

Atlanta Candidate Survey on Affordable Housing

CANDIDATES FOR DISTRICTS 9, 10, 11, AND 12



Candidate Survey
Conducted by:

CITYFORALL



Housing as an Issue of Importance

How do you rank these issues for importance to Atlanta's future, with 1 being the highest priority?	Candidate							
	Council District							
	9	10		11			12	
	Dustin Hillis	Kenny Hill	Beverly Rice	LaTarsha Holden	Edith Ladipo	Marci Overstreet	Randy Gibbs	Michael Jackson
Economic Development / Jobs	6	2	5	1	3	5	4	8
Education	5	3	2	4	5	3	2	2
Environment / Sustainability	7	7	8	6	8	9	9	5
Housing Affordability	3	1	1	2	2	1	3	1
Infrastructure	2	6	4	5	6	7	6	7
Property Tax Assessment	9	8	9	9	7	6	7	4
Public Safety	1	5	7	3	1	4	1	3
Transportation	4	4	6	7	4	2	5	9
Water	8	9	3	8	9	8	8	6
Offer any issues you believe are important to Atlanta's future not listed above								
Blight	✓							
Schoolchildren living in poverty			✓(3)					
Ethics and Transparency	✓							
Homelessness					✓(1)			
Equitable development / provision of basic quality of life amenities, retail and services, esp. south of 1-20							✓	
Law enforcement vs. citizens / we must work together								✓

Candidate		Please explain your views, overall, on the housing challenges faced by the City of Atlanta and what you believe the role of City government is in providing affordable housing?
District 9	Dustin Hillis	The city must make affordable housing a priority. Our leaders must strengthen the commitment to affordable housing by building the trust fund, ensure inclusionary zoning is enacted in the new zoning rewrite, base our AMI numbers on City of Atlanta's AMI and not metro Atlanta's, and get surplus properties dedicated to affordable housing
	Kenny Hill	We have seen the price of rents soar while the income levels remain stagnant for many citizens. The programs that have been put in place to ensure affordable housing stock have not delivered. This has happened while development has continued to increase dramatically. So we are in this position of drought where affordable housing is concerned because of a failure to focus on and deliver not because development has slowed. City government is responsible for setting policy in place to deliver affordable housing, provide the incentives to create competition among developers and then hold the developing partners accountable for delivering
District 10	Beverly Rice	The City of Atlanta particularly Districts 9, 10, and 11 are facing issues with blight. There are over 500 damaged, boarded up, and unlivable houses in these districts. Many of these properties are actually owned by the city. I would advocate to redevelop these houses into affordable housing for the underserved and the homeless.
	LaTarsha Holden	As a former homeless mother of six children affordable housing is very important to me. It saddens me that so many people struggle day to day- to maintain a roof over their family's head. To be considered as one of the top cities for child homelessness is very disheartening. The role of city government is to ensure all citizens have access to decent affordable housing. The best way to deal with the homeless is help people get shelter first and then add wrap around services to address their other basic needs. Being homeless for two years I know the importance of having a stable place to live and the affect it has on a homeless family.
District 11	Edith Ladipo	I believe that the housing challenges in the City of Atlanta is housing affordability and access to housing in clean, healthy in safe communities. I think it is the government's responsibility is to establish non-discriminatory housing policies that requires a variety of housing structures that meets the needs of families, the physically challenged, as well as seniors and and others, based on income, need and other standards. These factors must include access to affordable transportation, childcare and housing, fresh food, medical facilities, and great schools and criteria factors.
	Marci Overstreet	Our current housing challenges are multi-dimensional. I strongly disagree with imposing a 100% tax increase, due immediately, on any resident. It's cruel. I plan to write legislation that addresses concerns of long-term residents (and elderly) being forced out of their homes due to rising taxes. Displacement due to unaffordable housing also adds to our homeless population. Undoubtedly a comprehensive plan is needed to address our homeless situation in Atlanta and it cannot be accomplished with public tax dollars only. Partnering with private, not for profit philanthropic organizations to provide shelter and services for the homeless is a good start for our homeless challenges. There are several facilities and partnerships needed to properly aid the homeless. Each individual has a personal reason for his homeless state. Some need job training and jobs. Others need placement in addiction programs. Many need psychological testing and assistance. There are several other reasons for the homeless

Candidate		Please explain your views, overall, on the housing challenges faced by the City of Atlanta and what you believe the role of City government is in providing affordable housing?
		situation and the City of Atlanta has to commit to sorting out and correcting this challenging problem.
District 12	Randy Gibbs	Clean and safe affordable housing is becoming increasingly scarce in Atlanta. This troubling reality is especially true and worrisome for residents making lower-incomes, on fixed incomes, or who rent. These groups are our most vulnerable neighbors impacted by the shrinking affordable housing in our City. The diminishing stock is due in part to: 1) the glut of new, luxury, single- and multifamily, units that have been created in Atlanta in recent years, 2) the expiration of tax-credit requirements on apartment communities, and 3) the rise of consumer preferences for Intown and Beltline neighborhoods. Subsequently, the City can be extremely influential in 1) the creation, promotion of additional incentives to encourage the development of affordable housing units, 2) encouraging the preservation of affordable housing after the expiration of the affordability period, and 3) including anti-displacement strategies within the Atlanta Comprehensive Development Plan. The City should be leading the effort to ensure that all of its residents have clean, safe dwellings in areas of choice distributed throughout Atlanta. Finally, City leaders need to initiate conversations with our State legislators to enable solutions to currently banned by Georgia State Law (i.e. inclusionary zoning, affordable housing trust fund, rent control, etc.)
	Michael Jackson	The role City government in providing affordable housing is the we must help our citizens in every way we can. It will be no challenge especially when we elect officials who are selfless and not selfish.

Candidate		Do you have a specific plan, legislative initiatives or structural/operational changes to City government you will champion around affordable housing?
District 9	Dustin Hillis	I would like to revise the current Code Enforcement ordinances to where the properties (once a home is demolished or boarded-up) gets conveyed to the Land Bank and is sold for a minimum amount to developers with the agreement they either build affordable housing on the property or renovate the boarded-up house to boost our affordable housing inventory. This would require some intergovernmental collaboration between the City of Atlanta and Fulton County, but I will make it a top priority.
District 10	Kenny Hill	I think a good step has been the recent legislation around the southern portion of the Beltline requiring 10-15% affordable housing units. Had this been actually mandated and delivered from the beginning, we would be in a much better position overall for the Beltline. This didn't happen, so now I doubt that the current 10-15% will be enough. We realistically need to pursue a 20% affordable unit strategy. This same focus/evaluation should be used on all future housing projects to close the gap on affordable housing.
	Beverly Rice	As an Atlanta City Council member, I would initiate policy for all damaged and boarded up homes left unattended for over 60 days to be relinquished to the City by the Courts. When several attempts are made, with no response by the owner, the property will then become under the authority of the City.
District 11	LaTarsha Holden	<p>I would like to propose legislation for "Project Village" which consist of a "Tiny House" community for the homeless which will have a small facility on site that would help with providing needed services.</p> <p>To pass legislation for fines to be imputed on any developer who does not fulfill their contract to ensure affordable units are being set aside in the developmental process. As well as not being able to compete in any future opportunities for other contracts with the city of Atlanta.</p> <p>It will be made clear that we are a city that care about its constituents.</p>
	Edith Ladipo	1. the low and moderate housing repair initiative to upgrade and reduce the number of substandard housing units .2. An ordinance to clarify the definition of standard and substandard multifamily and single family housing conditions.
	Marci Overstreet	I'm disappointed that Atlanta does not have legislation limiting the purchase of large chunks of land from outside sources like other large cities. This leaves our residents vulnerable to losing their homes. It is not enough to require an agreement for a percentage of affordable homes to be included in the growth contract, IT HAS TO BE MONITORED. If the agreement isn't upheld, THERE SHOULD BE A SUBSTANTIAL MONETARY PENALTY and a probationary period where the developer isn't allowed to bid for a city agreement for a set amount of time. NO EXCEPTIONS. The families that suffer due to a developer's failure to provide affordable housing as agreed upon deserve protection by the City from negligent developers. With that being said, I will work diligently to pose legislation that addresses these loop holes in order to protect our residents.

Candidate		Do you have a specific plan, legislative initiatives or structural/operational changes to City government you will champion around affordable housing?
District 12	Randy Gibbs	I would like to pursue the following initiatives addressing affordable housing: #1 - Create long-term owner-occupant tax relief for residents in the City of Atlanta (COA). Limit the tax liability for lower-income, owner occupants who have owned single-family, residential properties residents for 10 years or more; #2 - Use vacant, blighted single-family housing for supportive housing to help persons requiring specialized housing assistance (i.e. veterans, mentally- or physically-challenged, HOPWA, etc.); #3 - Support the expansion of Inclusionary Zoning efforts for all multi-family developments; #4 - Implement Anti-Displacement Policies in Atlanta's Comprehensive Development Plan such that the COA develops a culture to appreciate the rich history and diversity of our neighborhoods; #5 – Investigate the feasibility of receiverships, rent control, and property tax penalties for continuously blighted properties. I would also like to pursue the development of affordable housing units along Metropolitan Parkway and Cleveland Avenue without displacing current residents.
	Michael Jackson	I was homeless as a child and know how important it is to have a place to stay especially when you are a child because a distraction like being homeless will hinder most children learning capability.

Income Level Commitments for City Investments

Candidate		Annual household income level you'd commit to for:		
		Prioritizing the use of Housing Trust Fund revenue	Producing housing with Inclusionary Zoning	Prioritizing City funding for Housing Preservation
District 9	Dustin Hillis	\$40,500 (60% AMI) or less	\$40,500 (60% AMI) or less	\$40,500 (60% AMI) or less
District 10	Kenny Hill	\$40,500 (60% AMI) or less	\$40,500 (60% AMI) or less	\$40,500 (60% AMI) or less
	Beverly Rice	\$54,000 (80% AMI) or less	\$24,300 (30% AMI) or less	\$24,300 (30% AMI) or less
District 11	LaTarsha Holden	\$33,750 (50% AMI) or less	\$54,000 (80% AMI) or less	\$67,500 (100% AMI) or less
	Edith Ladipo	\$40,500 (60% AMI) or less	\$33,750 (50% AMI) or less	\$54,000 (80% AMI) or less
	Marci Overstreet	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less
District 12	Randy Gibbs	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less
	Michael Jackson	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less

Housing Trust Fund

Candidate		At what level of investment would you be willing to commit local public funds for capitalizing a Housing Trust Fund by year 2021?				
		\$50 million	\$150 million	\$250 million	\$350 million	Other
District 9	Dustin Hillis					✓ I would like to immediately look at funding to a certain level for FY19, and then increase it yearly as revenues allow, given other commitments and priorities.
District 10	Kenny Hill					✓ I believe \$40-\$50 million is realistic for this time frame without raising taxes to fund the Trust.
	Beverly Rice				✓	
District 11	LaTarsha Holden			✓		
	Edith Ladipo					✓ None
	Marci Overstreet		✓			
District 12	Randy Gibbs					✓ I need to determine the level of investment necessary to provide for the affordable housing and homeless (wrap-around services) needs in our City. Our current efforts of addressing affordable housing are insufficiently meeting our City's housing needs for our most vulnerable neighbors.
	Michael Jackson	✓				

Candidate		What sources of local public funds would you be willing to commit to using to capitalize a Housing Trust Funds? Select all that apply.		
		Annual Budget Allocation	Dedicated Source of Revenue. Even though state approval may be required	Other
District 9	Dustin Hillis	✓	✓	
District 10	Kenny Hill			✓ I believe it should be a combination of sources to include: real estate transfer taxes, Sales of City owned land as well as annual budget allocation.
	Beverly Rice	✓	✓	✓ Invest Atlanta and Atlanta Housing Authority
District 11	LaTarsha Holden	✓	✓	
	Edith Ladipo	✓	✓	✓ Promote the use of housing incentive grants to incentivize NPUs to form partnerships with Home Repair and Maintenance vendors to improve housing stock in older neighborhoods for older Americans to remain in their homes and to stabilize neighborhoods, and reduce the number of substandard single family dwellings in each NP
	Marci Overstreet	✓		
District 12	Randy Gibbs	✓	✓	
	Michael Jackson	✓		

Inclusionary Zoning

How do you rank these issues for importance to Atlanta's future, with 1 being the highest priority?	Candidate							
	Council District							
	9	10		11			12	
	Dustin Hillis	Kenny Hill	Beverly Rice	LaTarsha Holden	Edith Ladipo	Marci Overstreet	Randy Gibbs	Michael Jackson
Indicate your level of commitment for supporting a city-wide mandatory Inclusionary Zoning ordinance?								
1 – Not Committed								
2					✓			
3		✓				✓	✓	
4 – Totally Committed	✓		✓	✓				✓
What incentives would you commit to approve as part of an Inclusionary Zoning ordinance? Select all that apply								
None								
Tax abatement		✓	✓	✓			✓	
Density bonuses	✓	✓		✓			✓	
Reduced parking minimums	✓	✓				✓	✓	
Lower permit fees	✓	✓				✓	✓	✓
Expedited permitting	✓	✓					✓	
N/A, I'm not at all committed to IZ					✓			
Other (please specify)							✓	

Gibbs: All of these options should be on the table to advance the conversation on Inclusionary Zoning. Each tool can be smartly applied to meet the desired goals.

Housing Preservation

At what level are you committed to:	Candidate							
	Council District							
	9	10		11			12	
	Dustin Hillis	Kenny Hill	Beverly Rice	LaTarsha Holden	Edith Ladipo	Marci Overstreet	Randy Gibbs	Michael Jackson
Requiring public investment in affordable housing achieve long term (30 years or more) or permanent affordability?								
1 – Not Committed								
2							✓	
3		✓			✓			
4 – Totally Committed	✓		✓	✓		✓		✓
Specific City investment in Community Land Trusts to achieve permanent affordability for subsidized housing units?								
1 – Not Committed								
2		✓					✓	
3					✓	✓		
4 – Totally Committed	✓		✓	✓				✓
Specific City investment to preserve existing affordable units with extended, expanded or new subsidies?								
1 – Not Committed								
2							✓	
3		✓			✓	✓		
4 – Totally Committed	✓		✓	✓				✓

Gentrification and Displacement

Candidate		How would you rate gentrification and displacement as a priority for the City, and what role do you see government playing to address this issue?
District 9	Dustin Hillis	This is a high priority, and I believe the city should take the lead on guiding philanthropic investment in addressing affordable housing
District 10	Kenny Hill	Gentrification is tied directly to housing affordability and is a major priority. The role of the City government should be to ensure that we create an environment for development to happen without displacement. This can be achieved using the tools and partnerships available. I have done this on a small scale and know that it works. To achieve this we must have open dialog with developers, AHA, non-profit partners and the community.
	Beverly Rice	Gentrification is definitely a top priority in all major cities. To address this issue, Government should create initiatives to provide assistance for long-time residents to remain in their homes.
District 11	LaTarsha Holden	It is of the utmost importance that all families are able to provide safe, stable housing for their families. It is the responsibility of those who have been elected to ensure that families are not displaced in the name of new development. The residents should not be forced out of the homes that our grandparents bore and raised their children in.
	Edith Ladipo	I would rate gentrification as a number 1 issue for low and moderated income communities, Government needs to set policies on all acts that disrupt the stability of neighborhoods, especially when the disruption has as a major consequence of altering neighborhoods based on purging protective classes of people by withholding funding and resources to undermine the stability of a community or neighborhood, and causing the value of the property to spiral downward allowing investors to purchase homes at a ridiculously low price, often significantly below the market value "steal".
	Marci Overstreet	I see government taking a leading role in prioritizing affordable housing for the city of Atlanta. I would advocate for a broader stroke in legislation against the displacement of citizens instead of the neighborhood by neighborhood approach.

Candidate		How would you rate gentrification and displacement as a priority for the City, and what role do you see government playing to address this issue?
District 12	Randy Gibbs	It should be a top priority of Atlanta’s City Council members to ensure the adverse market forces that lead to displacement and gentrification are kept in check. Our government has powerful legislative and budgetary tools to help stave off the displacement and gentrification of residents. Furthermore, our City leaders are able to set the agenda and make certain that Atlanta’s exciting promise truly remains accessible to every citizen – especially our lesser-income, long-term neighbors. By wielding the tools available and elevating affordable housing as a top priority, our city can preserve the wonderful, rich culture and history of our City while meeting the needs our most vulnerable neighbors.
	Michael Jackson	We must get investors because this is a beautiful city but, we must not displace longtime citizens.

City for All / TransFormation Alliance Affordable Housing Council Candidates Survey – Districts 9,10,11,12

Level of commitment to adopting gentrification and displacement policies or actions, even if state legislative approval is required?	Candidate							
	Council District							
	9	10		11			12	
	Dustin Hillis	Kenny Hill	Beverly Rice	LaTarsha Holden	Edith Ladipo	Marci Overstreet	Randy Gibbs	Michael Jackson
Increased homestead exemptions								
1 – Not Committed								
2								
3					✓		✓	
4 – Totally Committed	✓	✓	✓	✓		✓		✓
Tax abatement / deferral								
1 – Not Committed								
2								
3	✓	✓			✓		✓	
4 – Totally Committed			✓	✓		✓		✓
City investment for rehab/maintenance loans for home and apartment owners								
1 – Not Committed								
2					✓			
3							✓	
4 – Totally Committed	✓	✓	✓	✓		✓		✓
Eviction prevention and reform								
1 – Not Committed								
2					✓			
3	✓	✓				✓		
4 – Totally Committed			✓	✓			✓	✓

Living Transit Fund

Living Transit Fund (LTF)	Candidate							
	Council District							
	9	10		11			12	
	Dustin Hillis	Kenny Hill	Beverly Rice	LaTarsha Holden	Edith Ladipo	Marci Overstreet	Randy Gibbs	Michael Jackson
Are you aware of the LTF Proposal?								
Yes	✓	✓	✓	✓		✓	✓	✓
No					✓			
Level of commitment to support the LTF proposal (if it's determined to be a legal use of transit referendum revenue)?								
1 – Not Committed								✓
2					✓			
3		✓					✓	
4 – Totally Committed	✓		✓	✓		✓		

Guiding Principles

Rank the guiding principles listed below in order of importance to you for developing housing policy, with 1 being of highest importance	Candidate							
	Council District							
	9	10		11			12	
	Dustin Hillis	Kenny Hill	Beverly Rice	LaTarsha Holden	Edith Ladipo	Marci Overstreet	Randy Gibbs	Michael Jackson
Recognize the value of neighborhood diversity and equitable growth outcomes	5	8	6	8	4	6	4	5
Make mitigating displacement and preserving existing affordable housing immediate priorities	1	2	8	7	5	9	2	4
Dedicate a source of local public revenue to sustain production and preservation	4	9	10	10	8	10	1	6
Target investment to the greatest need and to achieve long-term or permanent affordability	9	7	2	4	3	5	10	3
Be transparent and accountable in planning and implementation	7	1	1	1	1	1	9	2
Restore lost homeownership and household wealth in underwater single-family neighborhoods	10	10	5	9	9	3	6	1
Strategically target investment to both revitalizing and stable communities	2	4	3	5	6	7	7	8
Link transit and housing affordability	3	3	7	3	10	4	3	9
Require green, energy efficient design and construction	8	6	9	6	7	8	8	7
Ensure City investment creates community benefit and protects against displacement of low-income homeowners and renters.	6	5	4	2	2	2	5	10

City for All / TransFormation Alliance Affordable Housing Council Candidates Survey – Districts 9,10,11,12

Candidate		List any guiding principles not appearing above to which you are committed, and tell us where they rank.
District 9	Dustin Hillis	No response
District 10	Kenny Hill	No response
	Beverly Rice	The above list is exhaustive and all housing concerns for the City of Atlanta can be resolved through proper action and commitments
District 11	LaTarsha Holden	No response
	Edith Ladipo	Public policies must be created by the people through the Neighborhood Planning unit and the Atlanta Planning and Advisory Board and that transparency and the use of a democratic process for selecting the members of the housing committee must also include a person from the community with technical advisor serving as advise to the committee
	Marci Overstreet	No response
District 12	Randy Gibbs	There are residents in the City who are in need of supportive housing. These include, but are not limited to providing clean and safe options for people with mental and physical disabilities, Veterans of the Armed Forces, people living with AIDS, etc. There is a need for the city to ensure that affordable housing options exist for individuals needing wrap-around, supportive services as well
	Michael Jackson	Bringing everyone together to make sure everyone is aware of what is going on in our city.

Closing Statements

Candidate		Do you have anything else to share that would help us understand how you view the issue of housing affordability and accessibility or actions you would take to address those issues?
District 9	Dustin Hillis	I would go to work immediately with my colleagues on Council and the new administration to implement as many of these programs and funding as soon as possible.
District 10	Kenny Hill	No response
	Beverly Rice	Housing affordability and accessibility has been an issue I have committed myself to for over 15 years. As Board Chair for Quest Community Development Organization, I have provided permanent housing for formerly homeless single men, single women, veterans, and those with disabilities. As City Council member, I will continue to make housing a priority.
District 11	LaTarsha Holden	We need market rate housing to give subsidized housing a fighting chance. When there are more jobs and fewer homes, we don't have to say "supply" or "demand" to predict the result: when high-income and low-income people compete for the same homes, high-income people win, by driving up rents until no one else can afford them. When the gap between new jobs and new homes grows wider and wider, forcing the high – and low-income to compete for the same increasingly insufficient number of apartments
	Edith Ladipo	No.
	Marci Overstreet	The City of Atlanta should strive to be the city that is livable for all of its residents. We can take the necessary steps to protect our residents from over developers that only care about excessive profit margins and not enough about developing well rounded communities that create thriving citizens for generations to come. I'm disappointed that Atlanta does not have legislation limiting the purchase of large chunks of land from outside sources like other large cities. This leaves our residents vulnerable to losing their homes. To reiterate, It is not enough to require an agreement for a percentage of affordable homes to be included in the growth contract with developers, it has to be monitored. If the agreement isn't upheld, there should be a substantial monetary penalty and a probationary period where the developer isn't allowed to bid for a city agreement for a set amount of time. NO EXCEPTIONS!

Candidate		Do you have anything else to share that would help us understand how you view the issue of housing affordability and accessibility or actions you would take to address those issues?
District 12	Randy Gibbs	In closing, do you have anything else to share that would help us understand how you view the issue of housing affordability and accessibility or actions you would take to address those issues? (300 word limit). I bought my home 7 years ago in Adair Park, in large part because I wanted to live close to Atlanta. Over the years and despite the issues, I have grown to love my neighborhood and neighbors. Currently, houses are now selling for more than 7 times than what I paid for it in 2011, and many of my original neighbors no longer live in the neighborhood. In the process, I have seen my neighbors forced out of their homes and on to the street due to the unchecked increase of rents and property taxes. Ultimately, I would like to promote, create policy and tools that enable our neighbors City-wide – but especially our most vulnerable populations to include seniors, retirees, renters, etc. – to keep their homes, or to smoothly assist them through the transition process. I believe that we can encourage both developers of single- and multifamily units can be incentivized to create higher quality “affordable” units as opposed to luxury products. Moreover, I believe our city leaders need to begin promoting growth and development (to include affordable housing) more equitably across the Atlanta. Some areas within District 12 will allow for development without displacing residents. The creation of affordable multifamily units along key nodes and corridors will be an attractor for many of the follow-on quality of life services that our communities are in dire need of. Bottomline – there are policy and practical measures that we can take to demonstrate our commitment to ensure that there is a safe, clean dwelling and environment for anyone who would want to call Atlanta home!
	Michael Jackson	As I spoke before I was homeless as a child so I will do everything I can to make sure we not only decrease homelessness but educate our citizens to prevent an increase in homelessness