

**Minutes - Draft**

**PECS-Planning, Economic Development & Community Services  
Committee**

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Thursday, November 10, 2022

11:00 AM

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**Special Called Meeting**

Meeting Started At: 11:03 AM

Attendees: Commissioners Johnson, Rader, Davis Johnson (via phone), Patrick, Cochran Johnson

**Present**      3 - Commissioner Larry Johnson, Commissioner Jeff Rader, and  
Commissioner Mereda Davis Johnson

**I. DISCUSSION**

Proposed Housing Legislation

-Proposed Items read by Marcus Allen, BOC Central Staff

-LJ: our goal is to recommend a list to the OPS Committee for inclusion in the 2023 legislative agenda

**1. A Resolution of the Governing Authority of DeKalb County, Georgia to Acknowledge an Affordable Housing Crisis in DeKalb County and to Call upon Federal, State and Local Legislators and Elected Officials to Pass Legislation Supporting Home Ownership and Rent Stabilization.**

-LCJ: One of the goals in the resolution is the creation of rental registries; there are two pieces of law that need to be considered when discussing rental registries, including one that caps rental rates. Additional information provided by Commissioner Cochran Johnson

-LCJ: when it comes to lending practices what I would like to see is a deeper dive that allows individuals to opportunities to purchase homes on blighted properties

-LJ: Georgia has a law on rental caps but I'll let our lobbyist and staff decide how we need to narrow down our approach

-MDJ: I look forward to this conversation in OPS so that we can prioritize the resolutions in our Legislative Agenda

-Question JR: Has Staff or anyone followed up with NACA to use financial records to identify owners of cooperating rentals? Do we have access to those data sets? We might be able to use that information to get a better idea of the current state of properties

-M Allen: We have reached out to NACA and once we have that data set we will review and share it with the Commissioners

-LCJ: The resolution I shared in June was shared with other jurisdictions that have also included the proposal of a yearly rental cap and abolishment of rental registry in their legislative Agenda. If we identify those core issues, it will be important to get the state to take action.

-Question MDJ: has this also been shared with ACCG? It would be effective with the State if ACCG also have this a part of their Legislative Agenda

-LCJ: It has not, my thoughts are for us to review and then send it to ACCG. Others may have already forwarded it for review but I wanted our consensus first.

-RP: Just to keep in mind the delegation has ask us to limit our Agenda to about 20 pieces of legation. Additional comments provided by Commissioner Patrick

-JR: Motion to Recommend moving Commissioner Cochran-Johnson's Resolution to the OPS Committee for inclusion within the 2023 Legislative Agenda

2nd MDJ

Vote: Yes unanimous

**2. DeKalb County requests that the General Assembly work to support legislation establishing a state-wide eviction resolution program with the goal of stabilizing housing needs for all parties across the state. DeKalb County believes this program should include resources for landlords, tenants, attorneys, and service providers to assist in mediations. This program should connect participants to resources as needed, such as legal assistance for eviction proceedings, rental assistance, and rehousing information for individuals across the state. (proposed by Commissioner Patrick)**

-Commissioner Rader requests local expansion of efforts to make more permanent an eviction resolution program

JR: Motion to Recommend moving request for establishment of state-wide eviction resolution program to OPS Committee for Legislative Agenda Consideration

2nd MDJ

Vote: Yes unanimous

**3. DeKalb County supports the Delegation's work to reduce or eliminate the 7-year credit history for residents who were evicted due to the COVID-19 pandemic.**

**4. DeKalb County requests the State to adjust how landlords receive monies from tenants when apartment units receive application fees but the applicant does not qualify**

-Question LJ: is it possible to combine the following two resolutions as part of a tenants' rights legislation, or do we want separate legislation for these two?

-MDJ: I would suggest separate resolutions because they are dealing with separate issues

-JR: We can at least advance it to OPS for Discussion, and OPS can consider if there's an opportunity if they can fit together

*-JR: Motion to Recommend to the OPS Committee legislation regarding reduction or elimination of 7-year credit history for residents evicted due to COVID-19, and legislation regarding adjusting how landlords receive monies when application fees are received but the applicant does not qualify*

*Second Commissioner Davis Johnson*

*Vote: Yes unanimous*

*-JR: for future consideration, I would like to see an inclusionary zoning ordinance so developers will have the expectation to provide portions of their units for the workforce or affordable. Making them mandatory we will see developers for it into their site plans as they do with other requirements*

*LJ: We will have to develop the policy so let's put that on our list*

***-information on federal Housing Policy recommendations provided by Marcus Allen, Central Staff***

***1. The Governing Authority of DeKalb County supports the ability of state, local, and federal government agencies to limit restrictions on condominium lending practices that present a barrier to first-time buyers who need a loan, and in turn, has limited the development of for-sale condominiums. (proposed by Commissioner Cochran-Johnson)***

*-LCJ: I would like for us to focus on home products that expands to include rehab so that we can see the blight in our community. The next generation is not concerned with yards. There is a shift to building up instead of out. I'm not sure what the support is on the federal level. We do need to expand funding in this category*

*-LJ: I'd suggest we keep this resolution as is, and your statement on the condominium lending we can put in the parking lot and discuss at a later date*

*JR: condominiums are a difficult subject, we do need to work on a mechanism to make condominiums a more available form of housing while ensuring safeguards are in place for owners.*

*-JR: Motion to recommend approval for inclusion of the Federal Legislative Agenda*

*2nd MDJ*

*Vote: Yes unanimous*

***2. DeKalb County urges the Federal Government to increase the amount of tax credits to acquire properties from developers, with a focus on expanding the federal tax credits - in particular 9% tax credits. DeKalb Housing Authority currently uses 4% and 9%; 9% is competitive. With more tax credits the DHA could strike more deals and help more people (proposed by CEO Walker of DeKalb Housing Authority).***

*-JR: Motion to recommend approval for inclusion of the Federal Legislative Agenda*

*2nd MDJ*

*Vote: Yes unanimous*

***-discussion of local housing policy efforts provided by Marcus Allen, Central Staff***

***-discussion of workforce housing ordinance proposed by Commissioner Johnson***

*-JR: it is important that this focuses on employment centers to decrease commute times as well*

*-LCJ: As it relates to updating the ordinance, would that become an absolute? What we could do is provide a tax credit to developers if you provide workforce housing or affordable housing, as an incentive that encourages. We have got to identify developers who are willing to devote completely to affordable housing. Additional comments provided by Commissioner Cochran-Johnson*

*-JR: housing markets are highly localized; we should respond to the need for housing in a particular neighborhood.*

*Inclusionary zoning is a mechanism to achieve that goal. It doesn't mitigate to 100% affordable/workforce; but we need to meet the localized market. Additional comments provided by Commissioner Rader*

*-LJ: My ordinance mostly deals with the middle housing - our firefighters, teachers, ambulance officers, etc. I'm not focused on mandates, it's based on incentives that we can use with developers to make that happen in the space of workforce housing. My area has been inundated with affordable housing, we need to have a diversity of housing types across the County. Let's bring this back in December.*

***-discussion of tax abatements proposal provided by CEO Faust of Decatur Housing Authority***

*-LJ: we need to get more information from the staff on this and put into an ordinance/resolution so we can move forward*

***-discussion of addressing County real estate taxes for LIHTC properties proposal***

*-LJ: we have homestead exemption and SPLOST that have been put in place to try and stabilize these increases around property taxes*

***-discussion of addressing source of income discrimination***

*-LJ: Law department can assist us; we are trying to see if there's something we can do on our level or is this something that has to be done at the State or Federal level*

***-discussion of creation of permanent group at County level that focuses on the topic of housing***

*-LJ: I would like to discuss this more with the CEO; that is an administrative issue*

***-discussion of DeKalb County working with Land Bank Authority to create Land Trust program***

*-additional information provided by Central Staff*

*-LJ: please work with Director Mitchell to get the PECS Committee a report on Land Trust Programs in first quarter of 2023*

***-discussion from Commissioner Rader on creation of a strategy with housing authorities of DeKalb County, development of a joint strategy to approach the issue to get into ownership and management of existing housing, and work on investing in substandard and multifamily housing so that it can be cleaned or well maintained.***

*LJ: We need to convene that group in January and have the partners part of our framing conversation to be present. Mr. Williams please work with the multi-family task force as well as Mr. Mitchell and Mr. Walker, HUD, Community Affairs to come back in the latter part of January to work toward those efforts*

***-discussion of proposed waving of governmental permit fees provided by Calvin Hicks***

*-Question LJ: Subsidies are provided at the state level but then they want to receive another break on the local level.*

*-C Hicks: it's based on a percentage of median income. That is based on information from the tenant. When they agree to taking less rent they are also asking for those tax credits. Those credits can add up to 80-85% of the cost to develop these properties. The return on investment is enticing to developers for that reason*

*-Question JR: The assessor has exercised a great deal of discretion. We see this in tax abatement deals. We should exercise the same discretion in order to maintain something that can have a larger local benefit while keeping in mind that a developer could also use the same credit.*

*-C Hicks: I think it is provided. The recourses of the county are limited and in some cases, it is easier to yield. It's also not fair to do a broad comparison of our approached to another County like Fulton. We ask the correct questions as to cost and benefit and I recognize our interest is different from the developer and can comes down to shift tax liability. Our responsibility is evaluating the property for the individual not how to shift liability.*

*-additional discussion regarding value calculation and other issues related to property assessment*

*-LJ: Mr. Hicks please be prepared to come back and continue this discussion in January and talk about your role*

## **II. AGENDA ITEM**

*Previously Heard Agenda Items:*

2022-2371

Commission District(s): All Commission Districts  
Reappointment to the Housing Authority of DeKalb County - Ms.  
Eloise Hudson

**MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 11/15/2022. The motion carried by the following vote:**

**Yes: 2 - Commissioner Johnson, and Commissioner Davis Johnson**

**No: 1 - Commissioner Rader**

*-MDJ: motion to approve and accept the appointment*

*Second LJ*

*-JR: I won't support this appointment, I think her status as an employee puts her in a conflict of interest. Additional comments provided by Commissioner Rader*

*-Question JR: could you review the HUD requirements as well*

*Vote: yes 2-1 (JR no)*

2022-2321

Commission District(s): All Commission Districts

To enter into a Second Amended and Restated Intergovernmental Agreement between DeKalb County and the City of Doraville for Economic Development Purposes.

**MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be recommended for approval upon receipt of additional information to the Board of Commissioners, due back on 11/15/2022. The motion carried by the following vote:**

**Yes: 3 - Commissioner Johnson, Commissioner Rader, and Commissioner Davis Johnson**

*-information provided by COO Williams*  
*-Information provided by Mayor Geierman of Doraville*  
*-Question JR: will someone present the terms as it relates to the TAD itself?*  
*J Gibson: yes we have our financial analyst here to discuss the packet provided this past Tuesday*  
*-responses provided by Laura Radcliffe*  
*-comments provided by Commissioner Rader regarding the TAD terms*  
*-responses provided by Mr. Gibson*  
*-JR: I appreciate you bringing forward the presentation but we have not seen the specific contract or resolution regarding this. Additional comments provided by Commissioner Rader*  
*-additional discussion of the development and analysis among Commissioners Rader, Johnson and Mr. Gibson*  
*-comments provided by Commissioner Cochran-Johnson*  
*-Question JR: Ms. Radcliffe in what capacity do you work in this?*  
*-L Radcliffe: I am the underwriter*  
*-Question JR: could Mr. Williams ask Ms. McNabb to take a look at this and raise any issues that we need to review?*  
*-Z Williams: yes we can do that*  
*-additional information provided by Mr. Gibson*  
*-comments provided by CEO Thurmond*  
*-comments provided by Commissioner Patrick*  
*-JR: I would like to propose that Director McNabb review this*  
*-JR: recommend deferral on December 13th BOC meeting, to approve with a recommendation from our Director McNabb and team to review a*  
*-Question MDJ: is this time sensitive*  
*Z Williams: from the developer's perspective this is time sensitive. We were hoping for a due pass in this committee for this Tuesday. With a due pass this will go directly to our Finance team and PFM for review ahead of Tuesday's meeting*  
*-MDJ: I would like to pass out of committee now*  
*-NO VOTE: Motion does not pass*  
*-MDJ: motion to approve pending additional information*  
*Second JR*  
*-LJ: we will get all the information about the project ahead of November 15th*  
*-Vote: yes unanimous*

### **III. STATUS UPDATE**

#### **Small Box Discount Retailers**

*-presentation provided by Zoning manager Brandon White*

### **IV. DISCUSSION**

#### **ARP Tranche 2:**

#### **Vaccination Events**

*-JR: motion to approve*  
*Second LJ*  
*Vote: yes 2-0 (MDJ not present for this vote)*

#### **Board of Health**

-discussion from Board of Health regarding proposed ARP tranche 2

-Question LJ: regarding mobile units, can you provide us with how many vaccines you were able to do. Could you provide more information the mobile units

-Response: over a million vaccines

-Question JR: what is the dollar amount to staff the mobile units?

-Response: the staff will comprise of 1 MP, 1 nurse, 1 clerk, and a driver

-Question JR: are these Board of Health employees or contracted?

-Response: we are hoping to make them BOH employees; that is why we are proposing to get the funds to get them as staff.

Right now they would be hired as temporary employees to see how they are progressing

-additional information provided by Dr. Spivey

-Question JR: what is the breakdown of staffing the mobile units vs. the stabilization units?

-response provided by Dianne McWethy

-Question RP: the Buford Highway corridor has many languages spoken; will your efforts relate to staff that can go out into the community and speak multiple languages?

D McWethy: yes; additional information provided by Ms. McWethy

-Question LJ: why is the school system not contributing the mobile units regarding children? Our funding will be finite, but if we can double up we can serve more families

Z Williams: let me reach out to the school system to see if there are opportunities for partnership and funding regarding the programming for the mobile units

-JR: motion to approve

Second LJ

Vote: yes 2-0 (MDJ not present for this vote)

## Food Insecurity

-information provided by COO Williams

-JR: motion to approve

Second LJ

Vote: yes 2-0 (MDJ not present for this vote)

Meeting Ended At: 1:46PM

**MOTION was made by Jeff Rader, seconded by Larry Johnson, that this agenda item be adjourned meeting. The motion carried by the following vote:**

**Yes: 2 - Commissioner Johnson, and Commissioner Rader**

**Not Present: 1 - Commissioner Davis Johnson**

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Barbara H. Sanders-Norwood CCC, CMC