

# Public Hearing ARC Application HUD PRO Housing Grant-20231025\_140101-Meeting Recording

October 25, 2023, 12:42PM

1h 18m 24s



**Chana Smith** joined the meeting

**Diana Pitcher-Williams** joined the meeting



**Kristin Allin** 17:39

Good morning everyone.



**Inga Kennedy** joined the meeting



**Kristin Allin** 17:41

We wanted to make sure, first of all, that everyone can hear me, so if anyone that is in the meeting can give a thumbs up, if you can hear.



**Jacqualle Johnson** joined the meeting



**Kristin Allin** 17:55

Great.

Thank you so much.

My name is Kristin Allin.

I'm a senior planner with the Atlanta Regional Commission in the Community Development Department, and this is the public hearing for the Atlanta Regional Commission's application for the HUD Pro housing grant.



**Austin Shelton** joined the meeting



**Albert Trevino** joined the meeting



**Kristin Allin** 18:11

That's the pathways to removing obstacles or pro housing grant application for the Atlanta Regional Commission.

And I'll be walking through information about this grant and our goals for the Atlanta Regional Commission and then at the end of the meeting, we will have time for public comment or questions.

And I'll also have my email address posted at the end of this email.

Any public comments can be sent to my email address.

 **Shannan B. Sagnet** joined the meeting



**Kristin Allin** 18:40

So just wanted to start with the Atlanta Regional Commission's mission and values and vision statement.

So the Pro housing grant fits within the ARC goals, especially in the area of healthy, safe and livable communities.

An overview of the Pro housing grant the total awards will be \$85 million from HUD and they estimate around 20 grants.

The Atlanta Regional Commission is applying for \$6 million.

Our application is listed on the ARC's website and the link is here if you'd like to go on and review the full application for the Atlanta Regional Commission.

This application was posted per the requirements in the NOFO on 10/9 and we also opened public comment public comment period on 10/9.

The public comments officially closed yesterday, but we were taking them through the meeting today and they will close at 11:00 AM after the meeting is over.

Public hearing is today 10:25 and then the deadline for submitting the grant is October 30th.

These are some of the pro housing grant funding possibilities listed in the NOFO the pathways to removing obstacles to housing supports, communities who are actively taking steps to remove barriers to affordable housing production and preservation, and this can be items such as barriers to producing or preserving affordable housing, caused by outdated zoning, or land use policies or regulations, inefficient procedures, gaps in available resources for development, deteriorating or inadequate infrastructure, lack of neighborhood amenities or challenges to preserving existing housing stocks such as increasing threats from natural hazards, redevelopment pressures, or expiration of affordability requirements.

So these are some of the items listed in the NOFO regarding affordable housing barriers.

So the Atlanta Regional Commission believes that it's very important that our region received funding for affordable housing.

So why the Atlanta metro area?

The Atlanta metropolitan areas experiencing some of the most extreme housing pressures in the nation.

The Atlanta MSA is the third fastest growing MSA in the country.

We've had a lot of people moving into the Atlanta area, so our population has boomed.

Our housing market ranks number one in the nation and home price appreciation and #4 in rental price appreciation.

So with that population growth, we've seen extreme growth in our home and rent prices.

In 2022, the Federal Reserve Bank of Atlanta listed the Atlanta Metro as unaffordable, meaning that the median household income is no longer sufficient to purchase a medium priced home.

Why the Atlanta Regional Commission?

The Atlanta Regional Commission is an eligible entity for the Pro housing grant.

We operate as the regional planning and Intergovernmental Coordination Agency for an 11 county region in Metro Atlanta and we also operate as the Metropolitan Planning Organization, or MPO for a 20 county region housing affordability and accessibility has been identified as a key goal for the ARC.

It is one of the top three areas area goals with transportation and infrastructure.

The ARC hosts the Metro Atlanta housing strategy.

This is a data tool that was created in 2019 to identify key barriers in the region to producing and preserving affordable housing.

So the ARC has already been working on identifying barriers for the local jurisdictions in our 11 county region.

The ARC also has expertise in planning and technical assistance.

We have a variety of different projects that we execute in the Community Development Department, including the Community Development Assistance Program or CDAP and the Livable Centers Initiative, or LCI.

Program ARC also has leadership classes, including the local leadership Housing Action Committee, and that we'll talk about a little more in the next slides.

They ARC region includes 34 cities, counties and towns that are identified in the HUD Pro housing grant as priority geographies.

So the ARC serves a large area and we also have quite a few of the priority geographies included in this area.

So these priority geographies are identified by HUD, so they're part of the grant application and this is a map to the right of the priority geographies that fall within the ARC region.

So you can see shaded.

We have 3 counties identified and then we have 31 places, so those could be either cities or towns and those are identified by the red dots and these are identified by HUD due to the acute demand need for housing.

 **Samyukth Shenbaga** joined the meeting



**Kristin Allin** 23:34

So 25 of these places in the arc region are identified by what HUD is calling the off pace factor of affordable housing, not keeping pace with population 13 places +2 counties and the Atlanta Regional Commission jurisdiction are identified by the Housing affordability factor.

Having a measure of insufficient housing and one county in one place are identified by the housing problems factor of having widespread housing burden or substandard housing.

So ARC data for housing barriers, like I mentioned, we've already begun in 2019 to really look at barriers in the region and how to address these through the metro Atlanta Housing strategy, which is a tool developed to assist the region's local governments by identifying barriers to affordable housing and assessing strategies. The benefit of this tool and of the ARC is that it connects housing strategies across multiple jurisdictions to find common solutions within housing markets based on each jurisdictions housing markets.

The tool recommends strategies to increase housing supply, preserve existing supply of affordable housing, reduced housing and transportation costs, expand capital resources, promote housing stability and develop leadership and collaboration.

This slide shows an example of the metro Atlanta housing strategy.

I pulled out one of the cities in our region that is also a priority geography.

The city of Decatur, so the different colors in the map show all of the different

submarkets identified by the Metro Atlanta Housing strategy and different submarkets may have different kind of top tier recommendations.

Although all of the all of the recommendations typically apply teach area, but there are certain ones that really rise to the top.

I pulled out the city of Decatur as an example, and when you go to the tool, it shows what the barriers are increasing supply and expanding capital resources and then it really goes in depth to find ways to break down those barriers.

For example, what tools might exist in the area and then links to case studies on how to best do this?

So this is something that ARC has already active in doing and can expand with grant funding.

The priority geographies in the Atlanta Regional Commission, 11 County region have been cross referenced here.

With that, Metro Atlanta housing strategy to see what barriers really rise to the top when you look at using our metro Atlanta housing strategy tool.

So this chart you can see there's the list of all the priority geographies on the left and then column one would indicate a number one recommendation of the metro Atlanta housing strategy and then over to the right as a #2 recommendation.

So you can see increased supply is the primary number one recommendation and followed by expand capital resources.

And then you also have developed leadership for several of them.

 **McIntosh-Ross, Michele** joined the meeting



**Kristin Allin** 26:31

And then the number 2 recommendation is primarily preserve affordable supply. We have a strong case for both increasing supply, expanding capital resources, developing leadership and preserving affordable supply as to reduce barriers in our region.

ARC planning and technical assistance, one of the most successful programs of the ARC is the Livable Centers Initiative, or LCI program that is run out of the Community Development Department.

This program is funded through federal transportation dollars and the ARC region has seen great success in this program, with over 130 LCI communities with have overseen more than 137 transportation projects.

And that's allocated over 20 million in total study funds and 301 million in transportation funds.

Projects are awarded to local jurisdictions which use the RFP process to select consulting experts and partners, and this is important because the ARC plans to use PRO Housing grant funds if awarded to align a housing program similar to the way the HCI program is run.

So where projects are actually awarded to local jurisdictions and the local jurisdictions then use the RFP process to select consulting experts and partners to identify and remove their barriers.

The ARC also wants to use its primary housing leadership program as part of grant funding and tie these projects to the Local Leadership Housing Action Committee. So when we talk about ARC leadership programs, the RC operates several leadership programs in the region.

The Local Leadership Housing Action Committee (LLHAC) has a primary focus on breaking down barriers to affordable housing.

This is a committee that's convened each year by the ARC and is comprised of 10 to 13 mayors and city commissioners.

Elected officials across the Metro Atlanta region during the last three months of this year long program leaders make commitments to further progress on affordable housing.

The first cohort of LLHAC concluded in 2022 and included elected representatives from five of the HUD identified priority geography places and three counties, which include priority places.

The 2023 LLHAC cohort is in the process of defining its affordable housing commitments.

The reason arc is looking to tie potential PRO Housing funds to the LLHAC program is because we've already seen successes from the 2022 cohort and we believe these best practices can be further allocated to future the LLHAC cohorts to break down barriers for affordable housing development and preservation.

So the 2022 LLHAC cohort has achieved many successes, but there are still needs for planning and technical assistance to further these initiatives.

Some examples are zoning reform.

The city of Decatur implemented missing middle ordinances and that was one of their commitments in the LLHAC program and that was completed.

Gwinnett County also implemented a missing middle ordinance for zoning reform.

Gwinnett County was a member of the program and that was one of their commitments.

Another commitment was to create housing task force and that Cobb County created the Advanced Cobb Task Force and is still in need of some further assistance to continue getting more granular for the cities within Cobb County.

Financial resource creation, Gwinnett County launched a notice of funding opportunity for affordable housing and is exploring tools such as the low income housing tax credits and tax allocation districts.

It is also in the process of developing a toolkit for affordable housing developers and could use further assistance in this manner.

New program creation is also a big part of what the ARC could help with.

For example, Decatur created the home Decatur Home rehab program for low income seniors. That was part of a ARC's CDAP or Community Development Assistance program. And those could be furthered in other areas as well.

Identification of public land for housing.

So both Decatur and Gwinnett are in the process of identifying public land for affordable housing.

The city of Decatur's partnership, for example, with the Decatur Housing Authority, will produce 132 affordable units on city owned land, since it's another best practice.

And for homelessness, Henry County commissioned a plan to address hidden homelessness and Henry County, in partnership with the ARC and the Georgia Institute of Technology.

So these are some of these successes of our 2022 cohort and also considered best practices and ways that we could further keep this going in the Atlanta metro area, by using pro housing funds.

I also want to highlight the importance of preservation of existing affordable housing.

This is the second part of our grant application for ARC, but in addition to tying fund grant funding to help implement commitments made during the LLHAC program, ARC will focus on new data, tools and resources for affordable housing preservation.

The grant funding goal would be to expand an existing tool that was piloted for the city of Atlanta :The Affordable housing preservation map and toolkit.

This was created by Enterprise Community Partners and is held by House ATL.

The funding would expand this tool to the entire region.

It would identify and create strategies for addressing expiring, subsidized affordable

housing, and we would also like to look at privately held NOAH housing, naturally occurring affordable housing and potential strategies for preserving those.

And this is important because the risk of loss of expiring properties, not even including private properties, is very acute in the Metro Atlanta region.

So as these properties near Year 15, this equates to the risk of losing over 43,000 properties and that is in the House ATLS 5-county region alone.

I'm going to talk for a minute about how we determine needs for this program.

The ARC issued a participant survey to our LLHAC member jurisdictions to see what statement best describes the affordable housing progress in your jurisdiction.

30% the highest number said that the jurisdiction that they were in needs technical assistance to turn our recommendations into ordinances, policies or programs.

So this means that these jurisdictions actually have gone through the process of creating recommendations for affordable housing production and preservation if they need technical assistance to turn these into actual ordinances, policies and programs.

20% say that their jurisdiction needs a housing assessment to start the process.

So 20% are just starting at the baseline where they need a housing assessment to kick off the process.

Another 20% said that their jurisdiction has passed ordinances or created programs and needs help implementing our funding them.

And then 10% say that my jurisdiction has a housing plan, but we need a task force and community engagement to get recommendations off the ground.

So the last 10% I already has a housing plan, but would like to develop a task force and these community engagement which are department and ARC, our Community Development Department as well positioned to do.

Another way that the arc determined needs for the Pro housing grant application.

LLHAC jurisdictions were asked to select all needs that apply to their jurisdiction and you can see the highest percent 89% need program to establish programs such as housing land trusts, land banks, Housing Trust funds.

And they also need programs for homeowners stabilization incentive programs for affordable housing.

And then the next tier, 78% need to establish new Community education and engagement efforts and policies and programs to address vacant and blighted properties and tools and strategies to preserve existing housing.

The next tier, 67% need to develop or update housing plans and community



development strategies or zoning.

44% need help in property tax relief strategies for low and moderate income households, 33% need assistance in developing new by right permitting procedures and 33% need assistance to reduce parking requirements.

Setbacks, lot size or other, so these are some of the needs that came out of the survey.

Another way that we looked at the barriers in our region where was by looking at the HUD consolidated plans for different housing authorities in our region.

And so these are some of the HUD consolidated plan barriers to affordable housing that we believe the RC Pro housing grant funding would address.

So the arc examined local HUD consolidated plans to review barriers identified therein, and many correlate to those identified through the survey and the Metro Atlanta Housing strategy.

 **December Weir** joined the meeting



**Kristin Allin** 35:11

So we have the need for zoning and incentive programs, the need for home ownership.

So the consolidated plans call out that one primary barrier is a shortage of available units in that in areas of economic opportunity, a lack of housing and transit connection.

So they say that there's a shortage of housing served by transit and other amenities, and that was for Fulton counties for their consolidated plan.

The need for affordable housing?



**December Weir** 35:33

Yeah.




**Kristin Allin** 35:35


Education stakeholders and Community members also add perceived undesirable effects of affordable housing policies, so they call it a need for education.

There's a mismatch between jobs and housing and need to preserve affordable housing and lack of supply of affordable units.

And the need for home rehabilitation programs.

So these are some of the comments from the consolidated plans that align with these other needs that we've identified through the through the grant process. So this is the ARC's proposal.

 **December Weir** 36:05  
Are you OK if I sit here?

 **Kristin Allin** 36:11  
So this is the Arc's proposal for the LLHAC housing action grants. So an overview, we would tie pro housing funds to the commitments made in the LLHAC program and we would call these housing action grants. So that's where the term housing action grants comes from. So the proposal number one is grant funding furthers are CEDS, our ARC planning action item 1.2, so it aligns with existing ARC planning to expand the Metro Atlanta Housing Strategy and coordination with the local leadership Housing Action Committee. So to use this committee to really further breaking down barriers in the region, the ARC will achieve this goal by utilizing grant funding to expand the structure of the Local Leadership Housing Action Committee to model this program after the ARC's most successful grant funded program, the Livable Centers initiative. The LLHAC 2022 cohort, like I mentioned, has proven successes and zoning reform, housing task, force development, financial resource development and new programs. LLHAC has a depth of partners that assist in the program, including Enterprise Community Partners, ANDP, ULI Atlanta, the Atlanta Fed and the Georgia Conservancy. So aside from the assistance of the ARC in this leadership program, we have these major players in the affordable housing realm that are partners during this program and can provide additional support to participants. We also have the expertise of the Community Development Department at a ARC, so we have the CDAP programs, the LCI program, we have a Community engagement department and we have a data department in planning and technical assistance and we have proven results over a large geographic area for the Atlanta Regional Commission. Part 2 of the proposal for the ARC for the Pro housing grant is expanding that preservation map and toolkit to the 11 county region.

So ARC would expand the affordable housing preservation map in toolkit created by Enterprise Community Partners as a pilot for the city of Atlanta.

We expand this tool for the 11 county region and we would help local jurisdictions develop preservation strategies for identified properties and we would also link jurisdictions with potential partners and this chart below which is included in application shows the risk of loss in Atlanta in the Metro Atlanta region.

The grant timeline.

So what we're estimating is that we would have five housing action grants allocated per year, and so you can see on the left we would tie these to the to the ending of each of the lack at the conclusion of each of the LLHAC cohorts.

So in blue you would have the we would go back to the 2022 lack cohort for our first round of grant funding to see what additional assistance is needed there.

So our first round would be to the 2022 lack cohort in blue than the 2023 in Yellow 2024 would be in Green 2025 in red and 2026 and purple and then below that is the development preservation tool for the region.

So we'd estimate that preservation tool expansion would be done by the end of 2025.

And so the Red Square shows when the grant funding needs to be obligated and that's quarter three of 2026.

And so all of these classes would have their grant funds allocated by this time, and then the Black Square shows the expenditure of funds at the end of 2029.

The ARC application for the Pro housing grant is located on the Atlanta Regional Commission website, and that link is there and the name of the grant is the ARC. Removing barriers to housing production and preservation application.

So you can look for that link on the site, and then there's also a link listed below.

And again, the timeline, we will be our goal is to submit this whether the next coming days for the grant deadline of 10/30.

So thank you very much for attending the public hearing and there are a couple different ways you can provide public comment you can do so just over the virtual setting today if you would like.

You can also email any public comment that you have to this email address.

[kallin@atlantaregional.org](mailto:kallin@atlantaregional.org)

And it's Allin with an i at atlantaregional.org.

You can call me my phone number is listed here and we're going to close the public comments at 11:00 AM today so that we can submit the application.

Are there any questions or public comments from anyone on the call if you'd like to, if you can raise your hand, carry can unmute you.

I just want to note as well that this will be this has been recorded today and will be posting this recording on the ARC website.

Kennedy, can you hear me?

What's the name?

Umm.

Someone with the last name of Kennedy.

If you have a comment or question.

 **Inga Kennedy** 41:38

I do.

Good morning.

Thank you so much.

This is Inga Kennedy and thank you for this great participate, great presentation and for the focus on housing for the Atlanta Regional Commission.

I just want it to suggest that one of the other ways that you could support the local governments with housing is by helping them identify ways to guard against the investors, the housing investors that come into areas and overwhelm homeowners and others with these quick financial opportunities to rid themselves of their homes. And it sometimes sounds great, but it's it could be detrimental to the housing supply and to the opportunities for housing, particularly for homeowners.

I live in an area where our homeowners and in the community we receive an inordinate amount of offers from housing investors and I know that's an issue not only in our areas but around the country, so just wanted to put that out there relative to some of the other housing pressures that are being experienced.

 **Kristin Allin** 43:00

Right.

Yes, that's a very thoughtful comment.

Thank you for that.

And can you, do you mind listing?

Just saying your name and where you're like, what area you're in, or if you're with an organization for the public record.

 **Inga Kennedy** 43:11

Yes, I'm Inga Kennedy and I live in Fairburn, GA.

I'm a planning professional, but not on the housing side, but I am interested and so I live in the Fairburn area.

 **Kristin Allin** 43:22

Great.

Thank you so much and thank you for attending today and for the comment.

 **Inga Kennedy** 43:26

Thank you.

 **Kristin Allin** 43:29

Do we have any other public comments or questions from anyone on the call?

If we have no further questions, I will keep this meeting open until 10:00 AM as published.

If anyone decides to come back on and give a public comment, but this is, this concludes the public hearing presentation.

 **Chana Smith** left the meeting

 **Kristin Allin** 44:47

And again, I will just keep this open and running until 10:00 AM.

Umm, but if anyone wants to provide a comment or question, please do so or feel free to email me or give me a call to discuss and thank you so much for attending today and just for being interested in affordable housing in the region and the arc appreciates you.

 **Shannan B. Sagnet** left the meeting

 **Jacqualle Johnson** left the meeting

 **Kristin Allin** 45:08

Thank you.

 **Albert Trevino** left the meeting

 **Inga Kennedy** left the meeting

 **Diana Pitcher-Williams** left the meeting

 **McIntosh-Ross, Michele** left the meeting

 **December Weir** left the meeting

 **Owens, Helen** joined the meeting

 **Owens, Helen** 47:03

Good so that I couldn't even finish it.  
I was so full.

 **Kristin Allin** 47:42

I think we might have had one person joined.  
We've had concluded the presentation or the grant, but the screen, you'll see ways that you can provide public comment.  
Or the hearing.  
Kate Allen, Atlanta Regional Org and the ARC's website, the Atlanta Regional Commission's website, has a link at the very top of the web page to the full grant application and we will be posting the recording of this meeting there.

 **Owens, Helen** left the meeting

 **Kristin Allin** 50:40

So for anyone that's on the call or anyone listening to the recording, there is a link to the application the ARC's application for the Pro housing grant in the chat that link is located there as well.

 **Austin Shelton** left the meeting

 **Helen Appenzeller** joined the meeting



**Kristin Allin** 1:01:45

OK.

Hi for anyone who just joined the meeting, we have already gone through the slide presentation for the public hearing but it is on the ARC's website and there's a link in the chat to the application for the arc in the public comments are open until 11:00 AM this morning and then we will be submitting the grant application.

Thank you.

 **Helen Appenzeller** left the meeting



**Kristin Allin** 1:03:55

Thank you to everyone who attended today's public hearing.

This does conclude the public hearing for the Atlanta Regional Commission's application for the pro Housing HUD grant.

Thank you again.

 **Keri Stevens** left the meeting

 **Samyukth Shenbaga** left the meeting

 **Kristin Allin** stopped transcription