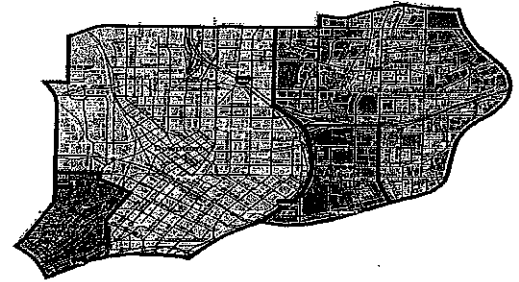


MEETING AGENDA

NEIGHBORHOOD PLANNING UNIT - M

DATE: Monday, October 24, 2016
TIME: 6:15 P.M.
LOCATION: Helene S. Mills Senior Center
 515 John Wesley Dobbs Ave
 Atlanta, Georgia 30312



CONTACT INFORMATION:

Derek Matory, Chair chair@npumatlanta.org (404)784-0814

City Staff:

Charletta Wilson Jacks, Director cjacks@atlantaga.gov (404)330-6145
 Cesar Geraldo, NPU Planner cgeraldo@atlantaga.gov (404)865-8472
 Tanya C. Mitchell, NPU Coordinator tcmitchell@atlantaga.gov (404)330-6899

AGENDA

Please limit presentations to one (1) minute.

1. Opening Remarks/Announcement

X	Chair Derek A Matory		NPU M Vice Chair David Jaffer	X	NPU M Secretary Lydia Meredith
X	Assistant Secretary Theresa Wilson	X	4th& Sand Bobby Graham	X	ADNA Kip Dunlap
X	Castleberry Hill Carrie Burns (Rep Neil Tom)	X	Fourth Ward Alliance Rebecca Rice	X	Fourth Ward Neighbors Linda Posner-Downing – Cathy Rep.
X	Fourth Ward West Scott Barfield-McGinnis 1 st Mondays		APAB Melissa Firestone		
X	Safety & Parliamentarian Dorthey Hurst 3 rd Thursdays		Marietta Street Artery Max Smith	X	O4W Business Assoc Joe Stewardson
	Transportation / Utilities		Corianna Ray – Education Committee	X	CoA NPU M Planner Cesar Geraldo

2. Approval of Minutes – Minutes Approved

3. Reports from City Departmental Representatives and Announcements

Zone 6 Prosecutor – Prosecuted frequent robber – detained

Inspector Swoope – Neighborhood Watch Training – Flyers dropped off

Watershed Management reported – please no leaves in street drains

Housing Code Enforcement Reported – Flyers dropped off by Sandra Edwards

Marta Enforcement Reported – Go to Website for further information – Mike@moremarta.com

Transparency In the City Spending Initiative --

Marta Police Department – Snatch crimes increase during holiday season (risky sitting by doors, etc.)
 be careful; also do not leave personal items unattended

4. Comments from Elected Officials – NOT A PLATFORM FOR CAMPAIGNING

District	Name	Present	Comments
		Y/N	
SoGADistrict 36	Nan Orrock		
SoGADistrict 56	Mable Thomas		
SoGADistrict 57	Pat Gardner		
SoGADistrict 58	Park Cannon		
FuCO, District 4	Joan Garner		
FuCO, District 5	Marvin Arrington/Jimmy Jones		
CoA District 2	Kwanza Hall/Jay Tribby		
CoA District 3	Ivory Young		
CoA District 4	Cleta Winslow		
CoA District 5	Natalyn Archibong		
CoA At Large Post 1	Michael Bond		
CoA At Large Post 2	Mary Norwood	X	
CoA At Large Post 3	Andre Dickens		
CoA City Council President	Ceasar Mitchell/Terrance Wilson		
District 1 ATL PS	Leslie Grant		

5. Planner's Report - NONE

6. Committee Reports - NONE

7. Presentations

- Outdoor Events Working Group (Kwanza Hall & Alex Wan) – Catherine Chase – Reported to improve outdoor events in public parks – issues: application process, traffic and street closures, frequency, etc. more information, fully completed application, noise reduction. Handout will be posted (***Flyer Posted – Outdoor Events Working Group***)
- Request for support – Eastside TAD “Resurgens Fund Grant” for 101 Peachtree Lofts, John Von Hollen – Application concerns a 2-story older commercial building – requesting funding; ergo, seeking letter of support from NPU-M; TAD Grantwriting workshop (Historic Fire Station #6) sponsored by FWBA – rolling application cycle, 2/3 match, façade improvements, mixed income housing, reuse of vacant property, etc. – motion approved to provide letter of support for grant application. Homebuying incentive Program (***Flyer Posted – Urban Residential Finance Authority***)

- Pre-Arrest Diversion Initiative – New public health initiative (Midtown & Downtown) – reduce the number of people in and out of the system. (*Pre-Arrest Diversion Survey Posted – Please respond*)
- Mayor's Office of Sustainability-“ Focus on Recycling”
- Nomination of 2017 NPU M Officers -- *Nomination for Next Year's NPU-M Officers Needed – See Princess Wilson; 4-Term Limit; Secretary, Lydia Meredith will not re-run, Palimentarian and Public Safety Chair will not re-run,*

8. Matters for Voting

Special Events (Vote Required)			
Applicant	Event	Location	Date of Event
Brian Prevers Motion to support conditioned upon attending the January Meeting of FWA for discussion – Motion Unanimously Approved	<u>Atlanta Wanderlust</u>	Historic 4 th Ward “Skate” Park	April 9, 2017

License Review Board (LRB) (Vote Required)				
Name of Applicant	Type of Business	Name of Business	Property Address	Request
Lewis M. Jeffries Motion Approved Unanimously	Bar/Restaurant	<u>Lingering Shade</u>	660 Irwin Street	New Business
Clayton Bars, LLC Motion Approved Unanimously	Restaurant	<u>Cru Urban Lounge</u>	620 Glen Iris Drive NE, #101	Change of Ownership

Board of Zoning Adjustments (Vote Required)		
Case	Location	Public Hearing Date
V-16-240 Applicant seeks a variance from the zoning ordinance (1) to reduce the required front yard setback from 40ft to 10ft; (2) reduce the required rear yard setback from 20ft. to 5ft.; (3) reduce the required south side yard setback from 20ft. to 3ft.; (4) reduce the north side yard setback 20ft. to 12ft. to allow construction of a multi-family development. Motion Approved Unanimously	542 Boulevard NE	November 3, 2016
V-16-241 Applicant seeks a variance to reduce the (1) required front yard setback from 40ft to 10ft; (2) reduce the required rear yard setback from 20ft. to	526 Boulevard NE	November 3, 2016

<p>5ft.: (3) reduce the required south side yard setback from 20ft. to 3ft.: (4) reduce the required north side yard setback from 20ft. to 8ft. to allow construction of a multi-family development.</p> <p><u>Motion Approved Unanimously</u></p>		
<p><u>V-16-248</u> Appeal on SAP-BL-16-028 for the proposed redevelopment of 415 and 425 Gartrell Street SE INFORMATION ONLY</p>	425 Gartrell St SE	<u>Information only</u>
<p><u>V-16-271</u> Applicant seeks a Special Exception from the Zoning ordinance to allow the construction of a 6 foot fence where otherwise one is not allowed. Motion to support application with the condition that provision 3 ft of either side of the transformer and the rest of the fence must comply to</p> <p><u>Motion to support with conditions to allow for a 6 foot fence to be in front of - and - on 3 feet of either side of the transformer box with the rest of the fence fronting (Jackson, Lucy, and Gartrell streets) to be no higher than 4 feet or 48 inches tall. The 6 foot fence in the rear yard may remain without changes. The developer did not appear for the hearing; although a resident of one of the townhome units did. Motion passed with one vote against.</u></p>	71 Lucy St SE	December 1, 2016

Zoning Review Board
(Vote Required)

Case	Location	Public Hearing Date
<p><u>U-16-020</u> Applicant seeks transfer of development rights. <u>Unanimously Approved</u></p>	670 DeKalb Ave NE	November 3 or 10, 2016
<p><u>Z-16-073</u> Applicant seeks to rezone the property from C-2 to MRC-3 in order to redevelop the property by constructing two new buildings and renovating the lower floors of an existing building. <u>SITE PLAN</u>. This will require a CDP amendment (<u>CDP-16-42</u>). <u>Motion Approved Unanimously to defer full cycle.</u></p>	274 Boulevard NE	Dec. 1 st or 8th

CD/HR Committee Land Use Amendment

Application number and Description	Property Address	Public Hearing Date/Time
<p>CDP-16-38 An ordinance to amend the Land Use element of the 2011 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 84 Jackson Street SE (AKA 412 Todd Street) and 84 Jackson Street SE from the medium density residential land use designation to the High Density Residential land use and for other purposes (Z-16-54) and for other</p> <p>Motion to Support unanimously approved.</p>	<p>84 Jackson Street SE (AKA412 Todd Street) and 88 Jackson Street SE</p>	<p>October 25, 2016 at 12:30</p>

<p>CDP-16-42 An ordinance to amend the Land Use element of the 2011 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 274 Boulevard NE from the Office - Institutional land use designation to the Mixed Use High Density land use and for other purposes (Z-16-73) Motion to defer fully cycle Unanimously approved</p>	<p>274 Boulevard NE</p>	<p>November 28, 2016 at 6:00pm</p>
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Text Amendments
(No Vote Required)

<p>Z-16-066 An Ordinance By Councilmember Keisha Lance-Bottoms An Ordinance to amend section 16-019B.003 of the 1982 City of Atlanta Zoning Ordinance to allow outdoor aquatic recreation establishments as a use within the planned development-mixed use (PD-MU) zoning districts, subject to approval of a special use permit; and for other reasons. <u>INFORMATION ONLY</u></p>	<p>City Hall Council Chambers</p>	<p>Dec. 1st or 8th</p>
<p>Z-16-069 An Ordinance By Councilmembers Felicia Moore and Andre Dickens An ordinance to amend the 1982 City of Atlanta Zoning Ordinance, as amended, by amending the text of the ordinance, including individual zoning district regulations and definitions, so as to hereafter require a special use permit for music recording studios; and for other purposes. <u>INFORMATION ONLY</u></p>	<p>City Hall Council Chambers</p>	<p>Dec. 1st or 8th</p>
<p>16-O-1499 An ordinance by Councilmember Kwanza Hall authorizing the Mayor, or his designee, to designate the segment of bike lane located on Peachtree Street, NE between Ralph McGill, Boulevard, NE and Pine Street, NE, in memoriam of Atlanta Bicycle Coalition Co-Founder Dennis Hoffarth; to authorize the Department of Public Works to install memoriam signs. Motion to Support was approved Unanimously.</p>		

Legislation
(No Vote Required)

<p>16-O-1570 An ordinance by City utilities committee authorizing the Mayor or his designee, to abandon the portions of Castleberry Street and Fair Street between Peters Street and Norfolk Southern railroad right-of-way consisting of 0.115 acres and being more specifically described in the attached exhibit "A" lying and being in land lot 84 of the 14th district of Fulton County, Georgia to Peters Street holdings LLC; and for other purposes.</p>	<p align="center">City Hall Council Chambers</p>	<p align="center">Information only</p>
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9. Old Business

10. New Business

11. Announcements

- Department of Parks and Recreation Photo Contest
- 2016-2017 NPU-Grant Applications are available

12. Adjournment -- Chair adjourned meeting at 8 PM

<p>Mayor Kasim Reed Presents the 2016 Annual "Forever Young Ball"</p>
<p>Mayor Kasim Reed's 2016 "Forever Young" Ball is scheduled for Sunday, November 20th. Registration is now open for City of Atlanta residents, over the age of 65. Please call the Mayor's Office of Constituent Services to register or ask questions at 404-330-6638 or seniorball@atlantaga.gov.</p>
<p>City of Atlanta Code of Ordinances (Campaigning by Elected Officials)</p>
<p>As we prepare for 2016 Elections please allow this message to serve as a reminder of the City of Atlanta's Code of Ordinances. Voting will involve municipal, county and state elections. The Guidelines for campaigning by elected officials at NPU and APAB meetings is strictly prohibited by the City of Atlanta's Code of Ordinances. Please note the following code section:</p> <p>SEC. 6-3019 Prohibition of Political Forums Part 1, Chapter 6, Article 1, Section 6-1: "It shall be unlawful for any person to use the interior of city hall, its rooms or offices in any type of advertisement of commercial products and political campaigns without first obtaining express permission from the city council. This prohibition shall apply to the filming or photographing of the interior of city hall for use in such advertisements; provided, however, that nothing in this section shall be construed to prohibit the filming or photographing of the interior of city hall for news coverage purposes by newspapers, magazines and television."</p> <p>Part 6, Chapter 3, Article B, Section 6-3010: "Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections."</p> <p>Examples of campaigning could include, but not be limited to:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Introduction of elected officials as political candidates in upcoming elections; <input checked="" type="checkbox"/> Passing out campaigning materials and literature; and <input checked="" type="checkbox"/> Conducting either of the above in city hall, its rooms or offices. <p>If there are any questions or concerns please contact: Ms. Tanya Mitchell at (404)330-6899 or</p>

Tcmitchell@atlantaga.gov.

Outdoor Events Working Group

NPU Recommendations to Council Members Kwanza Hall & Alex Wan

July 21, 2016

Nancy Bowers, NPU-E; Debbie Skopczynski, NPU-F; Catherine Chase, NPU-M; Ben Klehr, NPU-N

NPU Perspective

- Special Events held throughout the city are desirable and should be encouraged to sustain a vibrant, healthy and hospitable city.
- The right to assemble and right to free speech are Constitutionally guaranteed rights.
- NPUs provide non-binding recommendations.
- The Quality of Life of those who live near popular event venues suffer when there are frequent road closures and excessively loud music.
- Intown NPUs want to be a partner with City Departments and Council members to balance the concerns of residents with the requests of Special Events organizers

Recommendations:

NPU Concerns	Concerns	Recommendations
Communication with Event Organizers Before & After the Event	<ul style="list-style-type: none"> ▪ Event Organizers are not considering neighborhood impacts when planning events ▪ There is no vehicle for collecting and storing feedback on events 	<ul style="list-style-type: none"> ▪ In event application materials reinforce that "event impacts on neighborhoods are real" ▪ With the help of each neighborhood, prepare "best practices" guide for popular park venues (e.g., Piedmont Park, HO4W Park, Candler Park) ▪ Inform EOs that they will receive feedback from impacted neighborhood that could impact permitting future events ▪ Provide an on-line feedback form for community input ▪ Retain all feedback, including emails and letters in a central repository that can be referenced by the public and for future event permitting
Communication with Neighborhoods	<ul style="list-style-type: none"> ▪ Residents/businesses are often not aware of events until the date of the event ▪ Some EOs assume NPUs will notify neighbors. 	<ul style="list-style-type: none"> ▪ Submit all applications to the NPU at least xx days prior to an event to allow time to research and resolve potential issues. ▪ Provide to Event Organizers specific instructions and standardized notification requirements to resident/business/clergy impacted by event ▪ Require notification of all residents and business owners of street closings and amplified music prior to an event ▪ Post event dates in parks
Excessive Noise Levels/Amplified Music	<p>Event noise levels are excessive without regard for surrounding neighborhoods, churches and other activities</p>	<ul style="list-style-type: none"> ▪ Prohibit excessive noise levels for events that are in venues adjacent to residential properties, especially late at night and early mornings. ▪ Ensure that amplified music is re-directed away from residences, schools and churches ▪ Subject permitted events to the City's noise ordinance provisions
Event Application Processing	<ul style="list-style-type: none"> ▪ Many applications are incomplete with "TBDs" in critical fields ▪ The handwriting on many applications cannot be read ▪ The application is long and disorganized ▪ Electronic applications are sent to NPUs with answers cutoff in mid-sentence; road closing information is not 	<ul style="list-style-type: none"> ▪ Require all fields to be complete before sending to NPU for review. ▪ Redesign the application so that pertinent information is located on the early pages and contracts with waste management, portable toilets, emergency services, etc., are attached at the end ▪ Copy the NPU Chair when applications are sent to the Office of Planning ▪ Store applications on line and email NPUs when there are changes

	<p>requested</p> <ul style="list-style-type: none"> ▪ Event Organizers amend critical information on their applications after they are submitted to the NPUs 	
Perceived Value of NPU Reviews	<p>When issuing Special Events permits, NPU votes of "Non-Support" and neighbor concerns appear not to be considered -- especially for large festivals, assemblies and large gatherings</p>	<ul style="list-style-type: none"> ▪ When an NPU issues a non-support report for largest events, convene an internal Special Events Review Board to consider NPU issues ▪ Review Board members could include representatives from APD, AFRD, Parks, Public Works, Mayor's office, and Council staff to hear concerns and seek resolution ▪ Incorporate neighborhood concerns into permit ▪ Adjust timetable for application processing to allow for additional time for SE Review Board ▪ Conduct post-event debriefs with the SE Review Board and neighborhood to ensure compliance and make recommendations for future events
	<ul style="list-style-type: none"> ▪ There is insufficient time to review applications because some EOs do not attend scheduled NPU meetings until the last possible date ▪ Many NPUs have too many applications (as well as other voting matters) on their agenda to do a thorough review of applications at their monthly meeting. 	<ul style="list-style-type: none"> ▪ Allow the NPUs to ask the EO to attend impacted neighborhoods to "vet" applications before the NPU meeting. ▪ Establish a penalty (such as increase in permit fee) for EOs that do not attend scheduled meetings.
	<ul style="list-style-type: none"> ▪ Assemblies and Large Gatherings also disrupt neighborhood activities but are not submitted to NPUs for review. ▪ These applications are often received as information too close to the event date to address issues or notify neighbors 	<ul style="list-style-type: none"> ▪ Allow NPUs to review and comment on Assemblies and Large Gatherings, especially those that are associated with Outdoor Festivals, require road/lane closings and/or expect large crowds. ▪ Modify timetable to accommodate NPU reviews. ▪ Use the Special Events Review Board to address neighborhood issues
Street Closures	<p>Neighborhoods do not have input when or if a road should be closed, and where the barriers should be placed.</p>	<ul style="list-style-type: none"> ▪ Involve the NPU, neighborhood, and park conservancy in the decision to close streets. ▪ Require Event Organizers to identify alternate ingress and egress routes into a neighborhood to demonstrate that closures will not affect safety ▪ Survey streets closest to popular special events venues to determine if they should be closed for all events, major events only, or on an as-needed basis. ▪ Give advance written notice to neighbors, businesses and churches when a street is going to be closed ▪ Allow residents safe ingress/egress during events.
Frequency of Events	<ul style="list-style-type: none"> ▪ Some popular neighborhoods host multiple events (especially runs/walks) each month ▪ Multiple events held at the same time drain public safety resources 	<ul style="list-style-type: none"> ▪ Consider limiting the number of race and walk events to manage the impacts to traffic flow and access to local neighborhoods. ▪ Consider limiting the number of special events in neighborhood/ regional parks so that neighbors can also enjoy them

URBAN RESIDENTIAL FINANCE AUTHORITY Trio Lease-to-Own Home Financing Program

PROGRAM DESCRIPTION: Trio is a financial services company that offers prospective Homebuyers that may not be mortgage ready a 1-5-year lease with an option to purchase at a predetermined price, coupled with an assumable mortgage that locks in today's interest rate. Three different Trio options are available: trioselect / triofirst / trioaccess which provide different options to lock in the purchase price.

There are currently 100 units under management as a result of a legacy project. Two units have closed under the newly launched Trio structure, and are scheduled for conversion in the spring of 2017.

Current cities participation include: 20 cities in California; Portland, OR; and Austin, TX

PROGRAM PROCESS:



* Trio finances homes built in the last 10 years and up to 110% of the FHA loan limit.

PROGRAM OPTIONS:

	triofirst	trioaccess	trioselect
Target Audience	First time Homebuyer	Persons at or below 100% of AMI / veteran returning to work / Self-employed	Persons purchasing more expensive home
Low Option Price	Fixed at 1% over home cost	Fixed at home cost	Starting at 2% per year
Lease Term	3 years	3 years	Up to 5 years
Minimum Credit Score	580	580	620

PROGRAM RESPONSIBILITIES:

Program Role	Activities
Lessee/Homebuyer Requirements	<ul style="list-style-type: none"> • Must have a 580 credit score or better; Debt to income up to 38% / 50% and 2 month's reserves in accounts, but not required to be liquid. • Select any single-family home, condo or townhome available for sale that was built or substantially renovated within the last 10 years. • With a purchase price 110% of FHA limit • Earns a minimum monthly income of \$3,600; No maximum income limit except for trioaccess. • Takes the required Homebuyer Education Courses throughout the lease period. • Signs 1 to 5-year lease for selected property. • Pays move in costs of 1% of the Trio Home Price, \$400 maintenance fee and \$655 underwriting/doc prep. • Makes timely lease payments throughout lease term (Payments include principal, interest, taxes and Insurance, HOA fees, Trio management fee, and \$35 home care contribution). • Assumes current mortgage or applies for new mortgage at the end of lease term.
Trio / Interagency Home Finance Cooperative (IHFC)	<ul style="list-style-type: none"> • Serves as an instrumentality of government controlled by a Board with Office of Inspector General as the governing body. • Underwrites customers based on their demonstrated ability to pay and likelihood to qualify to own at lease end. • Purchases selected property with an OwnOption mortgage which can be assumed anytime during the lease period. • Offers three (3) mandatory online homeownership prep classes through eHomeAmerica free of charge. • Provides home inspections twice a year. • Provides Home Care Guide and Trio Portal for repairs and assistance. • Provides program management, marketing, and delivery of services through program providers. • Provides all investment capital; pools free cash flow and reserves to cover any anticipated defaults.
Invest Atlanta	<ul style="list-style-type: none"> • Agrees to participate in IHFC. • Receives .5% of up-front fee and .5% of conversion/sale fee. • Markets the program to real estate partners as well as consumers. • Provides additional education surrounding the Trio lease to own process. • Provides Down Payment Assistance to qualified participants, in assumption or new loan scenario. • Assumes no direct risk. • Pays a one-time participation fee of \$12,500.



Atlanta/Fulton County Pre-Arrest Diversion Initiative

Resident Survey

Pre-Arrest Diversion is an innovative initiative that offers a new approach to Atlanta's public safety and health. The Initiative diverts those who are impacted by addiction, mental illness, and survival sex work out of the criminal justice system and into intensive social services. **This Survey is Confidential and will be used to inform the development of the Pre-Arrest Diversion Initiative.**

Outreach Location:

Date:

Part 1: Common Issues

1. In your Neighborhood, which of the following issues are most prevalent? Circle all that apply

Homelessness

Sex work/prostitution

Addiction

Mental Illness

Other:

2. Where in your neighborhood do you see this issues happening the most?
[Please give blocks, or street corners]
3. What have been the most effective ways that you have seen these issues addressed?
4. What have been the most ineffective ways that you have seen these issues addressed?
5. What resources do you think your Neighborhood would need in order to address these issues? [ie: better lighting, more social services, more/fewer police, funding]

Part 2: Police Interactions

6. What has been your experience with Police addressing people doing **survival sex-work** in Midtown/Downtown? Circle all that apply
- a. Mostly Respectful and effective
 - b. Mostly Violent, I have experienced/witnessed Physical Police Violence
 - c. Mostly Verbally Violent, I have been/heard verbal abuse from Police
 - d. Neutral, I haven't had many experiences with the Police
7. What has been your experience with Police addressing people with **addiction** in Midtown/Downtown? Circle all that apply
- a. Mostly Respectful and effective
 - b. Mostly Violent, I have experienced/witnessed Physical Police Violence
 - c. Mostly Verbally Violent, I have been/heard verbal abuse from Police
 - d. Neutral, I haven't had many experiences with the Police
8. What has been your experience with Police addressing people with **mental illness** in Midtown/Downtown? Circle all that apply
- a. Mostly Respectful and effective
 - b. Mostly Violent, I have experienced/witnessed Physical Police Violence
 - c. Mostly Verbally Violent, I have been/heard verbal abuse from Police
 - d. Neutral, I haven't had many experiences with the Police

Part 3: Referral Process Feedback

9. What Services would you like to see offered in an initiative like this? Circle all that apply
- | | | |
|----------------------|----------------|-------------------------|
| Emergency Housing | Drug Treatment | Mental Health treatment |
| Job Placement/Skills | Food | Other: |
10. Anything else you'd like us to know?

Thank you for your time!