



**Atlanta Regional
Housing Forum**

Can Zoning Reform Improve Access to Affordable Housing?

Wednesday, May 31, 2023; 9:30 a.m.

St. Luke's Episcopal Church

435 Peachtree St. NE, Atlanta, GA 30303

The Housing Forum is guided by an Advisory Council and a Steering Committee and presented by



ADDITIONAL DETAILS & PRESENTATIONS AT www.AtlantaRegionalHousingForum.org/may2023



Bill Bolling
Moderator & Founder



Kristin Allin
Atlanta Regional
Commission



Joel Dixon
Urban Oasis
Development



Sharon Gay
Dentons



Keyetta M. Holmes
City of Atlanta, GA



Will Johnston
MicroLife Institute



Sarah Kirsch
Community Foundation
for Greater Atlanta



**Commissioner
Lesa Mayer**
City of Decatur, GA



Matt Norris
Urban Land Institute

Housing Affordability: Partnership to Scale Solutions

May 2023



Together**ATL**

is a blueprint to champion equity and lead in collaboration with our community partners to work **TOGETHER** to secure prosperity for all throughout the metro Atlanta region.



Scaling the power of community foundations to housing affordability and impact investing

**Bringing our donors – new and existing – together to help solve one our community's greatest challenges.
Safe, stable, affordable housing.**

- Grants to nonprofits
- Direct investment in programs & projects
- Braiding funding to create and preserve housing





Engaging and aligning for better affordable housing outcomes

2018

Foundation launched GoATL to demonstrate how impact investing can help fill key gaps in funding, 40% of investments in affordable housing

Creation of HouseATL and blueprint for action

2019

HouseATL Funders' Collective established to align and better leverage capital (public, private, philanthropic and impact)

2020

Atlanta Affordable Housing Fund (AAHF) as first local housing impact fund, established to engage private impact capital and development expertise

2021

Community Foundation launches new strategic plan with housing and neighborhoods as key pillar for systems change and place-based investment

2022

Foundation brings together GoATL, HouseATL and AAHF in shared and aligned platform;
Formation of the **TogetherATL Affordable Housing Philanthropic Fund**
Launch of **WORTH Initiative** to address the root causes of the racial homeownership gap

2023

GoATL & TogetherATL Affordable Housing Funds (\$200 million) launch for greater scale and impact to address need. Robert W. Woodruff and Whitehead Foundations make \$100 million commitment to funds.



Funding opportunities in and across three areas

Funding partners may address affordability at varying scales of investment



Policy

System change requires continuous involvement from government at all levels and **small grants to policy-focuses organizations can result in transformative change**

Opportunities

Working with partners such as HouseATL, which convenes organizations involved in housing policy, to understand how you can help advance the work



Programs

From residential-based afterschool programs to initiatives focused on promoting homeownership, **dedicated programming to serve people and families on housing needs is critical**

Opportunities

Partnering with organizations on programs and initiatives ranging from emergency rental assistance to keep families safely housing to helping close the racial homeownership gap.



Production

Solving the rapidly growing housing needs in Atlanta relies **on a collaborative solution leveraging private, public, and philanthropic partners to produce significantly more affordable housing**

Opportunities

Direct investment in deals through the HouseATL Funders' Collective and in a pooled fund (co-investment) through the GoATL Affordable Housing Fund.



TogetherATL aims to engage funding partners on the core issue of housing in our region

Strategic opportunities for funder engagement

1

GoATL Atlanta Affordable Housing Fund

Impact Capital

Use of funds:

Production and preservation of affordable housing

Opportunity to invest in a pooled fund to accelerate the production and preservation of affordable housing focusing on financing gaps and strategic investments.

2

TogetherATL Affordable Housing Fund

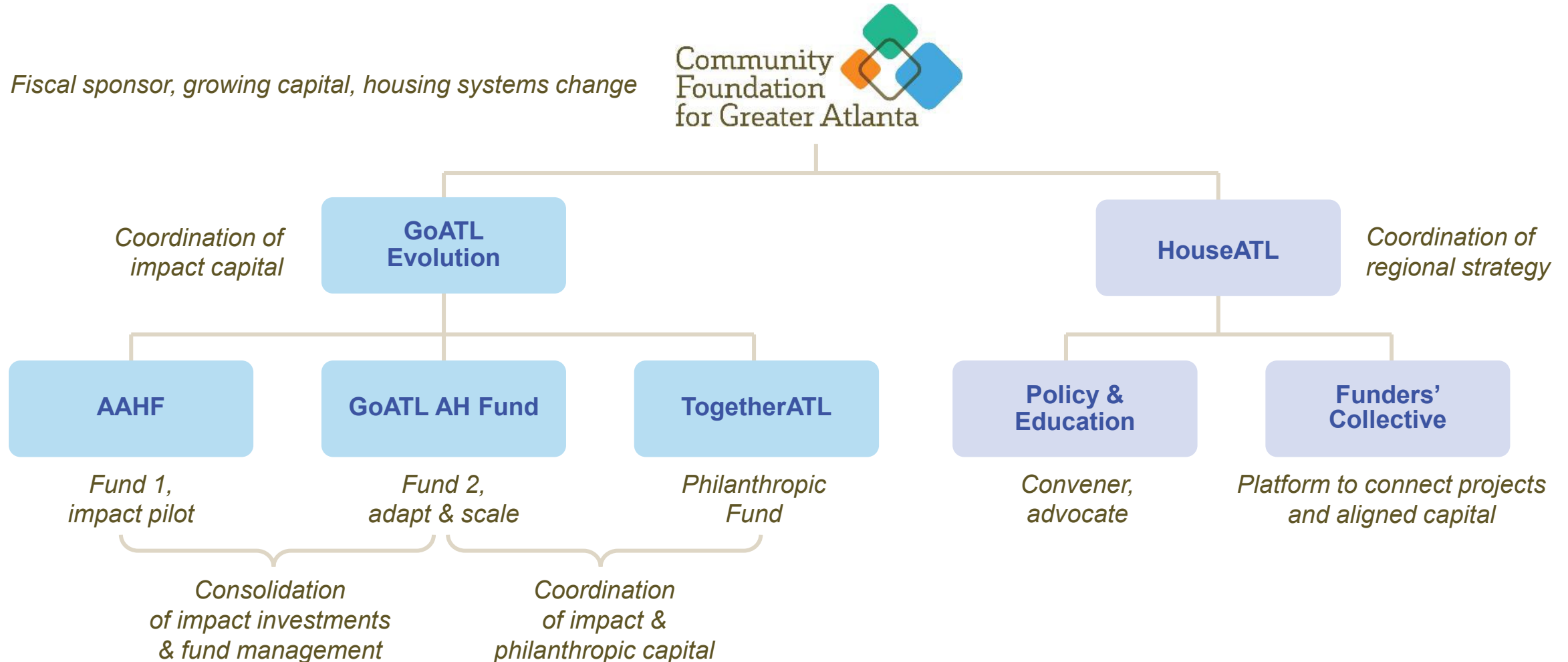
Philanthropic Capital

Use of funds:

Policy, programs and production

Opportunity to engage and invest in creating better policy, stronger programs, and direct investment in production to address deeper and longer terms of housing affordability.

TogetherATL Housing Platform





Public, private, philanthropic funds for affordable housing: \$300M

\$100M

City Housing Opportunity Bond

- In addition to Beloved Community Housing Trust Fund, estimate \$7M - \$14M in grant funds annually.
- Focused on public land, preservation, faith-based initiative, among other priorities.
- Opportunity for streamlined application and coordination with other funding sources

\$100M

GoATL Affordable Housing Impact Fund

- Estimated 35 loans 7+ years, upside to impact through recycling of funds
- Commitment to gap funding
- Targeted opportunities with preservation and publicly-owned land
- First close projected in fall of 2023

\$100M

TogetherATL Philanthropic Fund

- With and through non-profit development partners
- Long-term affordability 'land fund' with an estimated 20 conditional loans over 5-7 years
- 10% of funding for permanent supportive housing
- Targeted guarantees and grants to support non-profit capacity, pipeline and land activation



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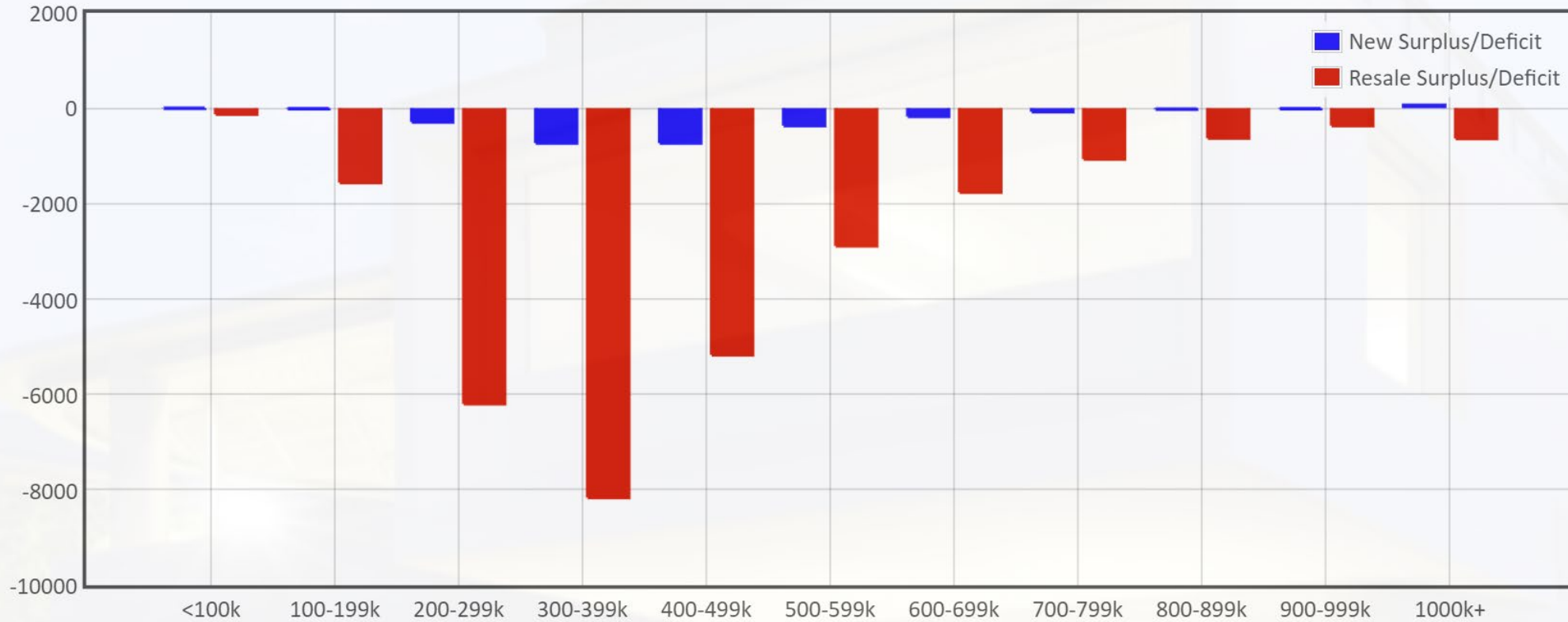
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Inventory Surplus/Deficit



Trailing 12 Months	<100k	100k To 199k	200k To 299k	300k To 399k	400k To 499k	500k To 599k	600k To 699k	700k To 799k	800k To 899k	900k To 999k	1000k+	Total
New Surplus/Deficit	-2	-13	-290	-733	-733	-365	-173	-74	-23	-13	60	-2358
Resale Surplus/Deficit	-125	-1558	-6194	-8161	-5172	-2885	-1760	-1068	-629	-365	-636	-28551



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Reshaping the City

Zoning for a More Equitable, Resilient,
and Sustainable Future

ULI RESOURCE

Highlights **connections among traditional zoning and land use challenges** cities and towns are grappling with today

Makes the **case for updating zoning policies** to support **health, social equity, and climate action and resilience**

Shares **promising examples of zoning policy updates** from across the United States

[KNOWLEDGE.ULI.ORG/ZONING](https://knowledge.uli.org/zoning)



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***Coalition for A Diverse
Decatur & DeKalb County***

www.DiverseDeKalb.org



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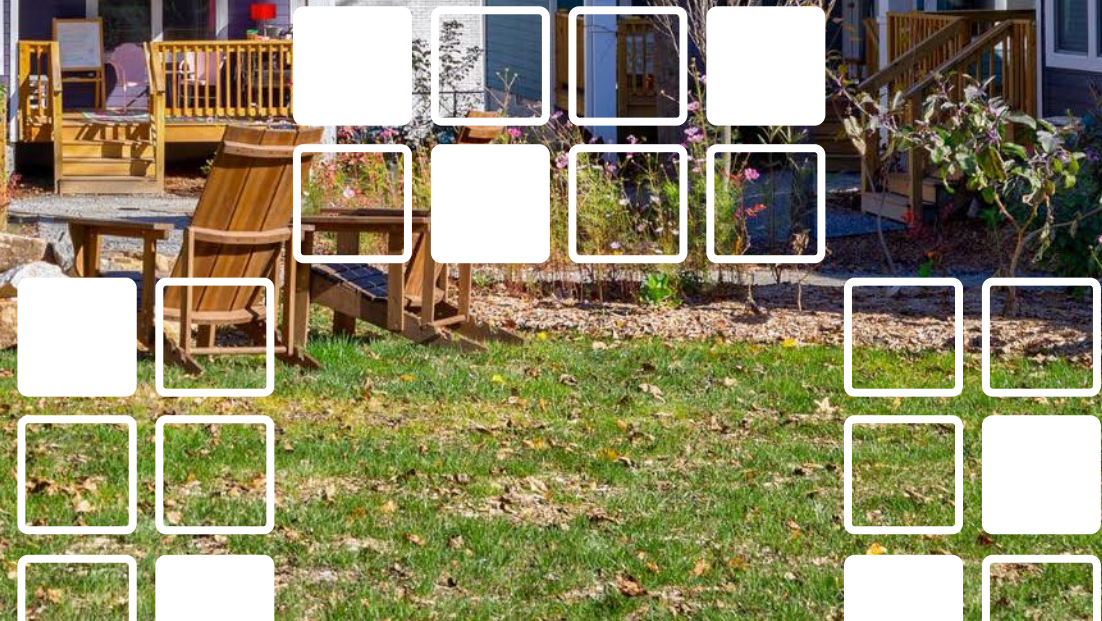
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Introduction to
MicroLife Institute

Presented by
Will Johnston

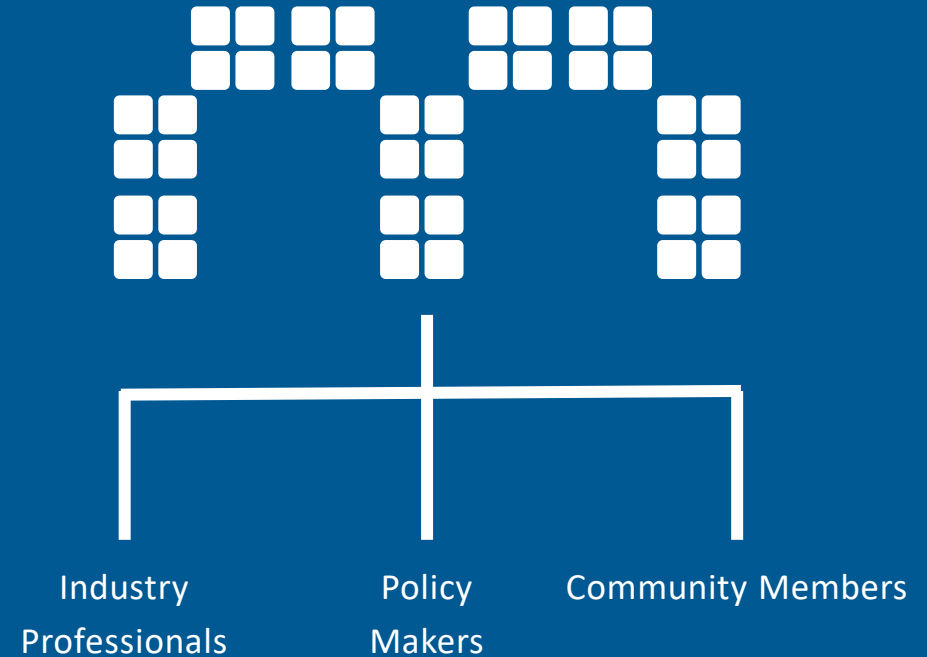
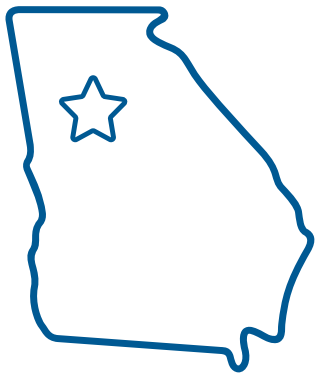




Who We Are

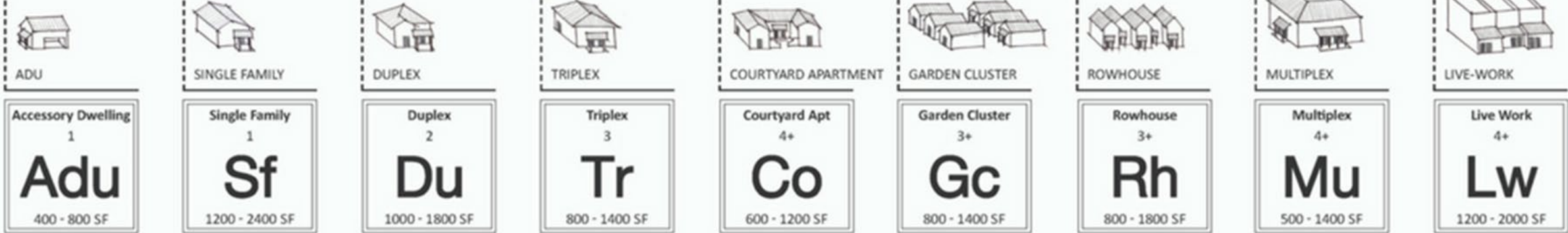
The MicroLife Institute is a 501(c)(3) non-profit organization based in Atlanta, GA.

The MicroLife Institute is a hub that connects policy makers, industry professionals, and community members and invites us all to rethink how we utilize space while building community and social conscience.





PROVIDED BY:
OPTICOS



Missing Middle Housing Diagram: Opticos Design



Pocket Neighborhoods

Introduction to MicroLife
Institute



THE COTTAGES ON VAUGHAN

A COTTAGE COMMUNITY
CLARKSTON, GEORGIA



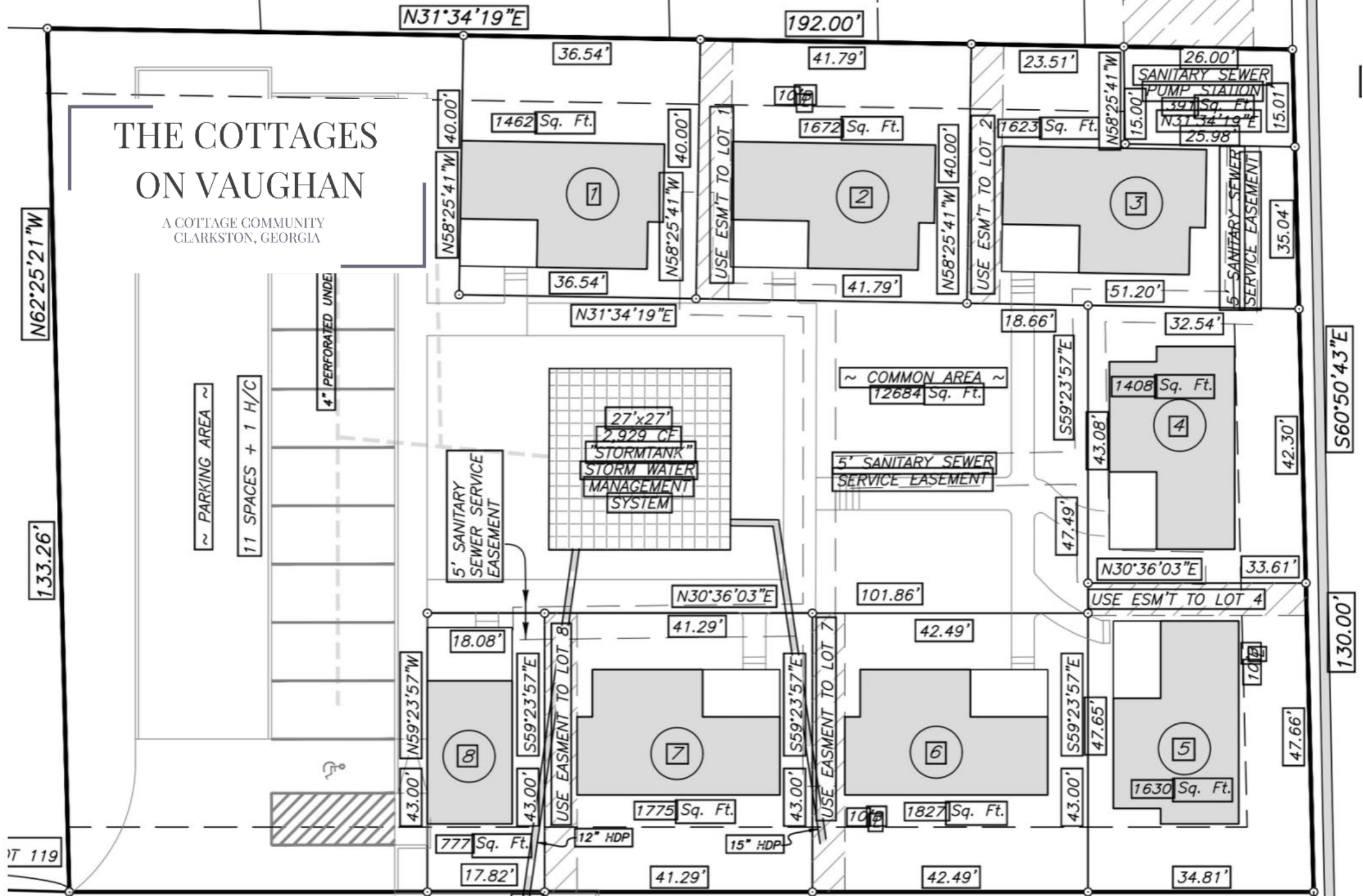


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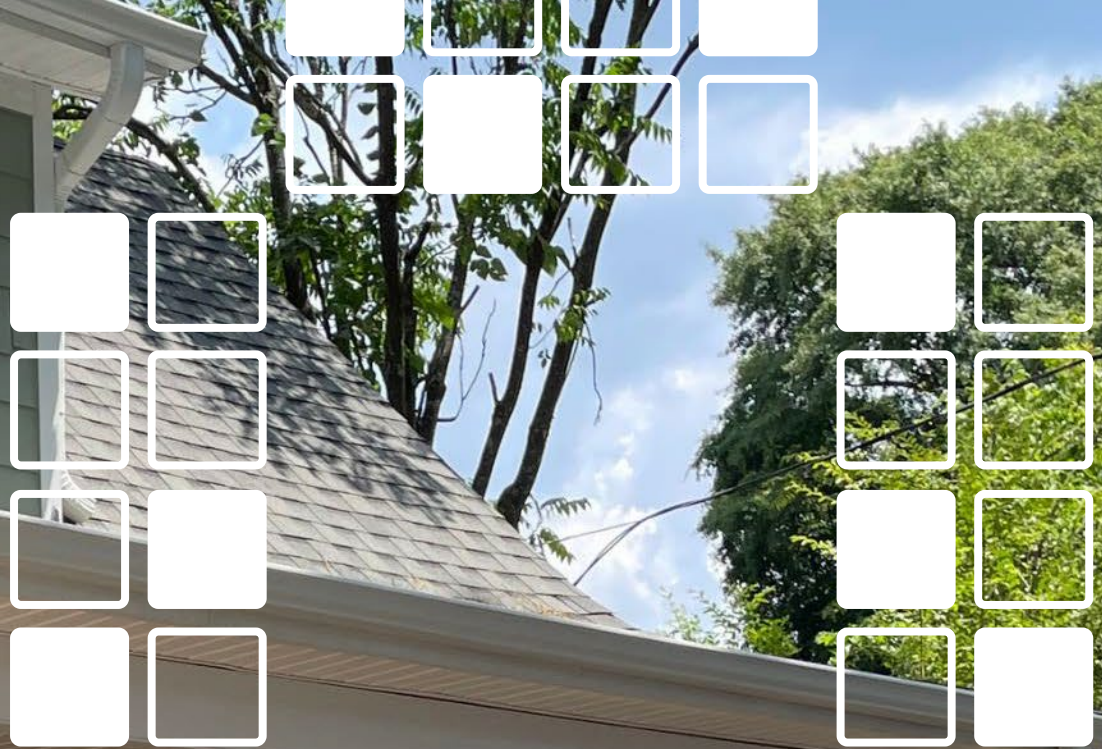
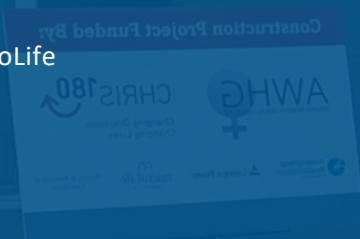


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Enterprise Community Partners

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