



Atlanta Regional Housing Forum

Inclusionary Housing

Wednesday, June 1, 2016 9:30 a.m. – 11:45 a.m.

St. Luke's Episcopal Church, 435 Peachtree Street NE, Atlanta, GA

Metro Atlanta's affordable housing stock is shrinking and the current multifamily development boom does not address affordability in any measurable manner. A recent report lists Atlanta as having the second-highest number of new high-end apartment units in the nation – an increase of 867% since 2012. At the same time, according to Invest Atlanta's Housing Strategy, the number of Atlanta's residents paying more than 30% of their monthly income rose significantly between 2000 and 2012. Today, nearly 68% of low-income rental households in Atlanta are spending more than half of their income on housing alone.

One tool to address this housing disparity is an inclusionary zoning ordinance that would require developers to set aside a certain percentage of units in new construction to low income families. With input from stakeholders, the City of Atlanta recently passed an ordinance that requires developers receiving tax abatement or development subsidies from development authorities to set aside 15% of units to families at 80% of Area Median Income (AMI) or 10% to families earning 60% of AMI, where the need is greatest. While this is not a traditional inclusionary zoning policy, in the months ahead the City will be working with public and private sectors to craft its own inclusionary zoning policy. This policy would apply to all new developments – regardless of subsidy or tax abatement. City officials, City Council and others seek to strike a balance that encourages affordability without creating overly-burdensome policy for Atlanta's developers.

At the next Housing Forum, we will begin to explore how our region can make inclusionary housing work. We will hear from experts on why some inclusionary zoning policies work while others do not. We will have a preview of a soon-to-be-released report from Georgia Tech Professor Dan Immergluck on the loss of "low-cost" rental units in southern cities – including Atlanta. And we will engage City officials, developers, and housing advocates on the critical questions we all need to answer to ensure a successful inclusionary zoning policy.

Nearly every successful social and economic matter of import in Atlanta has been achieved through thoughtful collaboration among the business, civic and political leadership. How can we leverage "the Atlanta Way" to ensure greater affordability for the city and region's low income families, and strengthen the region's economic future?

Join us at the next Atlanta Regional Housing Forum as we discuss the issue of inclusionary housing. The Forum will be held Wednesday, June 1 from 9:30 a.m. - 11:45 a.m. at St. Luke's Episcopal Church, 435 Peachtree Street NE, Atlanta, GA. Free parking is available in the pay lot across the street from the church.

AGENDA

9:30 Welcome – Bill Bolling, Foodwell Alliance

Dan Immergluck, Georgia Institute of Technology

Declines in Low-Cost Rented Housing Units in Eight Large Southeastern Cities

(Report by Dan Immergluck, Ann Carpenter, Abram Lueders for the Federal Reserve Bank of Atlanta)

Stockton Williams, Executive Director, ULI Terwilliger Center for Housing

Overview of Inclusionary Zoning Policies throughout the United States.

Panel Presentation on Local Inclusionary Housing Efforts

Moderator - The Honorable Andre Dickens, Councilman, City of Atlanta

Aaron Goldman, President and co-owner, Perennial Properties, Inc.

Tim Keane, Commissioner of Planning & Community Development, City of Atlanta

William McFarland, Relationship Manager, GeorgiaACT

11:45 Adjournment

Please bring canned or nonperishable food items for donation to Atlanta Community Food Bank!

Register Here: <http://events.constantcontact.com/register/event?llr=fjeon9bab&oeidk=a07eco142cn9a1d369a>

Presenter Bios

Andre Dickens is Atlanta City Councilman for Post 3 at Large. A fifth generation Atlantan, Dickens began his professional career as a Chemical Engineer for BP-Amoco. In 2002, he co-founded City Living Home Furnishings in Atlanta, a family-run operation that grew into a multi-million dollar business with two locations and over 20 employees. City Living won numerous awards including Atlanta's Best Contemporary Furniture store (2005) and one of the top 50 furniture retailers in the nation by Home Accents magazine. Dickens oversaw City Living's operations, finance, and marketing efforts until 2010. For the past decade, Andre and his family has lived in the lovely Underwood Hills neighborhood, where he was elected president and is recognized for his ability to build consensus. He has also served as the NPU-D (Neighborhood Planning Unit) rep for Underwood Hills. He is an alumnus of the United Way VIP Program and the Diversity Leadership Academy of Atlanta. He currently sits on the boards of the Jeremy Feaster Foundation while also serving as a mentor in the Mentorship Program and Southwest Atlanta Youth Business Organization. Dickens earned a degree in Chemical Engineering from the Georgia Institute of Technology in 1998. Andre resides in Underwood Hills/West Midtown with his wife Kimberly, a real estate attorney and law firm owner, 8 year-old daughter, Bailey, and their dog Kola.

Aaron Goldman is the President and co-owner of Perennial Properties, Inc., a development, investment and management firm focused on multifamily rental housing accompanied by retail establishments. Perennial's existing portfolio is centered in Atlanta's intown neighborhoods including West Midtown, Virginia Highland, Morningside, Piedmont Heights, Emory, Buckhead, Inman Park and the Old Fourth Ward. Perennial has acquired or built over 25 properties in metro Atlanta. The firm has executed successful subdivision developments, condominium conversions, and office/retail developments, comprising nearly 200 single-family home sites, 4,500 multiple dwelling units, and 160,000 square feet of commercial space. Raised in Milwaukee, Aaron is a graduate of the University of Wisconsin Real Estate Program and served on the Wisconsin Real Estate Alumni Association Board of Trustees. In 2012, Aaron became a founding Board Member of the Atlanta Real Estate Collaborative (AREC), a group of real estate principals who united to address street homelessness in Atlanta, and he currently serves as AREC's Board Chairman. Aaron is also on the Executive Committee of Open Doors, AREC's collaboration with Enterprise Community Partners and PCCI. By networking available apartments to non-profits serving homeless populations, over 65 properties comprising more than 15,000 units participate to house vulnerable Atlantans through the Open Doors platform.

Dan Immergluck is Professor in the School of City and Regional Planning at Georgia Tech, where he teaches courses in housing and community development, real estate finance, and research methods. Dr. Immergluck conducts research on housing markets and community development, neighborhood change, community and economic development finance, and related public policies. Professor Immergluck has served as a Visiting Scholar at the Federal Reserve Bank of Atlanta and a Senior Fellow at the Center for Community Progress. He has testified before Congress and the Federal Reserve Board. Dr. Immergluck has been quoted and cited frequently in print and broadcast media throughout the U.S., including the New York Times, the Washington Post, the Wall Street Journal, NPR, and many other outlets. He has authored four sole-authored books, more than four dozen articles in scholarly journals, and numerous applied research and policy reports. His most recent book is *Preventing the Next Mortgage Crisis: The Meltdown, the Federal Response, and the Future of Housing in America* (Rowman and Littlefield, 2015).

Tim Keane was appointed Director of Planning and Community Development for the City of Atlanta by Mayor Kasim Reed - July, 2015. In this role, Tim is responsible for Atlanta's Offices of Planning, Housing and Buildings. Mayor Reed has charged Tim with enabling high quality, sustainable, equitable growth and development of Atlanta. A new Atlantan by way of Charleston, South Carolina, Tim spent a total of 11 years working for Mayor Joseph P. Riley, Jr. running the City's planning department. This included preservation, sustainability, urban design, planning and code enforcement. Tim was also catalyst for many projects and initiatives for Mayor Riley while in Charleston - including the Gentrification Task Force, Operation Neighborhood, and Tourism Management. He also orchestrated plans for downtown Charleston and the suburbs. Prior to his time in Charleston, Tim served as the first planning director in the town of Davidson, North Carolina. Under his leadership, Davidson was at the forefront of design-based planning and form-based codes. Tim also spent five years in the private sector working on the design of urban neighborhoods, blocks and streets for several private developers. He has an undergraduate degree in Planning and a graduate degree in Architecture from the University of North Carolina - Charlotte; and was a Knight Fellow at the University of Miami, School of Architecture.

William McFarland works on local and state policy and advocacy agenda around affordable housing and community development, with a primary focus on building and growing Housing Georgia, a state-wide coalition focused on increasing resources for affordable housing. In addition to his work with Georgia ACT, William provides consulting services in facilitation, community and public engagement and strategic planning and organizational development, primarily in the non-profit sector. McFarland served as Executive Director of Peoplestown Revitalization Corporation, a neighborhood-based CDC in Atlanta's Peoplestown community, for a decade beginning in 1990. In 2001, William began a four-year association as a Senior Program Manager for DKS Program Management, leading the firm's efforts to provide specialized services for non-profit, community-based developers. During this period DKS secured more than \$25 million in financing for urban development projects that included more than 100 units of mixed income housing. In 2005, Enterprise Community Partners selected William to lead its effort as the management entity for Atlanta's Renewal Community Program. Under his leadership, the program disbursed \$26 million in Title XX SSBG funding, invested \$60 million in commercial development projects and promoted the use of \$25.6 million in federal business tax incentives, resulting in significant investment in some of Atlanta's most impoverished neighborhoods. William earned both a B.S. in Architecture and a Master of City Planning, with a concentration in community and real estate development, from Georgia Institute of Technology. McFarland was a 2001 Loeb Fellow at Harvard's Graduate School of Design.

Stockton Williams is Executive Director of the ULI Terwilliger Center for Housing. Mr. Williams leads the strategic direction of the Center and the design and implementation of its initiatives, which span a broad range of housing issues, including affordable/workforce, senior, and market-rate housing. He is most recently the author of the ULI publication *Preserving Multifamily Workforce and Affordable Housing: New Approaches for Investing in a Vital National Asset*. Mr. Williams has more than 20 years' experience in housing and economic policy, research, advocacy, and development and has held senior leadership positions in the public, private, and nonprofit sectors. Before joining ULI in January 2015, he was Managing Principal of the Washington, D.C., office of HR&A Advisors, which advises cities across the U.S. on complex real estate and economic development projects. Prior to joining HR&A, Mr. Williams served as Senior Advisor in two Federal Cabinet agencies: the U.S. Department of Housing and Urban Development and the U.S. Department of Energy. He has also been Senior Vice President and Chief Strategy Officer at Enterprise Community Partners; a Senior Advisor at Living Cities; a Senior Legislative and Policy Associate at the National Council of State Housing Agencies; and a developer of affordable housing. He is Chairman of the Board of Groundswell, an innovator in harnessing community economic power for the common good. He holds an M.S. from Columbia University and a B.A. from Princeton University.