

DRAFT -Minutes

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

Commissioner Nicole Massiah (Chairperson)

Commissioner Michelle Long Spears

Commissioner Ted Terry

Monday, September 29, 2025

2:00 PM

Porter Sanford III Performing Arts &
Community Center: Black Box

SPECIAL CALLED

Meeting Started At: 2:08 PM

Attendees: Commissioners Massiah, Long Spears, Terry, Johnson, Davis-Johnson, Bolton

Present 3 - Chairperson Nicole Massiah, Commissioner Michelle Long Spears,
and Commissioner Ted Terry

I. PRESENTATION

Housing Introduction with DeKalb's Chief Housing Officer - Dr. Ferguson

Presentation provided by Dr. Ferguson, Chief Housing Officer, DeKalb County

Q TT: since we read all the items, Chair Massiah, I would like to hear Dr. Ferguson's feedback on some of them, specifically the land bank.

AF: I am in support, what I would add that if we are transiting the properties to the land bank, they are ready to move on those properties imminently.

Q TT: I know there are a lot of tools in the tool box, however the idea of a land trust, from your perspective, how does the trust play a role?

AF: the basic premise, is remove the land cost from the equation of the purchase of the home, the trust creates a mechanism for more permeate affordability. In concept, work great for affordability, the concerns I have, is 1 - if we set up the community land trust, we must connect with the municipalities, we don't want to duplicate efforts and we set it up correctly. Is this a standalone entity or a legal entity sitting under the umbrella of an existing department. My question is do we have a strategy in plan for ongoing funding and support, these trusts have failed in other areas because funding is not continued 10-15 years out.

Q TT: I would be open to those tweaks, you brought up, finally, I'd like your feedback on the hotel motel funding. Additional context provided.

AF: I am in support of the trust fund and open to the funding proposed, however, we must be specific in our language about where the money is going. Secondly, I would like there to be consideration in the trust fund, to give flexibility to the County about other contributions.

Discussion with Dept. Community Development - Director Mitchell

Presentation provided by Allen Mitchell, Director of Dept. Community Development

Q TT: my understanding is that the DCA department gets 3 times the applications they can actually approve. Does it make sense for us to have a financial state in LI-Tech?

Mitchell: absolutely, it comes down to the scoring process, when selecting applicants.

Walker: they generally don't care where the funds come, scoring is important but also having a full scope plan for the area in question. The state is also spreading out the applications throughout the state. Overall we need to expedite the planning process

Q TT: we have asked the administration to work on the procurement process for small area plans, I think that is something we can tie in here, pulling in the community, developers and all stakeholders.

Q MLS: The first preservation strategy, supplementing these programs with TAD funds, would all 5 TADS eligible? DeBarr: yes

Q MLS: What was the other 3.5 million spent on from the ICCI?

Mitchell: homelessness support and those dealing with unstable living conditions

Q MLS: so a portion of those funds paid nightly rates?

Mitchell: yes, we offered people nights at motels, if they were actively homeless or facing eviction or other destabilizing factors.

Q MLS: how many months on average were people behind on rent?

Mitchell: on average about 3-4 we've seen extreme cases of 10-12 months.

Q MLS: did it include future rent in addition to the back rent?

Mitchell: yes

Q MLS: regarding strategy 5, how do you determined if the tree is dangerous?

Mitchell: yes we had a meeting with planning and sustainability about getting the arborists involved, they will help us determine the dangerous. Additional context provided.

Q LB: Do we have any specific programs focused on county employees?

Response provided by Director Mitchell

Q LB: Are there any restrictions or tracking in place to ensure we are brooding our reach? How do we ensure we are helping those in need verse those who may be taking advantage?

Mitchell: we work with Atlanta legal aid and our house to fulfill needs and delineate between those who need long standing support verse one time needs.

Q LB: I received inquiries regarding the HOME ARP, do we track the funds spent, do we still have funds?

Mitchell: yes we still have funds, and referral out to our partnering agencies.

Q MDJ: DeKalb Lawyer association provides free representation in eviction cases, Who could they contact with they wanted to coordinate?

Mitchell: We can connect offline. we currently have a contract with Atlanta legal aid and others who we route through, with the ICCI we have a contract with Atlanta legal aid.

Q CJ: on the neighborhood stabilization program, can we get a list or map of the homes you currently have?

Mitchell: yes, we have photos and zip codes. They are all over the County however most of the house we get tend to be south of memorial drive.

II. AGENDA ITEM

2025-0431

Commission District(s): Districts 3, 4, 5, 6, and 7

To declare 25 County owned vacant properties surplus and transfer the County's interest in the parcels of real property from DeKalb County to the DeKalb Regional Land Bank Authority.

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 10/14/2025. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Terry

No: 1 - Chairperson Massiah

TT: I request the land bank provide the 2 districts of each property when they bring the substitute to the October 14th Business meeting

-MLS: motion to approve the item including the increase from 25 properties to 26 properties

2024-0935

Commission District(s): All Commission Districts

Resolution Establishing an Affordable Housing Trust Fund for DeKalb County, Georgia

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 10/14/2025. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Terry

Abstain: 1 - Chairperson Massiah

-MLS: motion to defer items 0935, 1548, 1064 to the October 14th Business meeting

2024-1548

Commission District(s): All Commission Districts

A Resolution by The Board of Commissioners of DeKalb County Designating 1% Of The 8% Hotel-Motel Tax Revenue for An Affordable Housing Trust Fund Beginning in 2025, Pending Fund Approval

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 10/14/2025. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Terry

Abstain: 1 - Chairperson Massiah

-MLS: motion to defer items 0935, 1548, 1064 to the October 14th Business meeting

2024-1564

Commission District(s): All Commission Districts

A Resolution to Allocate DeKalb County Funding for the Creation of a Land Trust for DeKalb County

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 10/14/2025. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Terry

No: 1 - Chairperson Massiah

TT: I would like to request Dr. Ferguson review the language to ensure the proposed study is in order and has the parameters you would want to see in it. I would support an additional substitute if you had changes at the October 14th Business meeting

NM: You want to approve an item without seeing the substitute first?

TT: This is a PECS Committee recommendation to the full board, the administration is welcome and encouraged to bring back any additional suggestions they would like to see; however, the core of this item is funding, which is within our purview

NM: We do not have the substitute Infront of us to review; the other issue is it needs to go through a procurement process

MLS: Can we confirm from law that substitutes are not required at committee. the substitute was accepted at the last BOC Meeting, again this committee makes recommendations.

Response provided by County Attorney Linkous

-MLS: motion to approve with the change of \$150,000 to \$122,000

[2024-0815](#) Commission District(s): All Commission Districts
A Resolution to Amend Chapter 27 to Reduce the Minimum Unit Size for Single-Family Dwelling Units in Single-Family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot-85) Zoning Districts

No Action Taken

[2025-1064](#) Commission District(s): Commission District 5
Expansion of the East Metro Community Improvement District (CID)
MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 10/14/2025. The motion carried by the following vote:

Yes: 2 - Commissioner Long Spears, and Commissioner Terry

Abstain: 1 - Chairperson Massiah

-MLS: motion to defer items 0935, 1548, 1064 to the October 14th Business meeting

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III. PUBLIC COMMENT

Commissioners will host a 20 minute public comment section during this meeting, allow citizens to provide a 2-minute comments related to the proposed housing items posted on this agenda. This is first come first served.

Public Comment was heard by 9 individuals. Information cards are scanned for the record

Meeting Concluded At: 5:11 PM

Barbara H. Sanders-Norwood CCC, CMC

DeKalb County Government

3181 Rainbow Dr,
Decatur, GA 30034

Agenda

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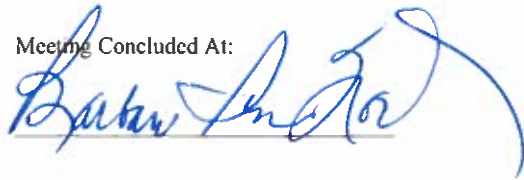
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