



Atlanta Regional Housing Forum

Wednesday, December 2, 2015 – 9:30 a.m. – 11:45 a.m.

(Note location change for the December Forum)

Loudermilk Center | 40 Courtland Street, Atlanta, GA 30303

Please bring your parking ticket into the Forum for discount validation

A REGION AT RISK: Preserving Atlanta's Affordability

In the next decade, the homes we build, where we build them, and how they are financed will greatly determine metro Atlanta's future. With increasing need for affordability, declining federal resources, and existing programs that are light on funding and heavy on restrictions, advocates say now is the time to solidify the vision for housing affordability in metro Atlanta. The region needs a new, flexible and permanent source of local funding.

As of March 2015, there were nearly 20,000 apartment units under construction or planned. Nearly all are Class A luxury units – with virtually no attention to affordability for low- and moderate-income households. Contrast the current development trend of luxury units with the need for affordability: 27 percent of all metro Atlanta households experience severe housing cost burden; only one in four families that qualify for a housing voucher will get one; and Atlanta is almost solely dependent upon scarce federal and state resources to fund affordable housing development or preservation. From 2010-2013, the City lost nearly 5,000 low-cost rental units according to a study by Georgia Tech professor, Dan Immergluck.

Our primary tools for creating and preserving affordability – the Low-Income Housing Tax Credit program, Beltline Affordable Housing Trust Fund, and the HOME program – are underfunded or at risk of total defunding, overly-restrictive, and produce far fewer units than needed in our region. While Atlanta has a number of promising opportunities in the Mayor's call for affordable housing in highly visible developments such as the Beltline, Civic Center, Turner Field and the Westside, the lack of municipal funding all but ensures that little affordability will be accomplished in these projects.

Complicating matters, HUD's recent final ruling on 'affirmatively furthering fair housing' has practitioners debating the merits of continuing to use affordable housing to improve distressed and transitional neighborhoods or push for increasing housing affordability in high opportunity neighborhoods – or both?

Regardless of interpretation of policy, models to leverage, priority of development locations - advocates agree that the time has come for a new call to action, a new vision for housing affordability. We can look to models like Florida's Sadowski Act, which created a dedicated revenue source to fund affordable housing in that state, one which supported both homeownership and rental housing goals.

Join us Wednesday, December 2, 2015 for a special Atlanta Regional Housing Forum.

Our Presenters (see next page for full bios):

Tim Keane, Commissioner, City of Atlanta Department of Planning and Community Development

Meaghan Shannon-Vlkovic, VP & Market Leader, Southeast, Enterprise Community Partners, Inc.

Jon Toppen, Managing Principal, Tapestry Development

Bill Bolling, Moderator

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

REGISTER ONLINE AT: <http://events.constantcontact.com/register/event?llr=fjeon9bab&oeidk=a07ebtn7buv26f1bd96>

Tim Keane, Commissioner, City of Atlanta Department of Planning and Community Development

In May 2015, Mayor Reed announced the appointment of Tim Keane as Commissioner for the Department of Planning and Community Development. Mr. Keane previously served as the Director of Planning, Preservation and Sustainability for the City of Charleston, S.C. where he was responsible urban planning, design review, historic preservation and zoning for the City. He also led Charleston's sustainability initiatives and managed code enforcement and neighborhood beautification. In addition, his office also led the city's tourism management planning efforts. Under his leadership, the city created a Century Five Comprehensive Plan—a ten-to-fifteen year guide for growth and development. Mr. Keane previously served as the Director of Planning for the Town of Davidson, N.C., where he led all planning and regulatory operations. He also started a private design firm where he worked with private developers on notable projects including Mixson in North Charleston—a community of green and energy efficient homes. Mr. Keane received his graduate degree in Architecture from the University of North Carolina—Charlotte. He was a Knight Fellow in Community Building at the University of Miami School of Architecture in 2001.

Meaghan Shannon-Vlkovic, VP & Market Leader, Southeast, Enterprise Community Partners, Inc.

Meaghan Shannon-Vlkovic is vice president and market leader for Enterprise Community Partner's Southeast market. She leads Enterprise's programmatic work in the region, focused on providing an array of resources to affordable housing and community development partners. This includes capacity building assistance for preservation and neighborhood stabilization, and helping communities plan for future development, such as transit-oriented development opportunities around Atlanta's expanding public transit system. Prior to joining the Southeast office in 2010, Meaghan was development coordinator at Monadnock Construction in Brooklyn, N.Y., where she was responsible for planning and analysis of housing development opportunities. From 2001 to 2004 she was a program officer and assistant director of housing and finance in Enterprise's New York office, where she coordinated technical assistance and training to nonprofit and for-profit developers while overseeing a project management team and portfolio of tax credit developments. Previously Meaghan was executive director of Aquinas Housing Corporation, a Bronx nonprofit, community-based organization involved in the rebuilding and management of 1,200 units of housing serving the formerly homeless, seniors and families with low to moderate incomes. Meaghan earned her bachelor's degree from SUNY Oneonta College and her master's degree from CUNY Hunter College in New York City.

Jon Toppen, Managing Principal, Tapestry Development

Jon has been in the affordable housing development field since 2002 and has been involved in the development or preservation of over 1,200 housing units. In his current position, he administers Tapestry Development Group's corporate affairs and works with the staff and Board of Directors to implement the goals of the organization. Jon's responsibilities include the oversight and management of development projects, with specialties in permanent supportive housing and Low Income Housing Tax Credits. His current and past experience with project development also includes historic preservation, affordable housing preservation, and green building design. Jon is a certified C.P.A. in Virginia and held a variety of accounting positions prior to entering the affordable housing field. Prior to co-founding Tapestry, he served as a Project Manager and controller for other affordable housing development organizations. He has a B.S. degree in Accounting from the University of Richmond, Virginia, and a Masters of City Planning degree from the University of North Carolina at Chapel Hill. Jon is a 2013 graduate of the Urban Land Institute-Atlanta's Center for Leadership.