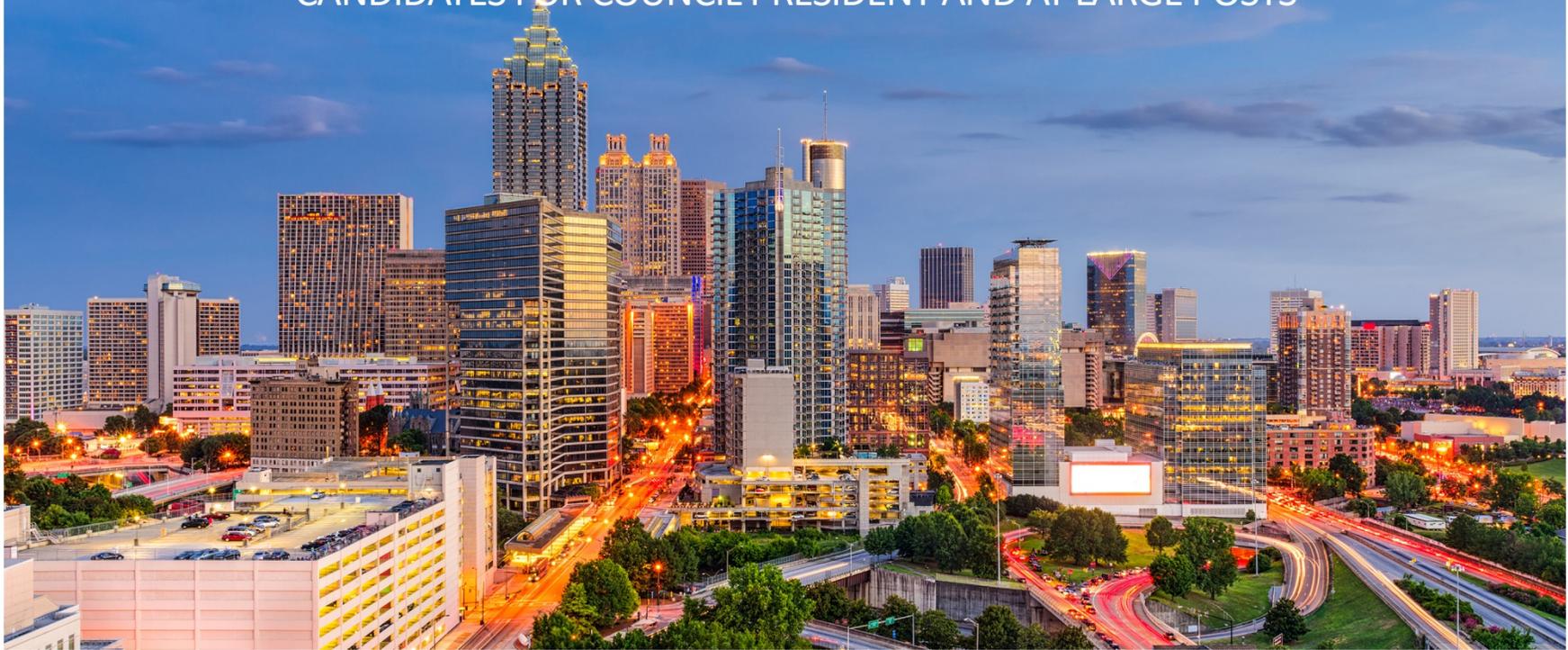


# Atlanta Candidate Survey on Affordable Housing

CANDIDATES FOR COUNCIL PRESIDENT AND AT-LARGE POSTS



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 President			At Large					
	Felicia Moore	Alex Wan	C.T. Martin	Post 1		Post 2			Post 3
				Micheal Julian Bond	Courtney D. English	Matt Westmoreland	Cory Ruth	Bret Williams	Andre Dickens
Economic Development / Jobs	7	4		8	5	3			5
Education	6	2		6	2	1			1
Environment / Sustainability	9	7		7	6	8			9
Housing Affordability	2	3		1	3	2			2
Infrastructure	4	6		5	7	6			6
Property Tax Assessment	5	9		4	9	9			3
Public Safety	1	5		2	1	5			7
Transportation	3	1		3	4	4			4
Water	8	8		9	8	7			8
<b>Offer any issues you believe are important to Atlanta's future not listed above</b>									
Planning for future, on a city and regional level	✓								
Executing results from the City Design Studio	✓								
Homelessness				✓					
Eliminating Food Deserts						✓			
Ethics and Transparency						✓			

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?
Council President	Felicia Moore	<p>Affordability is and will remain to be one of the challenges. To maintain an income diverse population, we must be sure that the discussions regarding affordable housing policies include all levels.</p> <p>To fully address the issue, all stakeholders must be brought to the table. This includes real estate investors, developers, neighborhoods, homeowners, and tenants. We must also look at how we can support Community Development Corporations and those committed to providing affordable housing products.</p> <p>The City of Atlanta must take the lead in bringing private and other public entities to the table to identify resources and approaches to reach our goals.</p> <p>The City of Atlanta can work to establish policy, and should also take the role of monitoring and oversight to ensure we get the affordable units promised.</p>
	Alex Wan	<p>While the recent development boom in Atlanta, organically generated or catalyzed by projects like the Atlanta Beltline, has certainly created opportunities for some, it has also challenged low- and middle- and fixed-income residents now struggling to afford staying in their homes. I believe City leaders are now finally having a more intense dialog about how to tackle this problem. Hopefully the market has not gotten too far away from us. City government plays an integral role in ensuring an adequate supply of affordable housing. Through legislative action and policy, we must sufficiently fund programs that promote production of affordable units, and we must implement initiatives that enable long-term and vulnerable residents who want to remain in their homes to be able to do so. While previous efforts have been limited by funding, the recent issuance of the Housing Opportunity Bonds gives much-needed resources to apply to various strategies to address. We now must ensure those resources are deployed effectively and while continuing to seek additional financial and legislative opportunities. Finally, we must vocally advocate to the state and federal levels to partner with us through funding, programs, and laws to ensure we keep expanding the inventory of affordable housing.</p>
	C.T. Martin	

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?
Post 1 At Large	Micheal Julian Bond	Atlanta must meet its obligation to ensure that families from all income brackets can have access to affordable housing options. While the city is growing and redeveloping older neighborhoods, the City must adopt and enforce protections that prevent the displacement of existing residential and commercial property owners. Atlanta must be a city for all people--built on equity and fairness. I have championed affordable housing and community development initiatives including the Summerhill Community Trust Fund (capitalized at \$5 million), Affordable Housing Impact Statement, \$50 million Homeless Opportunity Project, Westside Tax Abatement for indigenous residents—a 20 year property tax abatement program, and most recently, pending legislation to be included in the City’s 2018 Georgia General Assembly legislative package to cap annual property tax increases for homesteaded residential properties.
	Courtney D. English	I believe that the lack of affordable housing is at catastrophically level. If we are to live up to Atlanta's once famous motto "A city to busy too hate," then we have to build and preserve housing affordability. The city must take the lead in developing a comprehensive affordable housing strategy and then work towards its implementation with urgency.
Post 2 At Large	Matt Westmoreland	Atlanta is at a critical moment as it relates to housing affordability. Over the last several years, we've seen thousands of luxury units built on the northern side of the city as well as an uptick in vacant and abandoned homes (thanks to thousands and thousands of evictions) on the Southside. While many cities (San Diego, San Francisco, Chicago, Boston, DC, NYC, etc.) have seen their housing affordability problem get even more severely out of hand. I believe City government has an incredibly important role to play in this work.
	Cory Ruth	
	Bret Williams	
Post 3 At Large	Andre Dickens	We are in a housing affordability crisis. Atlanta's housing stock and new development is becoming unaffordable to many of the families that have been in the city for years and unattainable to those that work in various service jobs in within the city limits.

Candidate		Do you have a specific plan, legislative initiatives or structural/operational changes to City government you will champion around affordable housing?
Council President	Felicia Moore	<p>I am interested in legislative initiatives to provide transparency, accountability, and oversight. While we tout the percentage and/or number of affordable units provided in the City, I am not aware that it is being monitored and reported in a transparent manner. The policy needs to be developed to provide and require a mechanism to ensure affordable units are produced as required.</p> <p>As President of Council, I will put careful consideration into the members and chair of the Community Development and Human Services Committee to ensure that this issue will be at the top of their goals.</p>
	Alex Wan	<p>While the recent development boom in Atlanta, organically generated or catalyzed by projects like the Atlanta Beltline, has certainly created opportunities for some, it has also challenged low- and middle- and fixed-income residents now struggling to afford staying in their homes. I believe City leaders are now finally having a more intense dialog about how to tackle this problem. Hopefully the market has not gotten too far away from us. City government plays an integral role in ensuring an adequate supply of affordable housing. Through legislative action and policy, we must sufficiently fund programs that promote production of affordable units, and we must implement initiatives that enable long-term and vulnerable residents who want to remain in their homes to be able to do so. While previous efforts have been limited by funding, the recent issuance of the Housing Opportunity Bonds gives much-needed resources to apply to various strategies to address. We now must ensure those resources are deployed effectively and while continuing to seek additional financial and legislative opportunities. Finally, we must vocally advocate to the state and federal levels to partner with us through funding, programs, and laws to ensure we keep expanding the inventory of affordable housing.</p>
	C.T. Martin	

Candidate		Do you have a specific plan, legislative initiatives or structural/operational changes to City government you will champion around affordable housing?
Post 1 At Large	Micheal Julian Bond	I recently introduced an ordinance to amend the City of Atlanta’s policies governing the sale of surplus real estate, to allow, in areas where feasible, surplus City-owned properties be used to develop affordable housing units. The legislation would enable the City to sell real estate to pre-qualified (targeting non-profit developers) developers for a \$1 to eliminate the key barrier to the development of affordable housing—cost of land. By helping developers to avoid high costs of land acquisition, the legislation will make such development more feasible and help families at zero to 30 percent AMI, the income bracket of Atlanta families with the greatest unmet housing needs. In the other areas, the City can also create housing enterprise zones that would support the purchasing of housing stock in select neighborhoods and for first-time homebuyers.
	Courtney D. English	When on council, I will work to develop a comprehensive affordable housing strategy, and ask my colleagues to support legislation that organizes and invests in community land trusts, repurposes abandoned or vacant buildings into affordable housing units, change zoning requirements to decrease the cost of development, sell additional housing bonds, and mandate inclusionary zoning policies for developers utilizing taxpayer dollars/tax incentives to complete residential projects.
Post 2 At Large	Matt Westmoreland	Earlier this month I attended the Committee for a Better Atlanta’s “Building an Inclusive Atlanta” seminar. We had an awesome discussion over several proposals that I believe should be specific legislative initiatives in the year ahead: Commit of at least \$250 million in public funding by 2021 for Housing Trust Fund; Inclusionary Zoning policy; Low-cost financing for Naturally Occurring Affordable Housing; Acquiring and repurposing more vacant, distressed properties; Low-cost financing for lower-income homeowners; More legal aid (like the partnership between AVLF and Purpose Built Schools in the Carver Cluster) to tenants threatened with evictions or poor conditions; And finally—a conversation with our partners at the State around how property taxes are structured.
	Cory Ruth	
	Bret Williams	
Post 3 At Large	Andre Dickens	Mandatory Inclusionary Zoning, Property Tax Assessment "circuit breakers" to prevent displacement of vulnerable populations, and strategic land acquisition. Another round of Housing Opp Bond. This is in addition to the 4 policies that I have already implemented over the past 4 year.

**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
Council President	Felicia Moore	\$24,300 (30% AMI) or less	\$24,300 (30% AMI) or less	\$24,300 (30% AMI) or less
	Alex Wan	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less
	C. T. Martin			
Post 1 At Large	Micheal Julian Bond	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less	\$33,750 (50% AMI) or less
	Courtney D. English	\$24,300 (30% AMI) or less	\$33,750 (50% AMI) or less	\$40,500 (60% AMI) or less
Post 2 At Large	Matt Westmoreland	\$33,750 (50% AMI) or less	\$40,500 (60% AMI) or less	\$33,750 (50% AMI) or less
	Cory Ruth			
	Bret Williams			
Post 3 At Large	Andre Dickens	\$33,750 (50% AMI) or less	\$40,500 (60% 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
Council President	Felicia Moore	✓				
	Alex Wan					✓ I support a percentage range of annual general fund budget (versus fixed dollar amount) and/or bonding against that dollar commitment
	C.T. Martin					
Post 1 At Large	Micheal Julian Bond		✓			
	Courtney D. English					✓ Anywhere between \$50-\$75million
Post 2 At Large	Matt Westmoreland			✓		
	Cory Ruth					
	Bret Williams					
Post 3 At Large	Andre Dickens		✓			

City for All / TransFormation Alliance Affordable Housing Council President and At-Large Posts Candidates Survey

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
Council President	Felicia Moore	✓	✓	✓ Best practices used in other cities should also be explored and vetted by the Mayor and Council
	Alex Wan	✓	✓	✓ I would also be willing to explore dedicating a portion of building permit fees.
	C.T. Martin			
Post 1 At Large	Micheal Julian Bond	✓	✓	✓ Tax Allocation District Funds
	Courtney D. English	✓	✓	✓ Utilizing/reorganizing TADs so that Atlanta's growth can help preserve and produce new affordable housing units.
Post 2 At Large	Matt Westmoreland	✓	✓	✓ Funds from Tax Allocation Districts
	Cory Ruth			
	Bret Williams			
Post 3 At Large	Andre Dickens	✓	✓	

**Inclusionary Zoning**

Question	Candidate								
	Council President			At Large					
				Post 1		Post 2			Post 3
	Felicia Moore	Alex Wan	C.T. Martin	Micheal Julian Bond	Courtney D. English	Matt Westmoreland	Cory Ruth	Bret Williams	Andre Dickens
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)									

**Housing Preservation**

Question	Candidate								
	Council President			At Large					
				Post 1		Post 2			Post 3
	Felicia Moore	Alex Wan	C.T. Martin	Micheal Julian Bond	Courtney D. English	Matt Westmoreland	Cory Ruth	Bret Williams	Andre Dickens
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?
Council President	Felicia Moore	<p>It is a top priority. The Anti-Displacement Tax Fund Program should be expanded to other areas of the City. The Mayor and Council will need to work to identify other private sector contributors who will assist in increasing the fund.</p> <p>Other methods should also be explored such as property tax relief.</p>
	Alex Wan	<p>Combatting the negative effects of market driven gentrification, especially the resulting involuntary displacement of long-time residents, absolutely must be a top priority of the City. A diverse community creates rich quality of life for all Atlantans, and the City should do as much as it can to protect and preserve that attribute. Because I have seen the direct impact the incredible level of development that has taken place in my district since the Great Recession in my council district has had on seniors and low- and middle-income families, I take personal interest in this issue. The City’s role in this matter is not to slow down or prevent development. Rather, its role is to anticipate the negative effects, identify the groups most vulnerable to them, and then develop programs and policies to protect these constituencies. Once those tactics are developed, the City must then aggressively seek funding and other resources needed for implementation. Finally, we must also ensure that all stakeholders – other municipalities (county, state and federal), non-profits, community groups, non-profits, etc. – are at the table as we continue this important work.</p>
	C.T. Martin	

City for All / TransFormation Alliance Affordable Housing Council President and At-Large Posts Candidates Survey

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?
Post 1 At Large	Micheal Julian Bond	Displacement is a serious concern. I recently co-sponsored the Westside Tax Abatement for indigenous residents—a 20 year property tax abatement program.
	Courtney D. English	This should be a top priority for the city and the government must work to keep long term residents in their homes. Atlanta works best when it works for everyone.
Post 2 At Large	Matt Westmoreland	I think developing policies that prevent displacement is a very high priority. I think government can play a role in addressing this issue by taking the actions outlined throughout this survey.
	Cory Ruth	
	Bret Williams	
Post 3 At Large	Andre Dickens	This is a #1 priority for the city. Gentrification affects equity and culture. The role of government is to provide community benefits for all residents (new and old) as new economic development activities take place. Old residents can't be forced out by new people increasing property values and taxes as well as drastically altering the character and culture of existing communities. Existing neighbors need to be considered so they can co-exist.

City for All / TransFormation Alliance Affordable Housing Council President and At-Large Posts Candidates Survey

Level of commitment to adopting gentrification and displacement policies or actions, even if state legislative approval is required?:	Candidate								
	Council President			At Large					
	Felicia Moore	Alex Wan	C.T. Martin	Post 1		Post 2			Post 3
				Micheal Julian Bond	Courtney D. English	Matt Westmoreland	Cory Ruth	Bret Williams	Andre Dickens
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**

Level of commitment to adopting gentrification and displacement policies or actions, even if state legislative approval is required?:	Candidate								
	Council President			At Large					
	Felicia Moore	Alex Wan	C.T. Martin	Post 1	Post 2		Post 3		
			Micheal Julian Bond	Courtney D. English	Matt Westmoreland	Cory Ruth	Bret Williams	Andre Dickens	
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**

Level of commitment to adopting gentrification and displacement policies or actions, even if state legislative approval is required?:	Candidate								
	Council President			At Large					
	Felicia Moore	Alex Wan	C.T. Martin	Post 1		Post 2			Post 3
				Micheal Julian Bond	Courtney D. English	Matt Westmoreland	Cory Ruth	Bret Williams	Andre Dickens
Recognize the value of neighborhood diversity and equitable growth outcomes	6	3		3	8	8			8
Make mitigating displacement and preserving existing affordable housing immediate priorities	1	1		1	1	2			1
Dedicate a source of local public revenue to sustain production and preservation	7	4		9	4	1			3
Target investment to the greatest need and to achieve long-term or permanent affordability	2	5		2	3	3			4
Be transparent and accountable in planning and implementation	3	6		8	5	9			7
Restore lost homeownership and household wealth in underwater single-family neighborhoods	8	9		5	10	4			10
Strategically target investment to both revitalizing and stable communities	9	8		7	7	10			6
Link transit and housing affordability	4	7		6	6	6			5
Require green, energy efficient design and construction	10	10		10	9	7			9
Ensure City investment creates community benefit and protects against displacement of low-income homeowners and renters.	5	2		4	2	5			2

City for All / TransFormation Alliance Affordable Housing Council President and At-Large Posts Candidates Survey

Candidate		List any guiding principles not appearing above to which you are committed, and tell us where they rank.
Council President	Felicia Moore	When I moved to Atlanta as a recent college grad in the 1990's, I was lucky enough to immediately buy a home in the Riverside neighborhood of Northwest Atlanta. I eventually became an associate real estate broker, and between my personal home ownership, and my professional experience in real estate, coupled with my extensive experience on City Council pushing for reform on the affordable housing issue, I have come to believe that in addition to the principles listed above, Atlanta would also be well served by a City Hall that is dedicated to be transparent and accessible across all issues.
	Alex Wan	No response
	C.T. Martin	

Candidate		List any guiding principles not appearing above to which you are committed, and tell us where they rank.
Post 1	Micheal Julian Bond	No response
	Courtney D. English	No response
Post 2 At Large	Matt Westmoreland	No response
	Cory Ruth	
	Bret Williams	
Post 3 At Large	Andre Dickens	No response

**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?
Council President	Felicia Moore	<p>Yes. I believe housing affordability continues to be a top three issues for Atlanta’s hard-working families and small businesses. I also believe housing affordability continues to be City Hall’s top failure. We have put millions of dollars into increasing affordable housing units over the last couples of years only to move backwards</p> <p>As our next Atlanta City Council President, I will make it a top priority to restructure City Council to place true reformers in charge of community develop committee, BeltLine oversight, and any area that may touch affordable housing.</p>
	Alex Wan	<p>Increasing affordable housing is an issue I have been working on even prior to being elected to City Council, including my appointment to the Board of Directors of the Atlanta Urban Residential Finance Authority (URFA). Since joining City Council, I have continued working on this issue by helping finding funding to support the various programs the City has in place to address this challenge. An example of my efforts was the successful application for and award of Low Income Housing Tax Credits from the State of Georgia for the Briarcliff Summit project in my district in 2011. This renovation/rehabilitation effort preserved much needed affordable housing for seniors in an area where property values have soared. I firmly believe it takes persistence and determination on the part of our City leaders to address this widening gap. More importantly, it requires continued dialog and collaboration among all stakeholders (city, county, state, business, philanthropic community, non-profits, and advocacy groups) to ensure we create a space where we can share ideas, debate policy, and implement solutions. As City Council President, I commit to convening such stakeholders to strengthen existing tools or develop new approaches for use in this fight.</p>
	C.T. Martin	

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?
Post 1 At Large	Micheal Julian Bond	To further address the development of new affordable housing stock, I recently introduced an ordinance to amend the City of Atlanta’s policies governing the sale of surplus real estate, to allow, in areas where feasible, surplus City-owned properties be used to develop affordable housing units. The legislation would enable the City to sell real estate to pre-qualified (targeting non-profit developers) developers for a \$1 to eliminate the key barrier to the development of affordable housing—cost of land. By helping developers to avoid high costs of land acquisition, the legislation will make such development more feasible and help families at zero to 30 percent AMI, the income bracket of Atlanta families with the greatest unmet housing needs. In the other areas, the City can also create housing enterprise zones that would support the purchasing of housing stock in select neighborhoods and for first-time homebuyers.
	Courtney D. English	No response
Post 2 At Large	Matt Westmoreland	As a Member of the Atlanta Board of Education, I have worked with my colleagues to address this issue from our seat as well. Last December, we created a task force charged with reviewing all of the school system's vacant and surplus property and land to determine which would be best suitable to become affordable housing. The committee met throughout the spring and summer and has submitted it's initial findings to the Superintendent, who is working to bring recommendations to the Board later in 2017.
	Cory Ruth	
	Bret Williams	
Post 3 At Large	Andre Dickens	Housing is about people. The city leadership must care about how and where people are housed. I've done this for the past 4 years and produced significant results even when I was one of few elected officials paying housing affordability and attention. I've passed legislation and advocated for diverse housing options at all income levels for longer periods. I plan to continue to do so.