorium has been extended through March of 2021.
- The City selected the United Way of Greater Atlanta to administer the \$22 million COVID-19 Emergency Housing Assistance Program which provides rental, mortgage, utility, and security deposit assistance to Atlanta families funded with Coronavirus Relief Funds.
- The City's ATLStrong Fund has invested approximately \$366,000 in emergency rental assistance for Atlantans faced with financial hardships due to COVID-19.
- Mayor Bottoms launched ATLStrong.org soon after the pandemic began. The Chief Housing Officer has worked to provide residents with up-to-date information on COVID-related housing policies through this website.
- The Chief Housing Officer partnered with Atlanta BeltLine Partnership to host informational webinars on various COVID-related housing protections, as well as legal and rental resources. Over 270 tenants and landlords registered for webinars in May and October.
- Atlanta Housing established several rent relief efforts for residents who were impacted by COVID-19. Eligible Atlanta Housing residents were able to receive up to two months of rent forgiveness/reduction. Others have continued to receive rent reductions while searching for employment or staying home with their children who are distance learning. Atlanta Housing also set aside 80 housing choice vouchers for families in need of emergency assistance in partnership with the United Way of Greater Atlanta and 50 vouchers to find permanent long-term housing.

# #ATLSTRONG

## by the numbers

**\$22 M**  
in Coronavirus Relief Funds allocated for an Emergency Housing Assistance Program

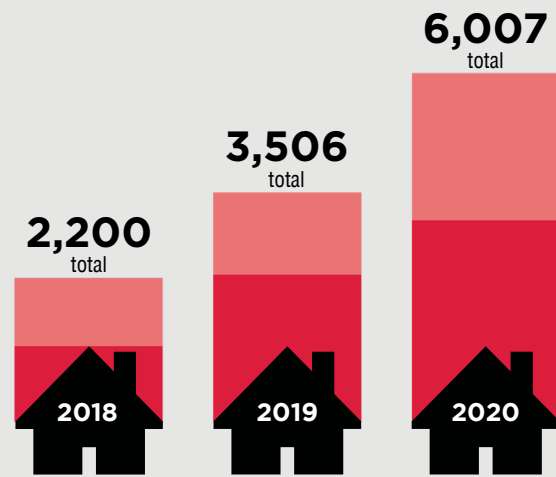
**279**  
tenants and landlords registered for webinars about COVID-19 housing protections

**130**  
vouchers set aside for COVID-19 emergency response by Atlanta Housing

## AT A GLANCE: PROGRESS TOWARD OUR GOALS



Create or preserve 20,000 affordable units by 2026 and increase overall supply.

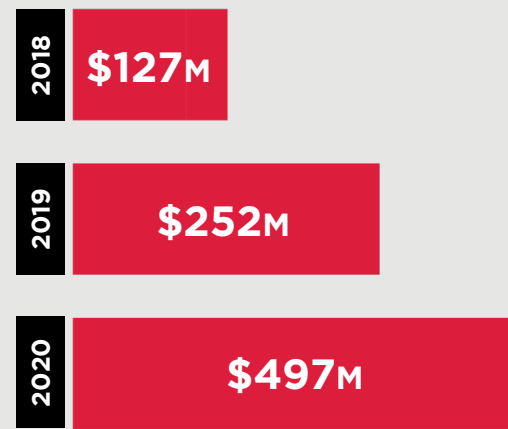


Number of Affordable Units Preserved and Created

units underway units completed



Invest \$1 billion in the production and preservation of affordable housing.



City-Controlled Funds Committed (USD)



Ensure equitable growth for all Atlantans and minimize displacement.

**\$30,000**

Homestead Exemption created for community land trust homeowners

**\$4.6 million**

allocated for citywide anti-displacement tax fund



Support innovation and streamline processes.



**1,655**

affordable units permitted by affordable housing development liaisons in the Department of City Planning



**1,200 residents**

registered for courses and lectures through Neighborhood Planning Unit (NPU) University

## City Investment in Affordable Homes

between January 2018 - December 2020

Data reflects the creation and preservation of multi-family rental developments, units with project-based rental assistance, homeowners who received down payment assistance, and homeowners who received assistance for owner-occupied rehabilitations.

Highlighted Development:  
**Piedmont Road Highrise**

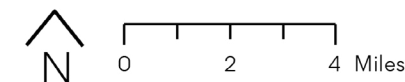
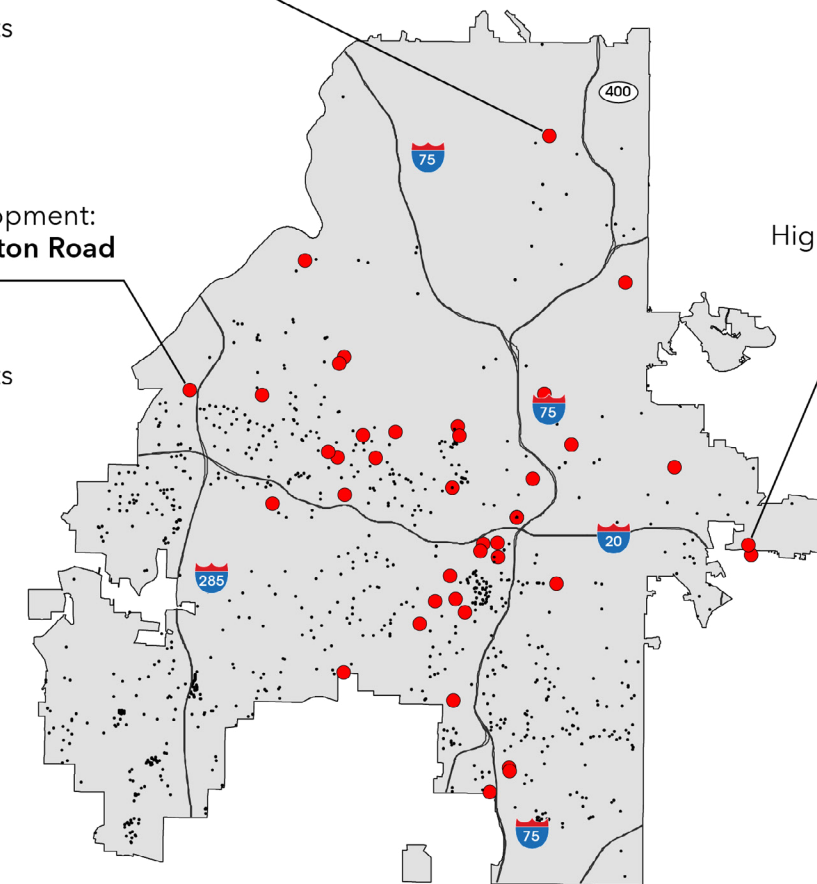
3601 Piedmont Rd NE  
Atlanta, GA 30305  
207 affordable units

Highlighted Development:  
**The Reserve at Bolton Road**

1070 Bolton Road,  
Atlanta, GA 30331  
209 affordable units

Highlighted Development:  
**Villages at East Lake**

457 East Lake Blvd,  
Atlanta, GA 30317  
271 affordable units



Population Served

- Homeowners
- Renters
- Expressways
- ▭ City Boundary

\*Units/investment amounts reflect cumulative activity beginning January 1, 2018.  
\*Additional statistics for specific actions can be found on pages 6-17.

\*Please refer to the [City of Atlanta Housing Affordability Tracker](#) online for more information.



## by the numbers

**6,007**  
affordable units  
created or preserved

*a deeper dive:*

**2,859**  
affordable units  
available or  
completed

**3,148**  
affordable units  
underway

**4,948**  
rental units created  
and/or preserved

**828**  
new homeowners  
assisted with down  
payment assistance

**223**  
homeowners  
assisted with home  
rehabilitation

**82%**  
of total affordable  
units for households  
making 60% of area  
median income or  
below

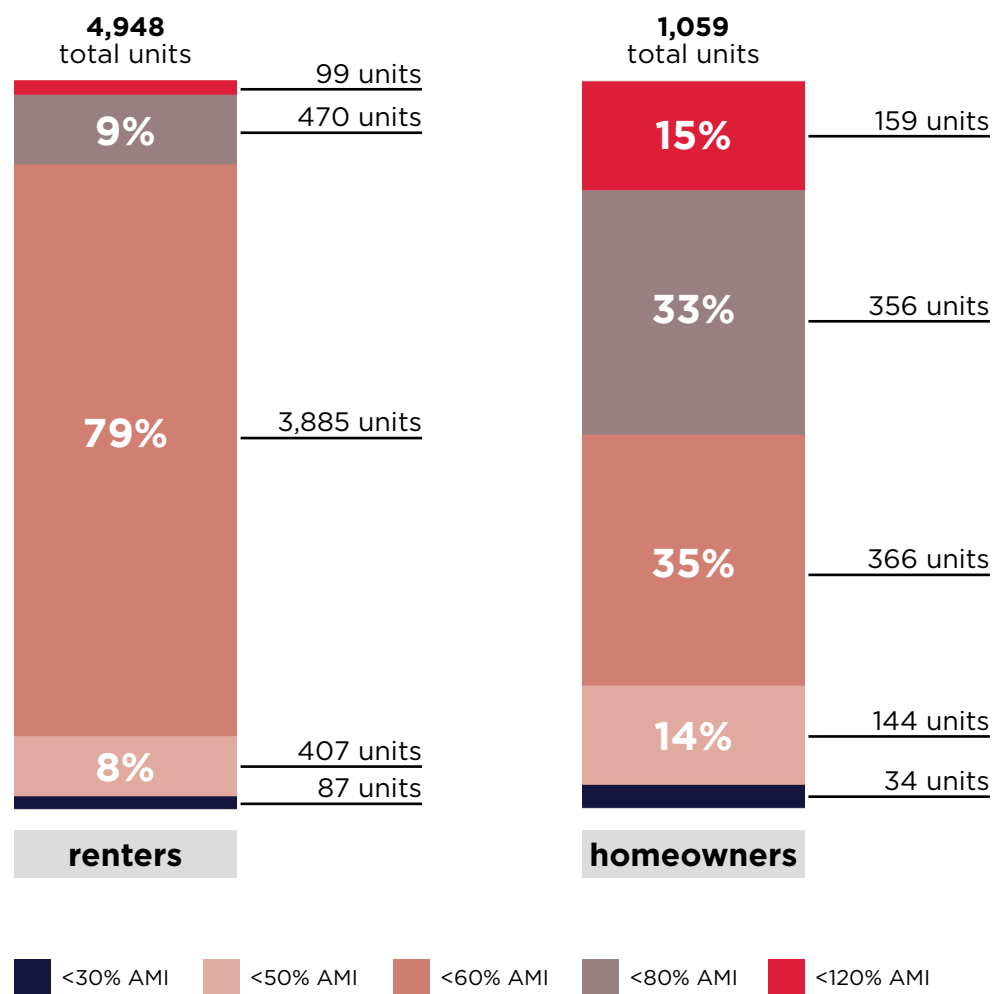
**362**  
affordable units  
created by  
inclusionary zoning  
policy

## GOALS

# Create or preserve 20,000 affordable homes

To realize our One Atlanta vision, we must strategically build more units to accommodate growth while preserving the affordable homes that exist today. Between January 2018 and December 2020, the City has created and/or preserved 2,859 units of affordable housing with an additional 3,148 units in the pipeline. More than 80% of the units completed and underway are affordable for households with incomes at or below 60% of the area median income (AMI).

### Depth of Affordability by Tenure



### Some milestones toward this goal include:

- Formerly known as Edgewood Courts, Amani Place was renovated in 2019. This 204-unit development was made possible with \$24 million in tax exempt bonds from Invest Atlanta and Urban Enterprise Zone tax incentives from the City, as well as a HUD Section 8 contract.
- Atlanta Housing broke ground on the first phase of Herndon Square (formerly Herndon Homes) in January of 2020. The \$155 million development, a partnership between Atlanta Housing, Invest Atlanta, the Westside Future Fund, and Georgia Department of Community Affairs, will be developed in five phases by Hunt Development Group, Oakwood Development, and Pennrose. Phase 1 will include 97 affordable units for seniors with incomes of 60% of the area median income or less. Units will maintain their affordability for a minimum of 75 years from closing.
- Atlanta Housing is completing upgrades to its developments for seniors and several multi-family communities through the Rental Assistance Demonstration program. This program has helped preserve 1,340 affordable rental homes in neighborhoods across the city, including Mechanicsville, Buckhead, and East Lake (see pages 8-9 for details).
- Atlanta BeltLine, Inc. and Invest Atlanta supported the development of Adair Court, an affordable community for seniors. Located in the Adair Park neighborhood, construction was completed in the fourth quarter of 2019 and leased up almost immediately.
- Atlanta BeltLine, Inc. approved funding for the development of The Milton, a site with 156 affordable rental homes in Peopletown. Over 80% of the apartment homes will be for households with incomes at or below 60% of the AMI.



# Rental Assistance Demonstration Program Impact

between January 2018 - December 2020

**778 senior residents**  
(ages 55+) to be housed  
through the RAD program

**84%** of eligible public housing  
residents will remain in/return  
to the developments

## Atlanta Housing Capital Investment

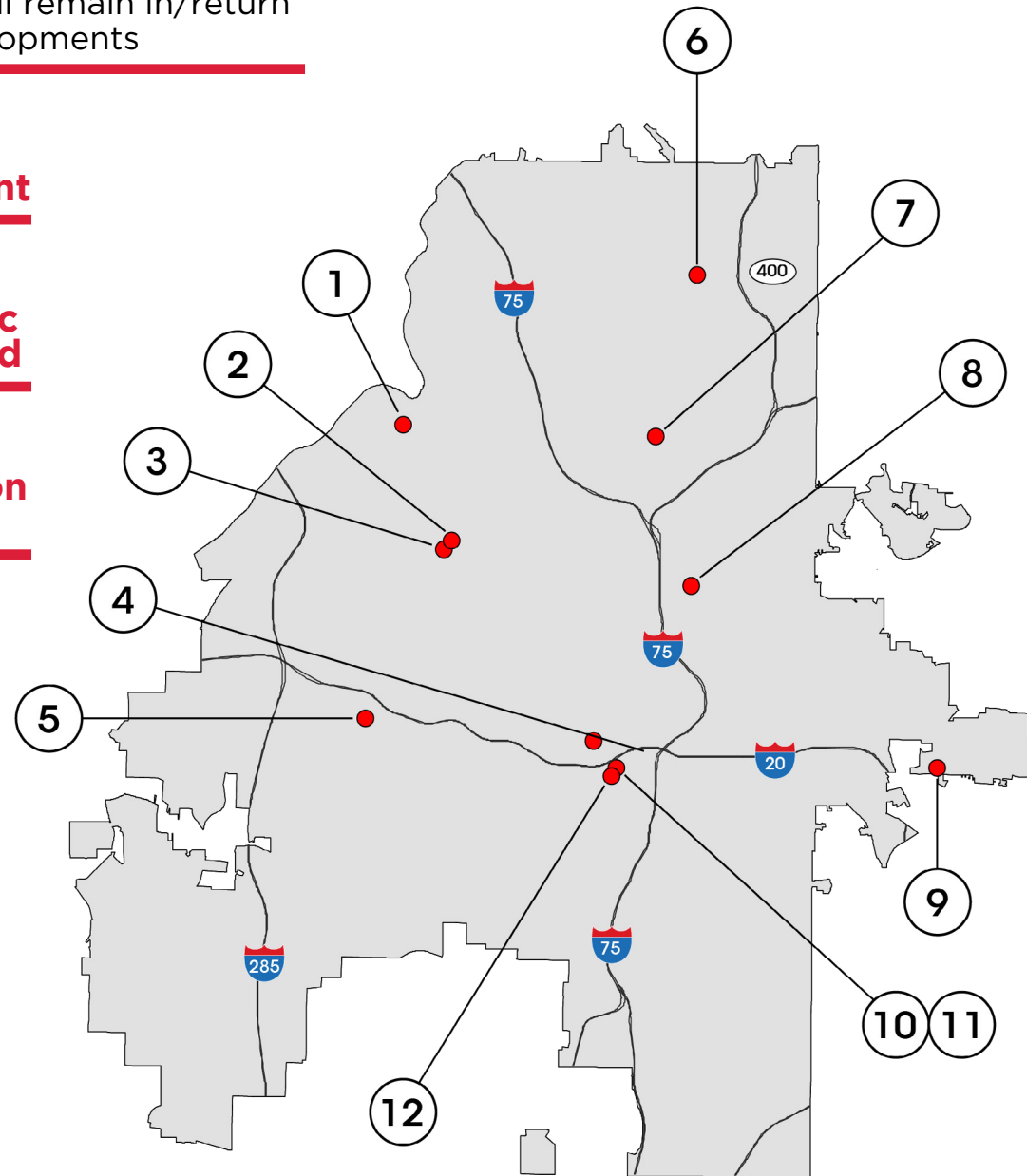
\$64,338,421

## Private and Public Capital Leveraged

\$212,779,096

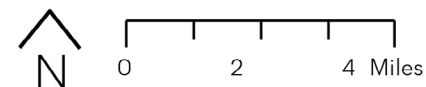
## Total Construction Investment

\$72,272,031



### Legend

- Development
- Expressways
- City Boundary



**1. Marietta Road Senior Tower**  
2295 Marietta Road NW  
Atlanta, GA 30318

\$10.5M in AH capital investment  
129 RAD units / 129 total units

**2. Columbia Estates**  
1710 Noel Street NW  
Atlanta, GA 30318

\$76.4K in AH capital investment  
50 RAD units / 124 total units

**3. Columbia Park Citi Residences at West Highlands**  
921 Westmoreland Circle NW  
Atlanta, GA 30318

\$94.7K in AH capital investment  
61 RAD units / 154 total units

**4. The New Villages of Castleberry Hill I**  
600 Greensferry Avenue  
Atlanta, GA 30314

\$3.7M in AH capital investment  
66 RAD units / 166 total units

**5. Columbia Commons**  
2524 Martin Luther King Jr Drive SW  
Atlanta, GA 30311

\$73.3K in AH capital investment  
48 RAD units / 158 total units

**6. Piedmont Senior Tower**  
3601 Piedmont Road NE  
Atlanta, GA 30305

\$14.5M in AH capital investment  
207 RAD units / 207 total units

**7. Peachtree Road Senior Tower**  
2240 Peachtree Road  
Atlanta, GA 30309

\$13.3M in AH capital investment  
196 RAD units / 196 total units

**8. Juniper and Tenth Highrise**  
150 10th Street NE  
Atlanta, GA 30309

\$3.7M in AH capital investment  
149 RAD units / 149 total units

**9. Villages at East Lake (Phases I+II)**  
457 East Lake Boulevard  
Atlanta, GA 30317

\$18.3M in AH capital investment  
271 RAD units / 542 total units

**10. Columbia at Mechanicsville Apartments**  
500 McDaniel Street SW  
Atlanta, GA 30312

\$88.3K in AH capital investment  
62 RAD units / 174 total units

**11. Columbia Senior Residences at Mechanicsville Apartments**  
555 McDaniel Street  
Atlanta, GA 30312

\$76.2K in AH capital investment  
54 RAD units / 155 total units

**12. Columbia Mechanicsville Parkside Apartments**  
565 McDaniel Street SW  
Atlanta, GA 30312

47 RAD units / 156 total units

### acronyms

- AH:** Atlanta Housing
- IA:** Invest Atlanta
- RAD:** Rental Assistance Demonstration

*Note: RAD units receive an ongoing rental assistance subsidy for 20 years.*



## by the numbers

**\$497 M**  
in City-controlled public funding committed or invested

**\$334 M**  
in Low Income Housing Tax Credit equity leveraged

**\$305 M**  
in private debt leveraged

**\$85 M**  
in private equity leveraged

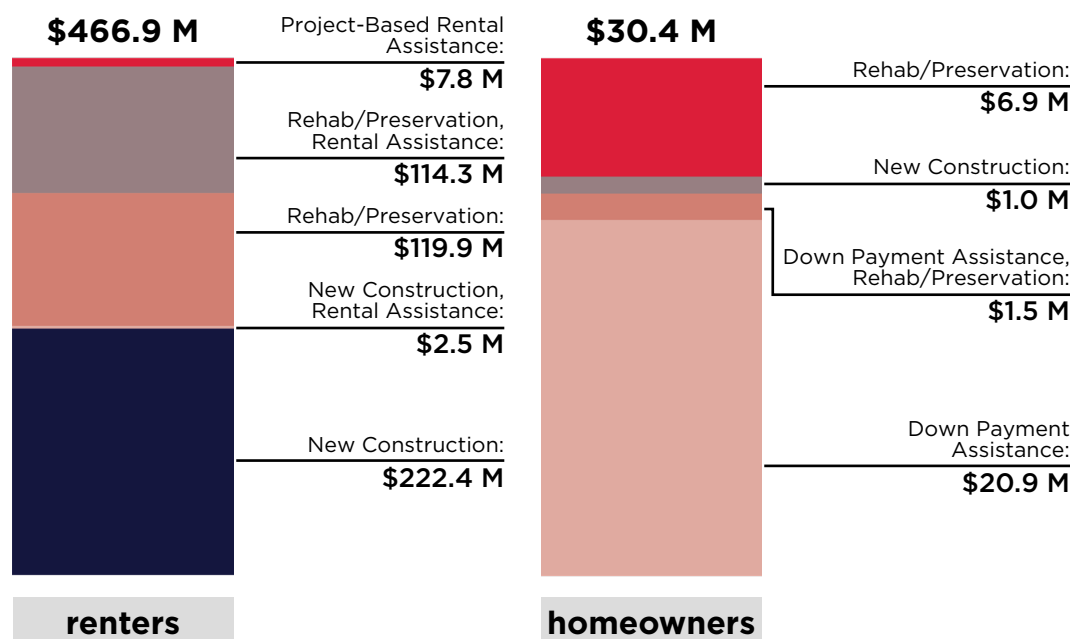
**\$44 M**  
in other funds (i.e. philanthropic, state funding) leveraged

## GOALS

### Invest \$1 billion from public, private, and philanthropic sources in the production and preservation of affordable housing

Mayor Bottoms committed to invest \$1 billion in affordable housing by 2026 - \$500 million in City-controlled public funding and \$500 million in private and philanthropic funding. Between January 2018 and December 2020, the City and its agencies have committed/invested \$497 million in City-controlled public funds and leveraged an additional \$768 million toward the creation and preservation of 6,007 affordable units and 1,809 market rate units. While public and private funding is blended in mixed-income developments, by analyzing the proportion of affordable units out of the total units, we can estimate that \$579 million of the leveraged funds went toward the creation and preservation of affordable units. As we are approaching our public sector goal, we remain committed to optimizing our existing resources and identifying additional sources to meet our city's growing affordable housing needs.

#### Investment by Tenure and Project Type



### Some milestones toward this goal include:

- In December 2020, Mayor Bottoms issued an executive order directing the City to issue \$50 million in bonds for affordable housing. The executive order also called for City officials to take the necessary actions to expand on these funds to ultimately issue \$100 million in bonds. A second tranche of \$100 million in bonds will be used to repay the initial bonds and continue to uplift the preservation and creation of multi-family developments, down payment assistance, owner-occupied rehabilitation, acquisition, and permanent supportive housing, amongst other activities.
- The City and housing agencies have been active members in the House ATL Funders Collective. As a result, Invest Atlanta participated in the funding of Thrive Sweet Auburn, a mixed-use development located between the King Memorial Transit Station and downtown Atlanta. The development, co-led by Mercy Housing and Project Community Connections, Inc., will include 117 affordable rental homes, including over 20 designated for permanent supportive housing.
- In 2020, Invest Atlanta created and launched five new Predevelopment Loan Programs that provide much needed financial resources to smaller developers. The programs were launched in five tax allocation districts: Campbellton Road (\$750,000), Perry Bolton (\$1 million), Westside (\$1 million), Eastside (\$1.5 million), and BeltLine (\$750,000).
- Invest Atlanta created a \$1 million Single-Family Mortgage Assistance Program within the Perry Bolton TAD to support efforts to provide affordable homeownership opportunities to legacy residents within this rapidly changing community. This initiative is Invest Atlanta's first down payment assistance program offering additional assistance for home buyers participating in programs that support permanent affordability.



# Co-Investment Fund Impact

between January 2018 - December 2020

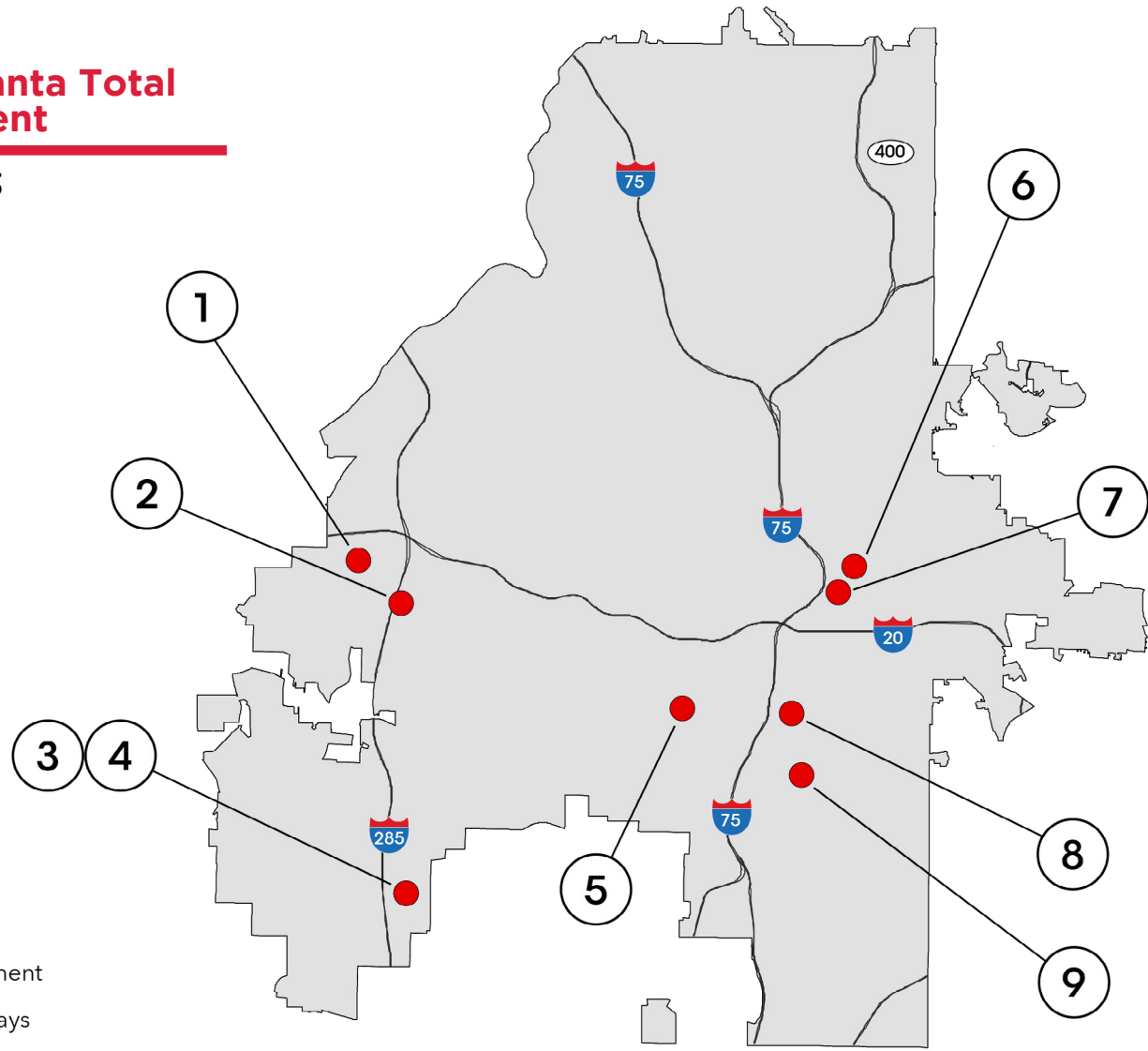
**1,546 units of housing**  
created or preserved,  
**84%** of which are affordable

## Atlanta Housing Total Commitment

\$37,501,942

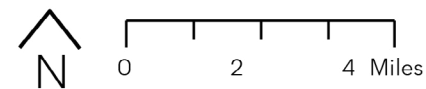
## Invest Atlanta Total Commitment

\$140,118,023



### Legend

- Development
- Expressways
- ▭ City Boundary



### 1. London Townhomes (Closed + under construction)

150 AH HomeFlex vouchers and  
30 affordable units < 80% AMI  
20 market rate units

AH total commitment : \$7.5 M  
IA bond financing: \$19.6 M

### 2. Harmony at Bakers Ferry (IA approved, AH approved for acquisition)

108 AH HomeFlex vouchers

AH total commitment: \$4.0 M  
IA bond financing: \$13.1 M

### 3. Villas at Stone Hogan (IA approved, preliminary AH approval received)

171 affordable units < 80% AMI  
21 market rate units

AH total commitment: \$3.0 M  
IA bond financing: \$17.0 M

### 4. Flats at Stone Hogan (Pending IA and AH review)

228 affordable units < 80% AMI  
28 market rate units

AH total commitment: \$7.0 M  
IA bond financing: \$27.5 M

### 5. Sylvan Hills II (Pending IA review, preliminary AH approval received)

42 affordable units < 80% AMI  
158 market rate units

AH total commitment: \$5.6 M

### 6. Henderson Place (Pending IA and AH review)

76 affordable units < 80% AMI

IA commitment: \$3.0 M  
IA bond financing: \$9.0 M

### 7. McAuley Park (IA approved, pending AH review)

180 affordable units < 80% AMI

IA commitment: \$4.0 M  
IA bond financing: \$20.3 M

### 8. Beltline Crossing I (IA approved, pending AH review)

250 affordable units < 80% AMI

AH total commitment: \$10.3 M  
IA commitment : \$440.0 K  
IA bond financing: \$25.0 M

### 9. Haven at South Atlanta (IA approved)

71 affordable units < 80% AMI  
13 market rate units

IA commitment : \$1.2 M

### acronyms

- AH:** Atlanta Housing
- IA:** Invest Atlanta







## by the numbers

**19,014**  
active tenant- and project-based vouchers

**\$4.6 M**  
allocated for a citywide anti-displacement tax fund

## GOALS

### Ensure equitable growth for all Atlantans and minimize displacement

While the long-standing challenges of displacement and inequity in Atlanta have become more visible and acute during this time of public health and economic crises, the City and its agencies' commitment to minimizing displacement has remained. In addition to committing resources to housing needs, the City and Invest Atlanta are also working to address structural issues that have contributed to the growing gap between wages and housing costs through the City's inaugural One Atlanta: Economic Mobility, Recovery, and Resiliency Plan.

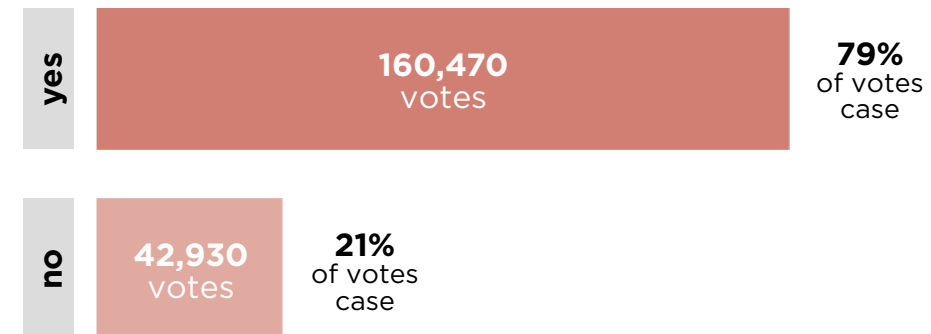


### Some milestones toward this goal include:

- The Mayor and City Council approved the commitment of \$4.6 million for the establishment of a citywide anti-displacement tax fund utilizing the Gulch Housing Trust Fund. These funds will be used to help eligible homeowners pay their increasing property taxes.
- The City successfully supported the passage of House Bill 1167 in the Georgia Legislature, which allowed the City to place a referendum on the November 2020 ballot for the creation of a new homestead exemption of \$30,000 for community land trust homeowners.
- The Land Bank Authority created a Permanent Affordability Pilot Program with the Atlanta Land Trust, Inc. to work collaboratively to rehab and construct single family homes in target neighborhoods around the BeltLine. The homes will be sold to households with incomes at/below 80% area median income and be permanently affordable by utilizing the community land trust model. Fourteen properties are being considered for this pilot program.
- The One Atlanta team partnered with the Georgia Department of Community Affairs to inform low-income families about the HomeSafe Georgia mortgage assistance program. Over 10,000 postcards were distributed through partnerships with community organizations in target ZIP codes.

### Homestead Exemption Referendum Results

Atlanta voters overwhelmingly supported the creation of a \$30k homestead exemption for community land trust homeowners during the November 2020 election.





## by the numbers

**Launched**  
the Housing Affordability Tracker  
on February 3, 2020

**1,655**  
affordable units  
(within 12  
developments)  
permitted by  
affordable housing  
liaisons

**1,200**  
residents registered  
for 8 NPU University  
courses

**\$1 M**  
committed to the  
Sweet Auburn  
Technical Assistance  
Program

## GOALS

### Support innovation and streamline processes

To meet the needs of the moment, it is important that the City work creatively and thoughtfully. This involves thinking differently about our development policies and processes and encouraging the use of 21st century building technologies. It also entails forging strategic relationships with non-profit partners to boost their capacity. Furthermore, it requires that we develop systems that allow us to analyze our housing pipeline and communicate transparently, as well as community engagement strategies that are more equitable and accessible.

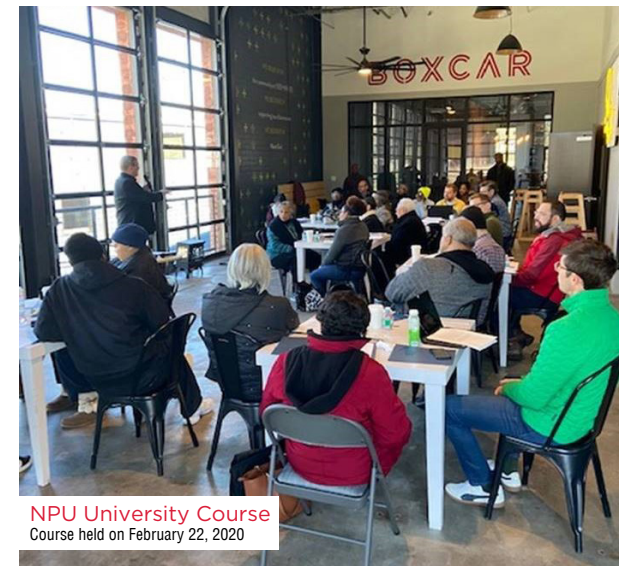


DCP City Design Studio  
Image from September 19, 2019

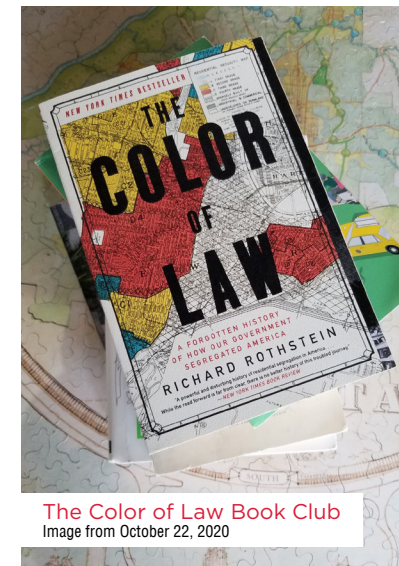


### Some milestones toward this goal include:

- The City publicly launched the [City of Atlanta Housing Affordability Tracker](#), an online dashboard that shows the City's investments in affordable housing and unit production. The dashboard, which is updated quarterly, enables residents, partners, and stakeholders to track the City's investments and progress toward achieving its affordable housing goals.
- The Department of City Planning designated two staff in the Office of Buildings as affordable housing liaisons. Through 2020, they have permitted 1,655 affordable units within 12 developments.
- The Department of City Planning's Neighborhood Planning Unit (NPU) team launched NPU University at the beginning of 2020. Nearly 1,200 residents have registered for eight courses and lectures made available online, including Civic Participation for Seniors.
- The Department of City Planning re-located its City Design Studio to downtown Atlanta and continues to find innovative ways to engage the community, including through a virtual book club for *The Color of Law*.
- Invest Atlanta committed an additional \$500,000 to extend the Sweet Auburn Technical Assistance Program, bringing the total commitment to \$1,000,000 to support catalytic projects within the historically significant corridor.



NPU University Course  
Course held on February 22, 2020



The Color of Law Book Club  
Image from October 22, 2020

## METRICS

To meet our goals by 2026, we must measure our progress every step along the way. As part of our ongoing commitment to transparency and accountability, we have identified 13 metrics to track our progress.



### Create or preserve 20,000 affordable units by 2026 and increase overall supply.

- 2,019 affordable units created (rental and homeownership) <sup>1</sup>
- 2,399 affordable units preserved (rental) <sup>1</sup>
- 828 homeowners provided with down payment assistance <sup>1</sup>
- 3,633 residential building permits issued citywide <sup>2</sup>
- 5,178 affordable units in the pipeline <sup>1</sup>



### Invest \$1 billion in the production and preservation of affordable housing.

- \$497,263,093 City-controlled funding invested (or committed) <sup>1</sup>
- (N/A) Private + philanthropic funding invested (or committed) <sup>3</sup>



### Ensure equitable growth for all Atlantans.

- 36% of Atlantans paying > 30% of income on housing <sup>4</sup>
- 19,014 of tenant-based and project-based rental units assisted <sup>5</sup>
- 455 evictions <sup>6</sup>
- 279 participants in “Affordable Atlanta” programs <sup>7</sup>



### Support Innovation and streamline processes.

- (N/A) average length of time from application to completion for affordable housing project (or within pipeline stages) <sup>8</sup>
- 3 affordable housing development pilots launched <sup>2</sup>

## SOURCES

<sup>1</sup> City of Atlanta Housing Affordability Action Tracker (January 2018 - December 2020)

<sup>2</sup> Department of City Planning (January 2020 - December 2020)

<sup>3</sup> To be calculated in coordination with partners, including HouseATL

<sup>4</sup> US Census Bureau, 2019 American Community Survey (5-Year Estimates)

<sup>5</sup> Atlanta Housing (as of December 31, 2020)

<sup>6</sup> Federal Reserve Bank of Atlanta (estimate of judgments between January 2020 - September 2020 due to limited data availability)

<sup>7</sup> Atlanta BeltLine Partnership

<sup>8</sup> As the pipeline tracker was developed the summer of 2019, not enough time has elapsed for this number to be calculated.

## ACTION TRACKER



### Create or preserve 20,000 affordable homes.

Initiative	Action	Lead Agencies	Status
1. Leverage vacant public land for housing	Expedite the development of affordable housing on vacant publicly owned land	AH, DCP	ON TRACK
	Expedite the redevelopment of blighted, vacant, delinquent, and distressed programs	LBA	ON TRACK
2. Create and expand housing affordability tools	Expand local homeownership opportunities via down payment assistance programs	AH, DGCD, IA	ON TRACK
	Expand the joint use of 4% Low Income Housing Tax Credits with Tax Exempt Bonds	IA	DELAYED
	Preserve housing through the Rental Assistance Demonstration program	AH	ON TRACK
	Support the ability to secure additional resources through the New Markets Tax Credits program	IA	NOT STARTED
3. Revise the Zoning Code	Explore the feasibility of expanding Atlanta's Inclusionary Zoning Ordinance	DCP	ON TRACK
	Implement the “Missing Middle” Housing Ordinance	DCP	ON TRACK
	Implement the Accessory Dwelling Unit (ADU) Ordinance	DCP	ON TRACK
	Reduce parking requirements citywide	DCP	ON TRACK
	Incentivize affordable housing near transit	ABI, DCP, IA	ON TRACK



### Invest \$1 billion from public, private, and philanthropic sources in the production and preservation of affordable housing.

Initiative	Action	Lead Agencies	Status
4. Maximize existing funding sources	Increase utilization and access to the Urban Enterprise Zone Program	DCP	ON TRACK
	Leverage existing federal funds	AH, DGCD, DOF	ON TRACK
	Maximize the use of rental assistance through tenant-based rental assistance program	AH	ON TRACK
5. Develop new funding sources	Expand the Housing Opportunity Bond Program	MO	ON TRACK
	Establish a recurring local financing source dedicated to affordable housing	DOF, MO	ON TRACK
	Develop a scattered site bond finance program	IA	DELAYED
	Explore the creation of a vacant and underutilized property tax or fee	DCP, MO	DELAYED
	Monetize a lease-purchase bond program	IA	NOT STARTED
	Create and fund a gap financing alliance	IA, MO	ON TRACK
6. Increase philanthropic and private investment in affordable housing	Leverage Opportunity Zone investments	IA, MO	ON TRACK
	Join the Cross-Sector Funders Collective	MO	ON TRACK

**AH:** Atlanta Housing

**ABI:** Atlanta BeltLine, Inc

**DCP:** Department of City Planning

**DGCD:** Department of Grants and Community Development

**DOF:** Department of Finance

**IA:** Invest Atlanta

**LBA:** Land Bank Authority

**MO:** Mayor's Office

**OA:** One Atlanta

ON TRACK

DELAYED

NOT STARTED

\*Note: The newly-formed Department of Grants and Community Development has accepted responsibility for several actions originally led by the Department of City Planning

## ACTION TRACKER

### Ensure equitable growth for all Atlantans and minimize displacement.

Initiative	Action	Lead Agencies	Status
7. Prevent Involuntary displacement	Explore the feasibility of expanding the anti-displacement tax fund within rapidly developing neighborhoods	ABI, DCP	On Track
	Update and monitor the City of Atlanta Displacement Vulnerability Map	DCP	On Track
	Require community retention plans for at-risk neighborhoods	DCP	At Risk
	Expand energy efficiency and home rehabilitation programs	DGCD, OA	At Risk
	Increase the number of people taking advantage of City tax exemptions and state mortgage assistance	OA	On Track
	Expand access to eviction defense and/or other pro bono or low-cost housing-related legal services	OA	On Track
	Strengthen emergency and/or short-term rental assistance programs	OA	On Track
	Expand the number of homes kept affordable by community land trusts	IA, LBA	On Track
	Pursue source-of-income protections for renters	MO, OA	At Risk
	Enhance the effectiveness of anti-discrimination policies	DGCD	On Track
8. Explore the expansion of property tax programs for creation and preservation of affordable housing	Promote Voucher Accessibility	AH	On Track
	Advocate for a property tax homestead exemption for Community Land Trust homeowners	MO	On Track
	Explore the feasibility of expanding homestead exemptions and increasing the homestead exemption amount	MO	At Risk
9. Expand awareness of and increase participation in housing affordability programs	Conduct a citywide 'Affordable Atlanta' communications campaign	MO, OA	At Risk
	Launch "Affordable Atlanta" fairs	OA	At Risk
	Increase developers' and landlords' awareness of incentives and programs designed for them	ABI, AH, DCP, IA	On Track

### Support Innovation and streamline processes.

Initiative	Action	Lead Agencies	Status
10. Establish a Housing Innovation Lab	Enable the private market	IA	At Risk
	Offer technical assistance to non-profit developers and non-profit organizations	DCP	On Track
	Partner on major development sites	DCP	At Risk
11. Continually Improve Building and Zoning Codes	Create a Code Innovation Team	DCP	At Risk
12. Improve our system for developing and delivering affordable housing	Monitor and coordinate the pipeline of proposed projects containing affordable units	MO	On Track
	Streamline the permitting process for affordable housing projects	DCP	On Track
13. Enhance community engagement	Implement innovative techniques to support community engagement	ABI, DCP	On Track

*“Our vision is to provide a pathway to affordable and equitable housing opportunities for all who desire to call Atlanta home.”*

*One Atlanta Housing Affordability Action Plan (June 2019)*