

**Minutes - Draft**

**PECS-Planning, Economic Development & Community Services  
Committee**

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Thursday, October 20, 2022

10:00 AM

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**Special Called Meeting**

*This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available*

*(1) via live stream on DCTV's webpage,  
(2) on DCTVChannel23.TV*

Meeting Started At: 10:00AM

Attendees: Commissioners Johnson, Davis Johnson, Rader, Bradshaw, Patrick, Cochran-Johnson, Terry

**Present**        3 - Commissioner Larry Johnson, Commissioner Jeff Rader, and  
Commissioner Mereda Davis Johnson

**I. DISCUSSION**

**HOUSING:**

Housing and Urban Development (HUD)

- presentation provided by Mark Dominik: Southeast Regional Director - Office of Multifamily Housing
- ensure multifamily dwelling and work with lenders to bring them applications, review, and bring in the FHA piece of that
- record year growth for FHA program in 2021
- overview of multifamily programs through HUD
- Section 202 Supportive Housing for the Elderly Program; this is a program for nonprofit developers to explore
- updates on community planning development from Adrian Fields - Director of Community Planning & Development for the State of Georgia;
- programs include CDBG, HOME, ESG, HOPWA, NOFO
- discussion of homelessness and encampments in local communities
- updates on single-family programs through HUD from Rachel Lavelanet: Program Support Division Director - Atlanta Homeownership Center
- discussion of FHA loan programs
- discussion of FHA investment in DeKalb
- discussion of FHA Single Family Nonprofit Program
- discussion of FY22 homebuyer assistance provided in Georgia regarding secondary financing assistance
- discussion of Good Neighbor Next Door Program
- discussion of Housing Counseling program
- Question TT: regarding getting renter history up to establish payment, do landlords have to sign up for that or is that something that has to be pre-enrolled for renters?
- response provided by Ms. Lavelanet

#### Neighborhood Assistance Corporation of America (NACA)

- presentation provided by NACA CEO Bruce Marks
- discussion of NACA's loan program
- discussion of NACA's HOT-PHA (public housing assistance)
- discussion of NACA's Dollar Purchase Program
- discussion of NACA's Affordable Housing Development program
- discussion of cash investors in metro Atlanta
- Question JR: do you have suggestions regarding local tax policy that would give more advantages to the homeowner as opposed to the cash buyer?
- B Marks: we've been working with Governor Roy Barnes for many years. He came up with a great idea that local governments can limit investors. Only a certain percentage of an area can be owned by investors. Additional information provided by Bruce Marks
- Question JR: I would encourage us to get staff to follow up on the mapping
- JR: perhaps we should reach out to Gov Barnes to develop a strategy under home rule to address the predatory investor circumstances regarding single family housing
- Question LCJ: when you look at states with highest rental and property value increases, many states do not have a law that prevent the creation of rental registries. What are you seeing in the buy-for-rent market?
- B Marks: with the mapping we'll provide you'll see the landlords and the properties they own; you'll see the detail, the code violations, and the trends regarding that. You will have that data. We have 80,000 members in the Atlanta area Additional information provided by CEO Marks

#### Veterans Empowerment Organization

- presentation provided by Tony Kimbrough, CEO of Veterans Empowerment Organization
- discussion of housing programs to assist veterans, and wraparound services that the Veterans Empowerment Organization

## HJ Russell

- presentation provided by Delilah Wynn-Brown, HJ Russell Director of Real Estate Development
- discussion of recent 32% workforce housing project at 80% AMI, in partnership with MARTA and Invest Atlanta. This project location is 240 Grant Street
- discussion of the need for affordable housing near city centers
- discussion of development regarding The New Villages at Castleberry Hill

## MARTA

- presentation provided by CEO Greenwood, Jacob Vallo Transit Oriented Development Manager
  - discussion of equitable TOD at MARTA
  - discussion of affordable housing strategies:
    - 1 - develop new units at stations through P3 and ground lease on land owned by MARTA
    - 2 - preserve existing units around stations not owned by MARTA
    - 3 - advocate for the development of new units around stations on land not owned by MARTA
  - discussion of history of MARTA Housing TOD in DeKalb, since 1979
  - discussion of current TOD projects in DeKalb
- LJ: this discussion is more than housing in itself; we are discussing these options and "gumbo" to find solutions for DeKalb. Housing is very key issue for all of us and a foundation. As a Committee, please look at your calendars for November 10th at 10AM to discuss legislative priorities, as well as policies that we can do to establish strategies for DeKalb. Central Staff please compile the policies and strategies put forward and come back at our next meeting on November 10th to focus that discussion
- MDJ: I think that is a good strategy; we must put these ideas together to put together a plan. Once Staff reaches out to me I will be available

Meeting Ended At: 12:13PM

**MOTION was made by Jeff Rader, seconded by Mereda Davis Johnson, that this agenda item be adjourn the Special Called Meeting. The motion carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson**

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Barbara H. Sanders-Norwood CCC, CMC