

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: MARVA LEWIS

Dept.'s Legislative Liaison: Marshall Willis

Contact Number: (404) 865-8842

Originating Department: Department of City Planning

Committee(s) of Purview: Community Development Human Services Committee

Chief of Staff Deadline: 7/6/2018

Anticipated Committee Meeting Date(s): 8/14/2018

Anticipated Full Council Date: 9/4/2018

Legislative Counsel's Signature: \_\_\_\_\_

Commissioner's Signature: 

Chief Financial Officer: \_\_\_\_\_

Chief Information Officer Signature (for IT Procurements) \_\_\_\_\_

Chief Procurement Officer Signature: N/A smy

**CAPTION**

**AN ORDINANCE**

**BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE**

**AN ORDINANCE AUTHORIZING THE ATLANTA CITY COUNCIL TO APPROVE PROPERTIES PROVIDED BY THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT AS FEASIBLE FOR DEVELOPMENT AS OWNER-OCCUPIED AFFORDABLE HOUSING UNDER THE AFFORDABLE HOUSING HOMESTEADING PROGRAM; TO BE ADVERTISED AND DISPOSED OF BY REQUEST FOR PROPOSALS PURSUANT TO CHAPTER 2, ARTICLE X, DIVISION 4, SECTION 2-1189 AND CHAPTER 54, ARTICLE 4, SECTION 54-86; TO WAIVE CERTAIN PROVISIONS OF THE PROCUREMENT AND REAL ESTATE CODE, CITY OF ATLANTA CODE OF ORDINANCES, ARTICLE X; AND FOR OTHER PURPOSES.**

**FINANCIAL IMPACT - indicate dollar amount: \$0**

(see Part 2-B-#6 when applicable)

**Mayor's Staff Only**

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Received by CPO: \_\_\_\_\_  
(date)

Received by LC from CPO: \_\_\_\_\_  
(date)

Received by Mayor's Office: VM 7/6/18  
(date)

Reviewed by: \_\_\_\_\_  
(date)

Submitted to Council: \_\_\_\_\_ (date)

**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

**Committee of Purview: COMMUNITY DEVELOPMENT HUMAN SERVICES COMMITTEE**

**Caption:**

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**Council Meeting Date: 9/4/2018**

**Legislation Title: 2018 Surplus Properties for Affordable Housing Homesteading Program**

**Requesting Dept.: Department of City Planning**

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).** This legislation will create an Affordable Housing Homesteading Program that uses surplus properties to provide affordable homeownership opportunities for low-income households.

**2. Please provide background information regarding this legislation.**

This program was authorized by 17-O-1463 which was adopted by Council on November 6, 2017. That legislation was introduced by Councilmember Michael Julian Bond to provide an innovative solution for the production of affordable homeownership units.

**3. If Applicable/Known:**

- (a) **Contract Type:** N/A
- (b) **Source Selection:** N/A
- (c) **Bids/Proposals Due:** N/A
- (d) **Invitations Issued:** N/A
- (e) **Number of Bids/Proposals Received:** N/A
- (f) **Bidders/Proponents:** N/A
- (g) **Background:** N/A
- (h) **Term of Contract:** N/A

**4. Fund Account Center:**

**5. Source of Funds:**

**6. FISCAL IMPACT**

- Cost will be covered by the Department's current year budget
- Budget neutral – no monetary impact
- Cost not anticipated in the Department's current year budget – see account string in legislation

Or

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Note

**7. Method of Cost Recovery: None**

**8. Approvals:**

**DOF:**

**DOL:**

**This Legislative Request Form Was Prepared By: Jordan Williams**

**Contact Number: (404) 330-6306**

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BY COMMUNITY DEVELOPMENT/HUMAN SERVICES COMMITTEE**

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**WHEREAS**, the City of Atlanta ("City") continues to experience an acute and growing affordable housing shortage that is causing great concern to many of the City's residents; and

**WHEREAS**, the City recognizes that land acquisition costs are a challenge in developing affordable housing in the City; and

**WHEREAS**, the City desires to adopt a program to reduce land acquisition costs for housing developers in order to make it more feasible to produce units affordable to low-income households; and

**WHEREAS**, pursuant to O.C.G.A § 36-37-6 (e)(2)(C) the State of Georgia has enabled municipalities to dispose of real property outside of a sealed bidding process when such property is disposed of pursuant to a homesteading program; and

**WHEREAS**, the Atlanta City Council finds that the creation of the Affordable Housing Homesteading Program will constitute a significant benefit to the City; and

**WHEREAS**, the Atlanta City Council adopted 17-O-1463 on November 6, 2017 to create the Affordable Housing Homesteading Program to develop affordable housing for low-income households.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:**

**SECTION 1:** The Properties shown in Exhibit A ("Properties") are not useful to or needed by the City and are declared surplus.

**SECTION 2:** The Office of Housing and Community Development determined that the Properties provided by the director of real estate portfolio were feasible for development as owner-occupied affordable housing according to the following criteria: (1) whether the property is large enough and of an appropriate shape for the development of one or more housing units; (2) whether utilities such as water, gas, and electricity would be available to one or more new housing units at the site; (3) whether the current zoning or land use designation of the parcel

allows for residential uses; and (4) such other factors as the Office of Housing and Community Development deems necessary or appropriate, including the availability of property near public transit.

**SECTION 3:** The Interim Chief Procurement Officer or her designee is authorized to obtain a title report and a land survey of the Properties.

**SECTION 4:** The Interim Chief Procurement Officer or her designee is authorized to advertise and dispose of the Properties by request for proposals pursuant to Chapter 2, Article X, Division 4, Section 2-1189.

**SECTION 5:** Section 2-1572 of the Procurement and Real Estate Code, City Code of Ordinances, Article X, is hereby waived for purposes of this ordinance only to allow for the conveyance of the Properties with the exact legal descriptions to be verified by survey, if necessary and agreed upon by the parties before conveyance without competitive sealed bidding or the requirement for further authorization by the City Council to approve the conveyance of the Property, and to effectuate the purposes of this ordinance.

**SECTION 6:** The Mayor or her designee, on behalf of the City, is authorized to effectuate such transfer by executing quitclaim deeds of the Property without any representation or warranty, whatsoever, other than neither Grantor, nor any person or persons claiming under Grantor, shall at any time claim or demand any right, title or interest to said Properties or their appurtenances and subject to all other encumbrances including all recorded or unrecorded utility easements, and to execute all other documents necessary to effectuate the intent of this ordinance.

**SECTION 7:** That said deeds, instruments, or other documents shall not become binding upon the City, and the City shall incur neither obligation nor liability thereunder, until the same has been signed by the Mayor, attested to by the Municipal Clerk, and approved as to form by the City Attorney.

**SECTION 8:** That all ordinances or parts of ordinances in conflict with this ordinance are waived to the extent of the conflict only.

**Exhibit "A"**  
**PROPERTIES**

	<b><u>Address:</u></b>	<b><u>Parcel(s) Identification #:</u></b>
1.	879 White Street SW	14 01070006032
2.	1154 Edgefield Drive SW	14 01380006073
3.	1241 Almont Drive SW	14 01380006011
4.	481 West Lake Avenue NW	14 01460007023
5.	485 West Lake Avenue NW	14 01460007022
6.	1617 North Avenue NW	14 01460007006
7.	1607 North Avenue NW	14 01460007007

(Do Not Write Above This Line)

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- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1ST ADOPT 2ND READ & REFER
- PERSONAL PAPER REFER

Date Referred \_\_\_\_\_

Referred To: \_\_\_\_\_

Date Referred \_\_\_\_\_

Referred To: \_\_\_\_\_

Date Referred \_\_\_\_\_

Referred To: \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Referred To \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_

Other \_\_\_\_\_

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Committee \_\_\_\_\_

Date \_\_\_\_\_

Chair \_\_\_\_\_

Action Fav, Adv, Hold (See rev. side) \_\_\_\_\_

Other \_\_\_\_\_

Members \_\_\_\_\_

Refer To \_\_\_\_\_

**FINAL COUNCIL ACTION**

2nd  1st & 2nd  3rd

Readings

Consent  V Vote  RC Vote

**CERTIFIED**

**MAYOR'S ACTION**