

Abundant Housing Atlanta Candidate Questionnaire Responses (2025)

Post 3 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?

The Atlanta City Design sets a bold vision for managing growth, and I strongly agree with its central premises: that change is inevitable, and if guided thoughtfully, it can create a more vibrant, inclusive city. To advance this vision, we must pursue policies that embrace growth while ensuring equity, affordability, and sustainability. First, housing policy will be critical. We must expand the range of housing options—duplexes, townhomes, and accessory dwelling units—so that residents of all income levels can live in Atlanta. Preserving naturally occurring affordable housing and linking new development to community benefit agreements will prevent displacement while welcoming new neighbors. Second, we must prioritize investments in transportation. Expanding MARTA, improving sidewalks and bike lanes, and ensuring first- and last-mile connectivity will make our city more accessible, reduce congestion, and support denser, more walkable communities. Third, protecting and enhancing green space and our tree canopy must remain central. Growth should not come at the expense of livability; it should create healthier, more resilient neighborhoods. Finally, community engagement and inclusive planning are key. A diverse and growing Atlanta must reflect the voices of all its residents. Growth, if done right, can unify and strengthen our city.

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 believe Atlanta must expand the range of housing options that can be built by-right, particularly in neighborhoods with strong amenities, transit access, or planned infrastructure investments. Duplexes, triplexes, townhomes, and cottage courts provide more attainable housing choices for working families, seniors, and young professionals while allowing neighborhoods to grow without sacrificing character. By-right approvals reduce costly delays and make it easier for smaller builders and nonprofit developers to contribute to our housing supply. This strategy also helps prevent displacement by expanding options across the city rather than concentrating growth in only a few areas. At the same time, increasing housing types must be paired with safeguards—such as affordability requirements, community benefit agreements, and design standards—that ensure new development strengthens neighborhoods. Done thoughtfully, expanding by-right housing is a

practical, low-cost step toward addressing affordability and creating more inclusive, walkable communities across the city.

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

Priority areas for more dense housing include neighborhoods with existing or planned transit and infrastructure. Along the MARTA rail corridors—particularly around stations in West End, Bankhead, Edgewood/Candler Park, and Oakland City—there are opportunities for mixed-income, transit-oriented development. Downtown and Midtown can support additional density through adaptive reuse and infill housing near jobs and universities. I also see potential along Memorial Drive and Donald Lee Hollowell Parkway, where growth can be paired with affordability requirements to prevent displacement. By focusing density near transit, job centers, and corridors with planned investments, we can truly connect our communities.

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

As Atlanta continues to grow, it is important to carefully consider where housing density is most appropriate. Some areas of the city face challenges—such as flooding, aging infrastructure, or historic significance—that make them less suitable for large-scale new development at this time. For instance, low-lying neighborhoods near waterways like Peachtree Creek often experience flooding and would benefit more from resilience and infrastructure investments before additional growth. Similarly, places rich in cultural and historic value—such as Sweet Auburn or West End—require thoughtful approaches that prioritize preservation. Directing new housing to corridors with strong transit and amenities offers a more balanced path.

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

When I talk with residents about housing growth, I hear both hope and concern. Many welcome more housing options so their children, seniors, and working families can afford to stay in Atlanta. They see growth as an opportunity to bring new energy, investment, and amenities to their neighborhoods. At the same time, there are strong fears about displacement, rising taxes, and losing the culture and character that define Atlanta. Frustrations often stem from feeling excluded from decision-making or when affordability promises fall short. Constituents want balance—growth that is inclusive, transparent, and preserves community while expanding opportunity for all.

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 local concerns with citywide housing needs requires both listening and leadership. I believe neighbors should always have a voice in shaping development, especially when it impacts their daily lives, traffic patterns, or community character. At the same time, as an At-Large Councilmember, my responsibility is to consider the broader needs of Atlanta—including the urgent demand for more affordable housing and diverse housing options. Atlanta is facing an urgent need for more housing, especially affordable options, and saying “no” to all growth is not

sustainable. My approach is to engage communities early, provide transparency about impacts, and ensure infrastructure and services keep pace with development. By weighing local input alongside citywide goals, we can grow responsibly while protecting what makes neighborhoods unique.

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

Closing Atlanta's affordable housing gap requires bold, sustained investment in the local housing trust fund. To be effective, the fund must be capitalized with reliable, dedicated revenue streams rather than one-time allocations. I believe the City should pursue several local sources. First, dedicating a portion of property tax revenues from new development and growth areas—particularly in high-demand neighborhoods—ensures that rising values help fund affordability. Second, development impact fees and linkage fees on large commercial projects can generate resources for deeply affordable housing. Third, extending and strategically using Tax Allocation Districts (TADs) should include set-asides for the trust fund to prevent displacement in redevelopment areas. Finally, public land sales and long-term ground leases can also be directed to the fund. By diversifying funding sources and ensuring transparency in how dollars are spent, Atlanta can strengthen its housing trust fund and meet the urgent need for homes families can truly afford.

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?

Atlanta's neighborhood divide requires policies tailored to local needs. In amenity-rich areas where housing costs are high, I support zoning reforms and incentives that create more affordable options—such as mixed-income developments near jobs and transit. Inclusionary zoning and density bonuses can help ensure growth benefits families across income levels. In neighborhoods with more affordable housing but fewer amenities, the City must invest in infrastructure, grocery stores, healthcare, and reliable transit. By expanding housing choices in high-demand areas and increasing amenities in underserved ones, we can truly bridge divides and address this issue with sustainable solutions.

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?

Addressing homelessness requires both prevention and long-term solutions. My approach begins with expanding affordable housing options so families are not priced out of their communities. Prevention also means strengthening rental assistance, eviction diversion, and workforce programs that help residents stay housed during financial hardships. For those already experiencing homelessness, I will support a Housing First strategy—pairing permanent housing with wraparound services such as mental health care, job training, and substance abuse treatment. By combining prevention, supportive housing, and strong partnerships with Fulton County and service providers, Atlanta can move from managing homelessness to reducing it with compassion and accountability.

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?

Innovative solutions like using shipping containers for temporary shelter show Atlanta's commitment to addressing homelessness creatively, but they must be scaled thoughtfully. I will advocate for stable funding, strong public-private partnerships, and coordination with Fulton County to expand these efforts citywide. Just as important, every neighborhood must be part of the solution—by supporting diverse housing options, investing in wraparound services, and ensuring equitable distribution of resources. Through transparency, community engagement, and accountability, we can reduce resistance, build trust, and create a citywide network of solutions that prevent homelessness and help residents regain stability and independence.

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

Yes. Promoting housing stability requires a mix of preservation, protection, and support. I will advocate for stronger anti-displacement policies, including property tax relief programs for seniors and longtime homeowners facing rising costs. Preserving naturally occurring affordable housing is just as critical—through rehabilitation funds and partnerships with nonprofit developers. I also support expanding rental assistance and eviction diversion programs that help families remain in their homes during financial hardship. By combining these tools with inclusive development policies, we can protect existing residents while ensuring growth creates opportunities for all of us.

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.

I would have supported the proposal at 111 Moreland Avenue to build homes for formerly homeless individuals. Atlanta faces a severe housing and homelessness crisis, and projects like this provide stable housing paired with supportive services that help people rebuild their lives. While I respect the concerns of neighborhood residents, I believe the City must balance local input with urgent citywide needs. With transparent engagement, clear accountability, and strong partnerships to ensure safety and quality management, developments like this are essential to addressing homelessness and creating inclusive communities where all Atlantans have the opportunity to thrive.

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?

Abstain / Not Present

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

Unfortunately, I was unable to attend the Council meeting on Amsterdam Walk due to a family medical emergency. Had I been present, I would have more than likely supported the development because of its significant addition to housing, including affordable units, and its alignment with smart growth principles. However, I recognize the community's concerns around traffic, scale, and infrastructure. My support would have come with a commitment to ongoing dialogue and accountability to address those issues.

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?

I do not believe this was the preferred outcome. Atlanta is in the midst of a housing affordability crisis, and the "Edgewood for Everyone" proposal would have delivered 48 homes—12 of them affordable at 60% AMI—without requiring government subsidy. Replacing that with six \$900,000 homes limits access, deepens inequities, and pushes working families further out of the city. A better process would ensure earlier and more transparent community engagement, coupled with clear education about how affordability works and how projects benefit the entire neighborhood. With better structure and dialogue, we can achieve outcomes that truly align with Atlanta's vision of inclusive growth.

Why is housing affordability personal to you?

Housing affordability is deeply personal to me because I know what it feels like to lose a home to rising costs and development pressures. In 1996, my family was bought out of our home, an experience that showed me firsthand how displacement disrupts lives and destabilizes

communities. Too many Atlantans—seniors on fixed incomes, working families, and young people—face the same pressures today. That’s why I’ve made affordable housing a cornerstone of my work: because stability, opportunity, and dignity start with having a safe, affordable place to call home. For me, this fight is not abstract—it’s lived experience.

What work have you done to advocate for housing?

As Chair of the Atlanta Board of Education, I helped create the Atlanta Urban Development Corporation (AUDC) to repurpose vacant school properties into opportunities for affordable housing, ensuring public assets could be leveraged to meet community needs. I also strongly supported anti-tax displacement relief efforts to help longtime homeowners—particularly seniors—remain in their neighborhoods despite rising property values. Beyond policy, I have consistently advocated for partnerships between schools, city leaders, and housing organizations to align resources. My focus has always been on keeping Atlanta affordable, equitable, and inclusive for families across our city.

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

I am a lifelong Atlantan and public servant committed to ensuring our city grows equitably and inclusively. My record reflects a focus on affordable housing, strong schools, and safe, thriving neighborhoods. I would be honored to have your support.