

PLAN 2040 HOUSING DISCUSSION MEETING
MAY 12, 2010
1:00 PM
ARC OFFICES

ATTENDEES

Alice Cintron	Rockdale County	Chris Morris	DeKalb County Community Development
Tanesha Lanier	Rockdale County	Dan Reuter	ARC
Paul A. Pierce	Decatur Housing Authority	Beth Hawes	ARC
Lorenzo S. Claxton	City of Atlanta Housing	Judy Dovers	ARC
Derrick Jordan	City of Atlanta	Carolyn Rader	ARC
Evelyn Nu'Man	City of Atlanta Housing	Catherine Lawler	ARC
John O'Callaghan	ANDP	Kathryn Lawler	ARC
Susan Adams	ANDP		

Meeting Purpose

Prior to this meeting ARC Staff extended an invitation to county housing directors and staff, inviting them to participate in a discussion of housing's role in ARC's long range planning work. The purpose of this meeting was to introduce the group to ARC's Plan 2040 planning process and the work ARC is undertaking related to this, as well as to begin a dialogue with this division of local government, whom ARC staff does not regularly interact with.

Throughout the Plan 2040 process ARC staff has contemplated what role housing will play in the ensuing Regional Agenda. The meeting introduced this notion to attendees, and looked for their input on this subject. Staff inquired whether or not a regional housing agenda is something the attendees feel would be an endeavor beneficial to their work, and whether or not it is something they would be willing to work with ARC in pursuing.

General Ideas/Comments Heard

- A regional plan should connect people without access to opportunity, to opportunity. Transit is a big component of this. People must be able to access jobs.
- It would be beneficial for local government housing staff to establish a dialogue with each other.
- In the City of Atlanta, a big issue is how to preserve the existing affordable stock, when the tendency has traditionally been geared towards new development. Especially with new regulations that are emerging – environmental issues, Section 106 issues – it is hard for older affordable housing to remain in compliance with these issues.
- Transportation costs must be built in when considering the cost of housing.
- Need concrete ways to link implementation to completed plans. What incentives exist in the region; how can we make more available?
- While gathering data is a large component of assessing the situation, staff must look closer at the message the data gives. Don't take it at face value –ask why the data shows what it shows.

- ARC needs to make sure our involvement increases resources to local staff, versus getting in the way and adding more steps to the process
- There is strong link between health, housing, transit, and livable communities
- This process must identify the need
- New funding is needed
- Documenting available financial resources might be valuable
- Linking implementation – tax credits should go to areas of greatest need. I.e., developers could get more points when they redevelop existing, older units or redevelop substandard housing. Hopefully whatever comes out of this, DCA will consider closely and look for ways to link these sorts of actions.
- There needs to be influences for keeping existing housing stock – we are too focused on new construction.
- First focus on keeping what we've got affordable, then focus on adding to this.
- Transportation should chase housing in some instances, right now housing chases transportation
- Resources should be focused into existing communities
- Regional deficits should be pointed out – over-share or under-shares of a type of housing, large concentrations of low-income in one area, no transit connections in an area, not any services offered, etc

Next Steps

- ARC will outline what is required under DCA regional planning requirements for housing
- ARC will outline ideas of what role housing could play in Plan 2040 Agenda
- Will look to this group for help in framing issues