

Abundant Housing Atlanta Candidate Questionnaire Responses (2025)

Post 1 At-Large

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What policies do you believe would be the most impactful in advancing the premises outlined in the Atlanta City Design?

Staying inclusive and connected is key to advancing the premises of the Atlanta City Design. To achieve that, we need zoning reform to allow more “missing middle” housing, especially along the Beltline and transit corridors. Paired with investments for affordable housing, we must also expand and extend protections for our legacy residents who made our neighborhoods what they are. At the same time, expanding MARTA (including rail along the Beltline) and modernizing infrastructure will ensure growth is sustainable and accessible. Together, these steps can make Atlanta a city where everyone can afford to live, work, and thrive.

What is your position on increasing the types of housing (duplexes, triplexes, townhomes, cottage courts etc.) that can be built by-right (i.e. without re-zonings)?

I strongly support allowing more housing types to be built by-right across Atlanta. Our current zoning laws are outdated and limit the kind of “missing middle” housing—duplexes, triplexes, townhomes, and ADUs—that help keep neighborhoods diverse and affordable. By legalizing these housing options, especially near transit and job centers, we can create pathways to homeownership, expand rental options, and prevent displacement. This approach reduces costly, time-consuming rezonings and ensures that growth benefits all Atlantans, not just a few. More housing options equals more housing affordability.

What parts of your district do you see as priority areas for more dense housing? Please be specific: specific neighborhoods, cross streets, etc.

As a city-wide candidate, there are many areas we can see density increased. Specifically along our transit corridors like MARTA stations and upcoming BRT lines in Summerhill, Campbellton Road, and Clifton Rd. We can also increase density on underutilized parcels in Midtown and Buckhead near our job centers. Our Beltline neighborhoods along the Southwest and Southeast Trail (like Pittsburgh, Peoplestown, and Ormewood) still offer opportunities to add density.

Are there any parts of your district where you think housing growth should NOT be allowed? Please be specific: specific neighborhoods, cross streets, etc.

Growth and increased density must be responsible, context-sensitive, and equitable. Areas with flood risk, like neighborhoods along Intrenchment Creek, should prioritize infrastructure improvements before major new development. Similarly, historic districts and culturally significant areas should see growth that protects neighborhood character while still adding housing options. Whenever possible, adaptive use projects that add housing in existing structures should be attempted to maintain neighborhood character while adding housing density.

What are you hearing from your potential constituents about their hopes, fears, aspirations, and frustrations about this potential growth?

As a citywide candidate, I hear a wide range of hopes and concerns about our growth. Many people want more housing options and almost everyone sees the need for us to continue to build affordable rental properties and entry-level homes. Older Atlantans want to make sure that their kids can buy and rent in Atlanta where they grew up. Some neighbors in various communities throughout the city also worry that over-densifying neighborhoods will cause the true character of that neighborhood to be lost and even displace residents. We must find a blend of being able to provide housing options while preserving the nature of neighborhoods. Programs like the Legacy Resident Tax Freeze are a start, but we also must make sure that we're pushing for broader relief for residents.

Oftentimes, proposed developments that could help increase housing supply - including the affordable housing supply - for the City are met with intense local opposition. How will you balance the opinions of existing local neighbors with the overall needs of the City?

Like all decisions for the city, it starts with honest engagement and transparency. When our neighborhoods have a real voice in how growth happens, we can achieve increased housing while preserving the neighborhood feel. When a project is going to substantially alter the character of an entire neighborhood, the residents should be able to express their feelings. My approach would be to have early, accessible conversations with neighbors, clear communication about the benefits of any proposed development and ensure that community benefits are part of the project. There are areas that dense housing is appropriate and needed, meanwhile other areas are less appropriate. At the same time, as a citywide leader, I have a responsibility to ensure that Atlanta grows equitably, so every neighborhood helps meet our housing goals while protecting legacy residents from displacement.

How should we fund our local affordable housing trust fund? Please be specific about which local sources Atlanta should consider.

First, we need to ensure that the Affordable Housing Trust Fund is used for Affordable Housing. We've recently learned that the fund was used for salaries and other means, that should not occur. Public/Private partnerships with major employers and institutions which drive demand for housing near job centers can be an additional avenue for the Fund as well. We can also set aside a small portion of property taxes to directly hit the trust fund while maintaining the city remains affordable. Lastly, making sure any opt out fees are equal to construction costs for affordable

housing is important. In lieu of fees need to ensure that we actually can build affordable housing in areas of largest need.

Every analysis of our City that looks at our needs by neighborhood identifies a divide, where some neighborhoods are amenity-rich (jobs, restaurants, grocery stores, medical services) and lack a high supply of affordable housing, while others lack many of those same amenities but offer relatively more affordable housing. How will you create City-wide policies that reflect these differences?

We see this divide clearly in Southwest and Southeast Atlanta. In areas like Cascade and Thomasville, affordable housing is being built, but access to essentials like grocery stores and reliable transit remains limited. Meanwhile, neighborhoods like Buckhead and Midtown face a severe shortage of affordable housing options. The solution is twofold: ensure every community has access to transit and fresh food—even if the city must lead by opening grocery options—and require that affordable housing is included in developments across all neighborhoods.

As the City continues to observe thousands of Atlantans experiencing homelessness each year, how will you approach preventing bouts of homelessness and rehousing your constituents?

We must take a Housing First approach: prevent homelessness wherever possible and make sure that our unhoused residents have a fast, dignified and permanent exit from the streets.

In order to prevent eviction, we must make sure that renters facing eviction know their rights and have access to representation. We must also extend and expand our legacy resident tax relief program and also give small landlords the ability to get grants to help keep units habitable and affordable. We need to continue to build more rapid housing options and also determine if vacant office structures can easily be repurposed into longer term housing options.

We also must expand our PAD services as well to be 24/7 because issues with homelessness and mental illness do not only occur during the work week. We also need to set strict protocols on how we work to clear encampments and the use of any machinery should be strictly prohibited so we do not have another loss of life like with Cornelius Taylor.

We should also look at how we can repurpose the Atlanta City Detention Center into a services oriented facility instead of a jail. My opponent wants to keep using the facility for Fulton County since they can't fix their problems at Rice Street.

The City of Atlanta has begun implementing some innovative solutions to its homelessness problem, including using shipping containers as temporary shelter. How will you ensure that these efforts are able to grow and that neighborhoods across the City are part of the solution to our homelessness problem?

As stated previously, I am encouraged by the innovative approach. We need to focus these temporary shelters in areas of the greatest need and also attempt to keep families (biological or chosen) together when transition our neighbors from the streets to these facilities.

Are there other policies you will advance to promote housing stability for existing residents?

I've mentioned most of the policies that I support in other questions but to reiterate: making sure that we're expanding our legacy (and senior) property tax relief programs, issuing grants/loans to small landlords to maintain habitability, and also holding negligent landlords accountable - using imminent domain if necessary. When taking control of a community, we must not just displace residents outside the city but ensure that we have nearby housing for them.

111 Moreland Ave: In 2023, the Reynoldstown Civic Improvement League's (RCIL) overwhelmingly voted in opposition to a proposal to build 42 homes for formerly homeless individuals (more details on the project here).

Incumbents: how did you vote on this proposal?

Non-Incumbents: given the information in the articles above, how would you have voted on this proposal?

Support

Please provide any rationale or considerations for how you voted / would have voted on 111 Moreland Ave.

While I understand neighbors' concerns, we must also balance the feedback with the responsibility to make sure that all have a home. I would have engaged with neighbors and the developer to work to find a compromise that worked for all.

In 2025, City Council voted on a mixed use development proposal on Amsterdam Walk, which included retail and 1,100 apartments, including over 200 affordable apartments, in the Virginia Highlands neighborhood near the Beltline.

Incumbents: how did you vote on this proposal?

Non-Incumbents: given the information in the articles above, how would you have voted on this proposal?

Oppose

Please provide any rationale or considerations for how you voted / would have voted on Amsterdam Walk

I had serious (conflicting) concerns for this project. On one hand, adding 1100 homes with a significant number of affordable units, is a huge step toward our housing needs but the project is car-centric with a limited access point and opposition to Beltline rail making it a missed opportunity.

I would have pushed the developer to better align with integrating Beltline rail, reducing the number of parking spaces, improving multimodal access and addressing traffic and safety issues that were presented by neighbors. Growth in the area is inevitable and needed, but it has to be done in ways that prioritize transit, safety and is done responsibly.

In 2022, a project, "Edgewood for Everyone," was proposed to build 48 homes on Whitefoord Ave. in the Edgewood neighborhood, 25% of which would have been priced at 60% area median income without government subsidy. A small group of neighbors loudly opposed the project during the Organized Neighbors of Edgewood zoning committee, resulting in the developers abandoning the proposal. Instead, they built housing that aligns with the existing zoning: 6 homes priced around \$900K each.

Do you believe that this is the preferred outcome?

No

Why do you/do you not believe this is the preferred outcome? What alternative process do you believe these kinds of projects should follow to result in a preferred outcome?

That outcome is exactly what's holding Atlanta back. Instead of 48 homes, including affordable options for working families, we got a few homes that most Atlantans can't afford. That's not progress; it's exclusion.

I believe the original "Edgewood for Everyone" proposal was a thoughtful, community-focused plan that would have added density, affordability, and diversity to the neighborhood without relying on public subsidies. This situation highlights why we need clearer, citywide policies that support inclusive growth where appropriate near transit corridors. Additionally, the design was consistent with other homes in the area and did not stand out significantly.

Why is housing affordability personal to you?

It is personal to me because I have seen firsthand how unstable housing can upend lives. Children do not learn when they have to jump from apartment to apartment because their parent can't afford rent. I grew up in a working class family. My parents had to make tough choices to make sure the mortgage got paid. In my own neighborhood, I've watched neighbors get priced out of the community they helped build.

Everyone deserves to live in a safe, stable home without the fear of being priced out. For me it is about protecting the fabric of our city and one where all Atlantans can thrive - regardless of income and background.

What work have you done to advocate for housing?

As a leader in the Peoplestown Neighborhood Association, I've spent years advocating for smarter policies that keep housing affordable while protecting our legacy residents. I have fought for community benefit agreements tied to new development and worked with the city to ensure infrastructure supported these efforts.

Professionally, I've built a career in real estate and property management, giving me a unique understanding of how housing markets, zoning, and financing intersect. That perspective has helped me advocate for smart, inclusive growth that balances the needs of residents with the realities of development.

I have also been a loyal advocate for transit rich development and density in our most transit rich areas.


Is there anything else you'd like us to know about you as we consider our endorsement?

My campaign motto is "Atlanta Belongs To Us", and housing is at the center of building a more equitable and thriving city. I bring a unique combination of community leadership and professional real estate experience, giving me both the lived perspective of a neighborhood advocate and the technical expertise to craft and advance real solutions.

I'm committed to using this citywide seat to champion policies that expand housing access, protect legacy residents, and support smart, transit-oriented growth. Atlanta has the potential to be a place where everyone — no matter their income, background, or zip code — can build their future, and I'm ready to do the work to make that vision real.

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What policies do you believe would be the most impactful in advancing the premises outlined in the Atlanta City Design?

Atlanta is a city in constant change, and its population will continue to grow and diversify. To ensure that growth benefits all residents, we must adopt policies that advance affordability, inclusion, and strategic development, in line with the premises of the Atlanta City Design.

Zoning and code reforms are critical. We should eliminate parking minimums citywide, require deeper affordability (lower AMI) in new developments, and bring back ordinances allowing triplexes and quadruplexes, enabling density in traditional single-family neighborhoods. Streamlining permitting, removing red tape for ADUs, and fighting back against NIMBY opposition are essential to ensure affordable units can come to market.

Public resources must also be leveraged effectively. Public land, TAD dollars, and tax abatements should be prioritized for affordable housing. A strict Affordable Housing Trust Fund must be maintained and protected to guarantee sustained investment in deeply affordable units.

By combining inclusive zoning, targeted use of public resources, and proactive protections for affordability, Atlanta can accommodate growth while preserving diversity and opportunity. These policies ensure that as the city continues to change, it remains a place where people of all incomes and backgrounds can live, work, and thrive, turning growth into a powerful tool for equity, community, and long-term sustainability.

What is your position on increasing the types of housing (duplexes, triplexes, townhomes, cottage courts etc.) that can be built by-right (i.e. without re-zonings)?

I support policies that fully support and streamline processes for these property types to allow us to build more housing inventory in limited space while making developments financially viable. These housing types also promote economic diversity within neighborhoods, helping working families and moderate-income residents remain in areas that might otherwise be out of reach.

For example, while canvassing in Morningside, a historically wealthy neighborhood, I met one of the last renters of a triplex in the neighborhood. She worked at a local animal shelter and, thanks to this type of housing, was able to live and contribute to the community without being priced out. Her biggest concern was that if the owner decided to tear the home down there would be no affordable spaces in the neighborhood to move to especially since new ones are not being built.

Bringing the ability to easily develop or retrofit these asset types ensures that neighborhoods remain inclusive, sustainable, and vibrant, supporting both long-term residents, increasing workforce, and demand for density as our population continues to grow.

What parts of your district do you see as priority areas for more dense housing? Please be specific: specific neighborhoods, cross streets, etc.

As a candidate for a citywide seat, my approach to housing density must consider opportunities and challenges across all neighborhoods in Atlanta. I see priority for increased density in areas where there is both development potential and historical resistance from NIMBYism. In neighborhoods like Inman Park, Morningside, and North Buckhead for example. We must balance neighborhood preservation with inclusive, higher-density housing so these areas can accommodate more residents without losing their character. At the same time, it is critical to ensure true affordability in West(English Ave/Vine City), NW(Donald Lee Hollowell corridor), and SW(Murphy Crossing Corridor) Atlanta, where gentrification continues to put long-term residents at risk of displacement. These areas provide opportunities to build thoughtfully for density while maintaining affordability. By targeting these areas, we can provide housing options for a range of income levels and prevent displacement as property values rise.

Citywide reforms will be essential to this effort. Eliminating parking minimums, enabling triplexes, quadruplexes, ADUs etc, and leveraging public land, TAD dollars, and tax abatements for affordable housing are key tools. Of equal importance combating NIMBYism through community engagement and clear policies ensures that all neighborhoods can grow inclusively.

Are there any parts of your district where you think housing growth should NOT be allowed? Please be specific: specific neighborhoods, cross streets, etc.

Yes, there are areas in Atlanta where housing growth should be approached with caution or restricted, particularly near heavy industrial zones or neighborhoods already facing environmental injustices. In these areas, adding residential units without addressing pollution, contamination, or other environmental inequities would put residents' health and safety in jeopardy.

What are you hearing from your potential constituents about their hopes, fears, aspirations, and frustrations about this potential growth?

From my conversations with Atlantans across the city, I'm hearing clear hopes, fears, and frustrations about the rapid growth our city is facing. One of the biggest concerns is housing affordability and unsheltered homelessness. Constituents worry about being priced out of their neighborhoods, having to live outside the city, losing diversity, and seeing more people living on the streets. Transit congestion and inadequate infrastructure are also major frustrations, as people want smarter, safer, more connected ways to get around the city without long commutes or overreliance on cars.

Many residents are also concerned about fiscal sustainability. Even as the city's tax base grows, budget shortfalls continue to increase, making it harder to fund critical services, infrastructure projects, and programs that support affordable housing and unsheltered solutions in an equitable and timely way.

Despite these challenges though, Atlantans are hopeful. They look forward to growth that is inclusive, equitable, and strategic, with smart urbanism, better fiscal policy, and investments in all communities.

Oftentimes, proposed developments that could help increase housing supply - including the affordable housing supply - for the City are met with intense local opposition. How will you balance the opinions of existing local neighbors with the overall needs of the City?

Balancing the concerns of existing neighbors with the City's broader housing needs requires real, proactive community engagement. It's important to meet residents where they are, listen to their concerns, and clearly explain how proposed developments, particularly affordable housing, benefit the neighborhood and the city as a whole. This includes showing how increased housing supply can support local businesses, improve transit efficiency(which effects EVERYONE), and contribute to a more diverse and resilient community.

At the same time, we must highlight the long-term consequences of inaction. Continued resistance to growth threatens the City's ability to provide essential services, maintain infrastructure, and protect the livelihoods of current and future residents. Residents need to understand that opposing housing development can inadvertently contribute to rising costs strained infrastructure, and furthering inequities.

Overall, fighting back against NIMBYism requires bold leadership, transparency, and strong policy tools. Clear zoning and code reforms, incentives for inclusive development, and public forums that showcase successful models of mixed-income neighborhoods help dispel myths. By combining community dialogue with data-driven evidence and decisive leadership, we can ensure Atlanta grows equitably while respecting neighborhood input and securing the city's long-term health and prosperity.

How should we fund our local affordable housing trust fund? Please be specific about which local sources Atlanta should consider.

Funding Atlanta's local Affordable Housing Trust Fund requires both dedicated resources and stronger protections to ensure the money is used for its intended purpose. First, the fund must be more restrictive, preventing reallocations to unrelated programs, as we've seen recently. This ensures that every dollar directly supports housing solutions for residents.

The fund should be specifically reserved for rental and utility assistance, construction of deeply affordable and social housing, and support for individuals through security deposits or down payments on homeownership.

To make this sustainable, the Trust Fund must become a larger, dedicated line item in the city budget, funded through high-impact developer fees, TAD surplus funds, and missing revenue from undervalued "trophy" commercial office properties. Additionally, the fund can be used to leverage and broker private investment, attracting developers and philanthropic partners to maximize the impact of public dollars.

Every analysis of our City that looks at our needs by neighborhood identifies a divide, where some neighborhoods are amenity-rich (jobs, restaurants, grocery stores, medical services) and lack a high supply of affordable housing, while others lack many of those same amenities but offer relatively more affordable housing. How will you create City-wide policies that reflect these differences?

pending

As the City continues to observe thousands of Atlantans experiencing homelessness each year, how will you approach preventing bouts of homelessness and rehousing your constituents?

Preventing and addressing homelessness in Atlanta requires a comprehensive, proactive approach. First, we need dedicated funding for wraparound services, including mental health, addiction support, and job training, alongside continuing to build rapid rehousing developments and programs that provide immediate shelter and stability. This also means empowering organizations like PAD more!

A key strategy is preventing displacement before it occurs. This includes rental assistance, security deposit support, and pathways to permanent housing so residents can stay in their communities rather than being forced out.

We also need to reinvest in regional partnerships like the former Tri-Jurisdictional Housing Program between Fulton and DeKalb Counties, coordinating resources across city and county lines to address homelessness at scale.

The City of Atlanta has begun implementing some innovative solutions to its homelessness problem, including using shipping containers as temporary shelter. How will you ensure that these efforts are able to grow and that neighborhoods across the City are part of the solution to our homelessness problem?

To ensure innovative solutions like shipping container shelters can grow, the City must create policies that provide a clear path of least resistance for these projects when facing neighborhood opposition. This includes streamlined permitting, zoning support, and proactive community engagement so that essential housing and services aren't blocked by local pushback.

Equally important is a clear, dedicated budget plan that funds not only the construction of these housing types but also the necessary wraparound services.

Are there other policies you will advance to promote housing stability for existing residents?

Yes, many current housing solutions focus primarily on rentals, I will want to also focus on advance policies that create better pathways to homeownership, ensuring that existing residents have opportunities to build wealth and long-term stability.

111 Moreland Ave: In 2023, the Reynoldstown Civic Improvement League's (RCIL) overwhelmingly voted in opposition to a proposal to build 42 homes for formerly homeless individuals (more details on the project here).

Incumbents: how did you vote on this proposal?

Non-Incumbents: given the information in the articles above, how would you have voted on this proposal?

Support

Please provide any rationale or considerations for how you voted / would have voted on 111 Moreland Ave.

The 111 Moreland Ave. proposal is a textbook example of the challenges we face in addressing unsheltered homelessness in Atlanta. While no one wants to see people experiencing homelessness placed in their backyards, public policy cannot simply shift the problem to less amenity-rich areas. Doing so perpetuates inequity, limits access to essential services, and fails to address the root causes of homelessness.

If I had the opportunity to vote on this project, I would have prioritized the equitable placement of housing and services, to ensure that unsheltered individuals have access to transportation, healthcare, and job opportunities, rather than being concentrated in areas with fewer resources.

As President of the Old Fourth Ward Business Association I dealt with something similar opposition for the GA Works development which I was a big advocate for and voted yes for at the NPU.

In 2025, City Council voted on a mixed use development proposal on Amsterdam Walk, which included retail and 1,100 apartments, including over 200 affordable apartments, in the Virginia Highlands neighborhood near the Beltline.

Incumbents: how did you vote on this proposal?

Non-Incumbents: given the information in the articles above, how would you have voted on this proposal?

Support

Please provide any rationale or considerations for how you voted / would have voted on Amsterdam Walk

I support the Amsterdam Walk project because Atlanta urgently needs more housing, particularly developments that increase density and affordability. The main reason residents opposed the project was due to concerns about insufficient transit infrastructure. These sentiments reflect a longstanding need for the city to invest in real, comprehensive transit solutions to keep pace with our growing housing demand.

In voting to support the project, I would acknowledge the density-related pressures it places on the surrounding area (including traffic, parking, and transit capacity) while prioritizing targeted investments to improve connectivity, multimodal options, and public transit access. This approach balances the immediate need for housing with the long-term infrastructure improvements required to sustain growth making public support of density greater.

Ultimately, supporting Amsterdam Walk reflects a commitment to building more homes, creating inclusive neighborhoods, and addressing Atlanta's growth proactively, while ensuring that transit and infrastructure keep pace with development so all residents can benefit from the city's expansion.

In 2022, a project, "Edgewood for Everyone," was proposed to build 48 homes on Whitefoord Ave. in the Edgewood neighborhood, 25% of which would have been priced at 60% area median income without government subsidy. A small group of neighbors loudly opposed the project during the Organized Neighbors of Edgewood zoning committee, resulting in the developers abandoning the proposal. Instead, they built housing that aligns with the existing zoning: 6 homes priced around \$900K each.

Do you believe that this is the preferred outcome?

No

Why do you/do you not believe this is the preferred outcome? What alternative process do you believe these kinds of projects should follow to result in a preferred outcome?

The preferred outcome would have been Edgewood For Everyone, creating a mix of deeper affordable housing that supports diverse income levels in one of Atlanta's most vibrant neighborhoods. Instead, the project was downsized to a small amount of luxury homes, furthering housing inequities and failing to address the city's critical shortage of affordable and middle-income units.

To achieve better outcomes in the future, these types of projects need a clear, structured community engagement process combined with infrastructure planning. Neighbors must be shown how additional density will be supported with improved transit, street upgrades, sidewalks, parks, and utility capacity, ensuring that growth enhances rather than overwhelms the neighborhood. Early education on these investments, paired with data showing the benefits of mixed-income housing, helps build trust and buy-in. The city should also implement strong policy protections to prevent a small group from halting progressive developments. The majority of residents do not participate in their neighborhood organizations resulting in misrepresentation of what the "neighborhood" wants.

Why is housing affordability personal to you?

Housing affordability is deeply personal to me. I grew up in a working-class family with undocumented immigrant parents, so I know firsthand how difficult it can be to find safe, affordable housing and how rising costs impact working families. I've also seen how a lack of affordable housing can lead to homelessness and create a snowball effect affecting every part of life.

Even now, in my 30s with a stable career, finding housing in Atlanta that fits both my income and my needs is still a challenge, and this issue affects many Atlantans, especially since the city's average age is just 33–34. Affordable, strategically located housing is essential for a true workforce, allowing people to live near work, reducing commute times, and easing traffic congestion.

Overall, the policies we are fighting for are designed to support working families and the less fortunate to bridge Atlanta's persistent inequities. Affordable housing is a key component of that effort, as it remains the highest expense in a person's budget and directly affects quality of life, stability, and opportunity.

What work have you done to advocate for housing?

I have a strong track record of advocating for affordable housing. In my role as President of the Old Fourth Ward Business Association, I have publicly supported developments that expand housing opportunities and promote equitable growth. This looks like using vote as certified civic association within the NPU system, to ensure to fight for affordable housing.

Beyond these formal roles, I have stood shoulder to shoulder with advocacy groups, including the Housing Justice League, Atlanta PAD, supporting efforts to protect and expand housing options for vulnerable residents. I have also extensively sat with organizations like Abundant Housing Atlanta to understand how we finally bring real housing solutions on Council.

I am ready to take my strong belief, stance, and vision for affordable housing to City Council and amplify the work of organizations like Abundant Housing ATL!

Is there anything else you'd like us to know about you as we consider our endorsement?

I am an official member of Abundant Housing ATL