

Abundant Housing Atlanta Candidate Questionnaire Responses (2025)

District 2

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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 most impactful policies will be those that unlock more housing at every level of affordability. That means reforming zoning to allow more diverse housing types—duplexes, triplexes, accessory dwelling units, especially near transit. It also means speeding up permitting and reducing barriers that slow down housing production. Finally, we need stronger partnerships with nonprofits and private developers to preserve affordability, expand supportive housing, and ensure longtime residents can stay rooted in their neighborhoods even as the city grows.

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 allowing more housing types like duplexes, triplexes, townhomes, and cottage courts by-right. This will make it easier to build diverse, affordable options, speed up development, and help Atlanta meet the demand for housing without displacing longtime residents.

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

Old Fourth Ward, Inman Park, Midtown, Little Five Points

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

No

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

I am hearing hope for more affordable housing, fear around more gentrification with rapid development, zoning challenges and frustrations that typically leads to gov't saying it's not in their purview.

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?

I believe Atlanta can grow without leaving anyone behind. My approach is simple: listen deeply to neighbors, address legitimate concerns about design and character, and explain how each development advances the city's housing needs. By prioritizing thoughtful, context-sensitive projects like well-designed townhomes or mixed-use buildings near transit, we can expand supply, preserve neighborhood charm, and show residents that growth can be a tool, not a threat. My goal is to turn opposition into collaboration, so we build a city that works for both current residents and new comers alike.

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

Dedicated housing revenue from local taxes, leveraging public assets, and public private partnerships.

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?

I would create targeted, neighborhood-specific policies that reflect these divides. In amenity-rich areas, I'd incentivize mixed-income and affordable housing development through density bonuses, inclusionary zoning, and streamlined approvals, so families can live close to jobs and services. In areas with more affordable housing but fewer amenities, I'd invest in transit, grocery access, and community infrastructure while preserving affordability. The goal is equitable access to both housing and opportunity, no matter where a family lives.

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 ending homelessness means acting before a family loses their home and rehousing those already without one. I'll expand eviction prevention, rental assistance, and supportive services, while partnering with nonprofits and faith-based groups for rapid rehousing and permanent supportive housing. Everyone deserves stability and that makes our neighborhoods stronger.

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 shipping container shelters are a start, but they must be scaled thoughtfully and strategically. I will support expanding these programs citywide while engaging neighborhoods early to address concerns and highlight benefits. By pairing temporary shelters with long-term housing, supportive services, and community involvement, we can make every neighborhood part of the solution and ensure no Atlantans are left behind.

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

Yes. I will advance policies that protect existing residents from displacement while supporting neighborhood growth. This includes stronger tenant protections, expanded property tax relief for long-time homeowners, preservation of affordable rental units, and incentives for developers to include affordable housing in new projects. Stability isn't just about keeping a roof over heads, it's about keeping families rooted in the communities they helped build.

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 understand the issue from both sides. Growing up as a young black man in the projects, I saw firsthand how people react to not only homelessness, but people who grew up in housing projects. I recognize that NIMBYism plays a role. Today, living in midtown, I also want a safe community. But I know that true safety comes from ensuring everyone's basic needs are met. Otherwise, neighborhoods are only as safe as the distance between them and those experiencing homelessness.

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 would have voted for it because the development significantly expands housing supply, including over 200 affordable units, in a neighborhood with a high demand and strong transit access via the Beltline. Balancing community concerns with the city's urgent need for more housing, this project is a necessary step toward inclusive growth and longterm neighborhood vitality.

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?

This outcome is not preferable because it produced far fewer homes, none truly affordable, and missed an opportunity to create inclusive housing that serves both the neighborhood and the city's broader needs.

Why is housing affordability personal to you?

Housing affordability is personal to me because I've experienced homelessness as a child, and an adult. I know how devastating it feels. I'm committed to ensuring that no one else has to live through that insecurity.



What work have you done to advocate for housing?


While I have not done work for housing, I have done work to help poor communities get job opportunities to pay for housing and keep them out of jail, prison, so that they could qualify for housing.

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

Just as you want candidates to stand up for housing policies even when it can cost them their jobs because neighborhoods resist, I ask you to consider which of us truly knows what it feels like to be without, and who you truly believe will fight for what's right. I have been fighting my entire life, for survival, for freedom, for basic rights, and

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

I agree with the assumption that our growth will continue and if we can get some fundamental housing and infrastructure concerns right, the growth is certain. This is an exciting chapter for Atlanta. The shift in focus to sunbelt cities has placed Atlanta at the forefront of options for major employers. Our growth is a blessing and a burden that requires a sharp, forward thinking strategy. The test is whether Atlanta will proactively prepare and steer the growth towards a shared vision. We have knowledgeable resources we can leverage to get ahead of development and proactively design our communities to be welcoming, diverse, supportive, and healthy.

The most immediate impactful way we can do this is to get our zoning re-write completed with a structure that allows for more contextually appropriate dynamism in our housing developments. Roughly 82% of the city is currently classified as single family residential which restricts the ability for gentle density allowances that create missing middle housing. We need to identify locations in SFR areas that are open to loosening these restrictions and allowing 2, 4, 6 units by right with a scale that is appropriate for the neighborhood. I believe that District 2 is open to these discussions and if thoughtfully placed, we can be a leader in embracing amendments to our residential allowances. Along the way, we should prioritize transit-oriented development and workforce housing inclusions wherever possible, with creative funding structures to keep the affordable units in place. We want our neighbors to reflect a rich variety of people at varying stages of life, economic levels, professions, and cultural backgrounds for healthy sustained communities. It is about being inclusive and about economic stability. By fostering housing variety, we are making the most significant contribution to these possibilities.

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 am fully supportive of increasing housing diversity. As mentioned above, housing variety is just that - many different forms - which allows us to curate the type of expansion to the appropriate context of the neighborhood and availability of supportive determinants of health.

While historic approaches to introduce density change have failed, I believe that the ATL Zoning 2.0 process has nicely prepared us to enter into these discussions once again. The approach to density expansion conversations in each neighborhood will be critical. Residents choose neighborhoods for a variety of reasons and have a predisposition to protect that fabric. This does not mean they aren't open to change. It means that the change needs to include them, reflect the shared vision for the community, and respectfully work together to answer the call of the housing crisis. We all have a responsibility to help solve our city's challenges. We are all more aligned than narratives attempt to portray. Atlanta has long aspired to be a national leader in transparency and community

feedback on zoning matters. That's the foundation of our NPU system. As the former NPU-E Chairperson, I know as well as anyone that residents expect to be heard and informed on density changes and I have been part of inspiring, collaborative project design work groups. I know we can replicate this again and again.

By right allowances, to whatever degree is appropriate for that neighborhood, speed development. Speed is a critical hurdle to our supply crisis right now. By right allowances should be measurable and avoid subjective interpretations in order to gain the confidence of neighborhoods to embrace the change. Building inspections also need to be more frequent and stop work orders strongly enforced to ensure our more modern, efficient system doesn't exploit the collaboration of citizen support.

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

In District 2, as in any part of town, we want to incentivize population density near a reasonable walkshed to the transportation network and in areas with sustained access to the critical social determinants of health. These elements include steady work, quality education, healthcare, transit, and a strong community structure. We want density in the places where people can have affordable access and a high quality of life. There are numerous opportunities throughout District 2 but certain corridors present opportunities that have the dual benefit of answering our housing call but also activating areas in need of positive economic growth and street level activation - North Avenue, Ponce de Leon, Boulevard and Parkway. As a community, we can focus efforts on these corridors and achieve multiple city planning goals at the same time.

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

This is a question I will answer with the community about their hopes and dreams for the future of their neighborhood and after a dedicated study of each node in each neighborhood. I know District 2 well - especially Midtown - but no one knows a neighborhood like the people who live there. I look forward to having many forums, long walks, and coffee conversations to align where I see opportunity and where the community wants to see change and growth. I will intently listen to understand the concerns and offer alternatives to help us all expand our understanding of what's possible. Each project will be different, each parcel will have varying opportunities and challenges but what will remain the same is shared commitment to answer our housing crisis and a dedication to collaboration to find a good solution.

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

Change is hard. Change makes people nervous, it highlights an underlying distrust in government, and it is often disorganized. What I have witnessed over my 12 years of service in the community is that transparent, straight forward collaboration and respectful dialogue can make all the difference in reaching compromise and forward progress. Citizens have lost faith in the city's ability to make consistent variance and zoning decisions and enforce building permit allowances. The builder

community has lost faith in the city to run an efficient and cost effective process. The bad news is - these are complicated fixes. The good news is that with intentionality and hard work we can build back that trust.

City Hall has to get better at doing the things it is tasked with doing and at a higher standard in a timely manner. As a City Council member, I will have every chance to help steer this process as a legislator, through committee oversight, and by gathering constituent feedback on blind spots our government may have. I'm excited to roll up my sleeves and get working on the small delivery of service like repairing a missing water meter cover all the way to ensuring the zoning rewrite gets across the finish line so we can start shaping new allowances. I will rebuild District 2's faith that our government truly can work for us and with us and not against us.

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?

Through my Midtown community leadership and chairing the city's most complex NPU, I have been advocating for community interests in development projects for more than 10 years. Too often there is a false paradigm constructed in which something is either good for the city or good for a neighborhood, with no in between. Zero sum negotiations are rarely successful. With transparency, with detailed study and listening, and through baselining our shared vision to focus on the few points of friction, I know we can find our way to the needs of the many and an appropriate - hopefully well celebrated - project solution. If I do my job effectively as a Council member, then we will consistently find balance and move our district forward with a sense of pride and togetherness. We won't all agree all the time but that is the art of successful compromise.

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

Affordable housing projects have numerous funding channels today. Tax exemption can also make a project more lucrative to a development team and incent them to build in affordable units. TADs provide geographically restricted contributions. Another tool is the creation of a housing trust fund and a typical contributing source is building incentives. Recently, I worked with Midtown Alliance and the Mayor's Housing Policy office to approve an amendment to SPI-16 which allowed for greater FAR (floor area ratio) for a development's commitment to affordable units or an in lieu of fee. Given the cost to acquire land in an area like Midtown, we anticipate that the in lieu of fee will be a frequent choice of owners. Take note, it is important that the fees collected reflect the value of the FAR bonus and pay an appropriate value into the trust fund. We do not want to offer something as valuable as a FAR bonus without a commensurate win for the city's effort to address the housing shortage. In this case, we also took the extra step to restrict the application of funds to the Midtown Neighborhood. This allows us to focus the use of funds - which could be significant - in a part of the city where we desperately need affordable units in order to capitalize on our access to jobs, transit, education, health care, and a strong community framework. District 2 has enormous potential to replicate this approach.

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 must address our insufficient opportunity ecosystems. This is the greatest challenge facing Atlanta. Specifically, wealthy mobility. We need every resident to have access to affordable housing, sustained work, healthy food, green space, healthcare, quality education at all levels, safety resources, and multimodal transportation. When we meet these basic needs, people can thrive, find success, and make the choices they want for their future in all parts of our city. The literacy rate, life span, graduation rates, and number of households below the poverty level are statistical divergences between the north and the south of our city that are unacceptable. It is my responsibility and obligation as a council member to be a partner in connecting momentum, creating opportunity, and supporting my colleagues when they have acute needs in struggling neighborhoods. District 2 has the advantage of strong momentum but is not immune to neighbors in need. We have to look at our successes as a tool in answering the call to improve access to early childhood education, transit and affordable housing citywide - three key components to personal success and focus areas that District 2 will benefit from also.

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?

I believe mixed income housing projects are the key to sustained stability for individuals and families experiencing homelessness. Mixed income projects deliver affordable units at a slower pace but the projects are more likely to be developed in thriving areas and result in greater long term success. In District 2, we have numerous projects with the potential to achieve our greatest offering of supportive social determinants of health. Atlanta Civic Center, Atlanta Medical Center Campus, The Stitch, and the Ponce and North Avenue corridors - all of these D2 project areas have the potential to deliver not only housing but also access to public transit, reliable healthcare, jobs, good public schools, and a strong diverse community. In order to address our homelessness challenge, we have to start with housing and then encircle it with sustained opportunity and a supportive, safe community. We must also partner with non-governmental outreach partners and Fulton County to quickly expand our crisis centers, rehabilitative programs, and access to mental health services.

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?

Shipping container projects are an impressively creative way to create housing fast. I applaud the Mayor's effort to take a multi-disciplinary approach to a complex challenge. I do believe that well built multi-family housing with partners who have a proven track record for quality and speed is the best long term answer for our communities. I think we should continue to pursue container projects but view them as a temporary solution and consider a fast track to permitting for

affordable long term projects to encourage their development.

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

I would like to continue the use of city-owned and APS-owned property for mixed-use, mixed-income housing projects in partnership with development companies. We could normalize the practice of utilizing lease conditions or deed restrictions to ensure affordability in perpetuity. We should also allow for more creative housing structures that address multiple housing challenges simultaneously. An example would be to take the Candy Factory lot on North Avenue, owned by Atlanta Housing, and build a subsidized program pairing college students with senior citizen roommates - a successful model in Finland that we can explore.

We should also strengthen the Short Term Rental ordinance to provide clearer and more enforceable guidelines. We do not need to ban them outright, but we must recognize that they are reducing our housing stock.

Another useful tool in any housing affordability strategy is to emphasize the critical preservation of naturally occurring affordable housing through mechanisms like Community Land Trusts and Community Development Block Grants. Almost every D2 neighborhood has subdivided homes and 1-2 story apartment complexes that are providing vital housing alternatives. We should do everything we can to maintain these.

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

As I mentioned earlier, communication is key and genuine collaboration is a must for projects that have a historical pattern of opposition. Getting far ahead of plans with informational sessions where the challenge is identified and the solutions can be brainstormed goes a long way. For instance, this conversation would be “we need to create SRO housing in the city to answer the need of our single adult neighbors experiencing homelessness. We want to do it at this location for these reasons. What would be your concerns? How can your neighborhood embrace this project to help with our housing challenge in the city? How can we structure this to be a positive addition to your neighborhood?” If these questions are asked before a plan is presented, it is immediately collaborative and you are starting off on a great path together. I never come across people who want others to be homeless. Everyone wants to help solve this. And calling others names like “NIMBY” is rarely productive. Opposition is often rooted in a lack of feeling included in the decisions and aligned on the goal. If we could reverse time, we could provide examples of this type of housing in other neighborhoods and invite some community leaders from those nodes to join the early conversation for this project. They could identify the challenges they experienced for this project to avoid and also reassure neighbors of the positive outcomes. We all have a role in answering the challenges of our city. I believe in our ability to show up and figure it out together, project by project.

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

I believe that Amsterdam Walk is able to host more density than exists today and its location on the Beltline should rightfully require the project to have affordable housing as a significant component. This is a project site that personifies exactly what we are looking for when we talk about housing in communities with a strong social determinants of health framework. I think this project fell victim to the same process and communication challenges that I refer to above. I would support density here but I believe the final project neither delivered the highest and best outcome for Morningside nor the vision of a creative development company like Portman. My hope is that in final project permits we will see thoughtful retail that serves the community that surrounds it, well designed interactions with the Beltline with multi-modal considerations, a preserved easement for rail while we determine our plan as a city, efficient traffic management with safe pedestrian movement, and meaningful affordable unit provision.

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 am not familiar enough with this project to provide a detailed position. When we move from 48 homes to 6 homes, in a housing crisis, I would want to understand where the neighborhood is otherwise answering the call for supply. I believe that every neighborhood needs to be part of the solution. I am open to it not being every parcel, every time, but I do believe that, on the balance, no neighborhood is exempt from finding a way to add supply and assure our city's success.

Why is housing affordability personal to you?

I grew up in a middle class family. We've lived in modest homes in great neighborhoods with good schools and within a strong community of neighbors. I am thankful for this and know that it shaped the foundation of who I am to set me on a great track for achieving my own success. I also know how hard my parents worked - and everyone in my extended family - to pay the mortgage and maintain our homes. I want every person, every family to have the option to live in Atlanta, in District 2, in a way they can afford with equal access to the tools of opportunity. I want everyone to be rooted in their community. Housing affordability is critical to ensure the landscape of our district is welcoming, diverse, and sustainable. District 2 is for everyone.

What work have you done to advocate for housing?

I've been on the front lines advocating for housing solutions for my community. Here are a few examples of projects and measures that I am proud to have been involved with:

- Worked with the city and Midtown Alliance to expand building incentives for Affordable Housing in SPI-16 and retain the value generation within Midtown to make it more likely for our development projects to incorporate Affordable Units along our corridors that offer lower cost land acquisition.
- Part of a stakeholder team structuring the Affordable Housing project above the Engine 15 Fire


Station on 10th Street which is focused on workforce housing for healthcare workers.


- Worked on draft legislation to expand gentle density of 4-6 units through fine tuning our MR-MU zoning classification to provide more specificity and build confidence and trust for adoption in single family zones.

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

It's clear from this thorough questionnaire and the hyperlinks in the prompts, that those overseeing this endorsement care deeply about these issues and are knowledgeable on the subject matter. We are aligned in our commitment to the topic. I am a candidate who has already read the findings of Atlanta City Design back to front, same with the Equitable Housing Needs Assessment. I am tireless in my pursuit of understanding this challenge and the thorough study will make me a better leader. I believe that our desire for Atlanta to grow thoughtfully and proactively is strongly aligned. I am hopeful that we will continue to exchange ideas to find every opportunity to be dynamic and cutting edge in our municipal policymaking. I would be honored to have your endorsement.

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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 most impactful policies are those that change what we allow to build, and where, in the city. The single biggest influence on housing cost, development, and form is Atlanta's zoning code. As we move through the first major rewrite in decades, it is imperative that city leadership adopt policies that allow for incremental growth with a clear focus on affordability.

At the same time, funding government-supported affordable housing through Atlanta Housing and other tools is critical to increasing the supply of deeply affordable units. This combination of zoning reform and direct investment will allow Atlanta to grow while remaining an affordable, diverse city that reflects the core principles of the Atlanta City Design.

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 am in favor of increasing the types of housing that can be built by-right. To address Atlanta's severe shortage of housing, especially affordable housing, we need to streamline the process for creating incrementally denser housing across the city. Expanding by-right development not only helps meet demand but also reduces bureaucratic costs and administrative delays. It also limits the potential for inequity or corruption by ensuring that housing production is not limited to those who can afford the lengthy, legally complex rezoning process.

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

While I support incremental housing growth across the city, certain areas of District 2 should be prioritized for additional density. In particular, sites with access to mass transit and the Beltline are the best candidates. Surface parking lots in Midtown should be redeveloped into dense housing, and areas near the Beltline that allow residents to walk or bike to meet daily needs should also be prioritized.

Specific opportunities include the air rights above the Midtown and Arts Center MARTA stations, as well as publicly owned sites like the Midtown Fire Station. Leveraging these properties for housing not only adds supply in transit-rich areas but also allows the City to negotiate deeper affordability, with units targeted at much lower percentages of AMI.

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

I don't believe that certain parts of the city should be frozen in amber with no growth allowed. If we're serious about addressing Atlanta's housing crisis and giving relief to neighbors being displaced by rising costs, we have to let the city grow in a step-by-step, incremental way.

That means things like allowing ADUs by-right across much of the city and permitting modest increases in housing density, such as letting single-family homes be converted into duplexes. This kind of approach prevents radical change, helps neighborhoods keep what makes them special, and still adds naturally affordable housing. It also gives longtime residents the chance to benefit from the city's growth instead of being pushed out by it.

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

I hear a mix of feelings from potential constituents. The most common concern is the rising cost of homeownership, especially for the next generation. I feel that personally, as someone in my 20s hoping to buy my first home in District 2. People also raise concerns about rising property taxes, displacement, and gentrification that put pressure on legacy residents who have lived here for decades or even generations.

Regrettably, I also hear a lot of cynicism. Many feel Atlanta is becoming unaffordable for everyone and losing what made it special in the first place. That's why I'm so passionate about fighting for abundant housing—so Atlanta can remain affordable for both legacy residents and the next generation, and continue being the city people want to call home for the rest of their lives.

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?

This is, frankly, a challenge. People are right to be wary of radical changes to their neighborhoods. Too often, the "Atlanta Way" has meant resisting any change at all until sudden, sweeping change arrives that reshapes the neighborhood overnight. We only have to look at Old Fourth Ward in District 2 to see that dynamic play out.

I believe the best way forward is to simplify what is allowed to be built and expand incremental growth by-right. That reduces the fear of neighborhoods being transformed all at once by a single zoning change. At the same time, it requires direct, honest communication with residents about why new homes are necessary.

I think the needle is moving. Especially since 2020 and with today's housing costs and interest rates, more people understand the city must adapt if the next generation is to have any hope of living in Atlanta. By sharing not just the data but also my own story, and by leading with neighborhood-focused, transparent engagement, I believe I can help bridge that gap.

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

In order to ensure a sufficient and resilient Affordable Housing Trust Fund, the City must draw from a diverse set of revenue streams. This should include dedicated allocations from the General Fund, the use of tax allocation districts, and aggressive pursuit of federal grants. We should also consider additional tools like impact fees on large commercial or market-rate projects that do not contribute

to the affordable housing supply.

By combining these approaches, we can build a stable and reliable funding base that allows the Trust Fund to deliver affordable housing at scale and ensure that growth in Atlanta benefits all residents.

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?

This divide is the direct result of how our housing and zoning policies have shaped the city. It is natural that areas with more amenities command higher prices in the market. But the sharp separation between amenity-rich and affordable neighborhoods has been made worse by the way we've clustered affordable housing—both naturally occurring and government-supported—into certain areas. That structure denies many residents access to the amenities of other neighborhoods.

To address this, we need intentional policies like inclusive zoning, where density bonuses are tied to providing affordable units. We must also invest in neighborhoods that currently lack daily-life amenities such as parks and grocery stores. That way, amenity-rich neighborhoods create space for more affordable housing, and neighborhoods where affordable housing already exists receive the investments and legal framework needed to support more amenities.

A more equitable and livable Atlanta means bringing together the best of both worlds: ensuring that affordable neighborhoods have the amenities residents deserve, and that our most amenity-rich neighborhoods also welcome affordable housing. It doesn't have to be an either-or proposition.

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?

The single greatest factor driving homelessness is the cost of housing. To prevent people from falling into homelessness, the City must make housing more affordable, especially for those at the lowest income levels. That means pursuing broad policies to increase housing supply citywide while also targeting deeply affordable housing at much lower AMI levels.

A key part of this is dramatically increasing the number of units built by Atlanta Housing, which can serve as a buffer for residents in crisis. For those already living on the streets, the most effective approach is rapid rehousing paired with wraparound support services. Projects like The Melody show the model works, but we need to scale them up significantly to have systemic impact.

As a leader, I will follow the data and take a pragmatic, housing-first approach—both preventing homelessness by tackling affordability, and helping those already on the streets move quickly into safe, stable shelter.

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 are a key part of addressing homelessness, but the real challenge is moving from pilot projects to scalable, sustainable programs. Prefabricated housing, like the shipping containers converted into homes at The Melody, is an excellent example. The question now is how we expand from dozens to thousands of units and how we provide long-term financing to sustain them. These efforts are promising first steps, but they are not yet comprehensive solutions.

Every neighborhood in Atlanta must be part of the response. The Melody works well because of its proximity to government services and the Garnett MARTA Station, but shelters and rapid rehousing cannot be limited to only a few areas of the city. Inclusive zoning and similar policies can encourage the private market to share in this responsibility, allowing residents who may need less intensive support services to live throughout the city. This approach not only broadens opportunities for people exiting homelessness but also reduces the concentration of shelters in just a few neighborhoods.

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

Yes. Housing stability is threatened from many different angles, and we need a range of solutions. One policy I support is allowing residents with a homestead exemption to defer part of their property tax increases until the parcel is sold or transferred. This would help legacy residents—especially those on fixed incomes—stay in their homes without being pushed out by rising property taxes.

In addition, tenants in Atlanta need stronger protections. Georgia is one of the least tenant-friendly states in the country, and too often large corporate landlords—particularly those involved in government-subsidized affordable housing—are responsible for the worst and most egregious violations of basic standards. At the City level, I will push for ordinances that strengthen tenant protections and hold landlords accountable, while also working with the state legislature to secure broader tenant rights.

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.

This project delivers deeply needed, very affordable units for some of our most vulnerable populations. At three stories and a reasonable density level, it does not fundamentally disrupt the character of the neighborhood. With only 42 units, the increase in residents is not enough to cause significant challenges such as traffic or strain on infrastructure.

We cannot afford to stop building deeply affordable housing every time a small number of nearby residents object. Their concerns should be considered - and in this case, the project was modified to address them - but ultimately, the broader needs of the city must be weighed alongside local concerns.

For these reasons, I would have voted to move the 111 Moreland Avenue project forward, ensuring that people in crisis have access to stable, supportive housing.

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 would have voted in favor of the Amsterdam Walk proposal. While the project was heavily debated and I share some concerns, particularly the extraordinarily high number of parking spaces for a development directly adjacent to the Beltline and near the planned Beltline Rail, I believe the benefits outweigh the drawbacks.

The additional housing units, including more than 200 affordable homes, are badly needed to meet both citywide demand and the Beltline's affordable housing goals. The site's proximity to Midtown, the Beltline, and Piedmont Park gives future residents options to navigate the city without relying on cars, aligning with our long-term transit and livability priorities.

Although I prefer a broad-based, incremental approach to adding housing across neighborhoods, redeveloping commercial land like Amsterdam Walk is an excellent, though imperfect, opportunity to add both market-rate and affordable homes in one of Atlanta's fastest-growing and most in-demand areas.

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. The Edgewood for Everyone project would have provided a reasonable number of homes in an incrementally denser format, giving dozens of people safe and comfortable places to live, including affordable units without any government subsidy. That is exactly the kind of project we should be pursuing at scale to fight the housing crisis and make Atlanta more affordable.

The fact that a small group of residents were able to block a project that would have benefited the community, future residents, and the city as a whole shows why we need to reform our system. We must expand what can be built by-right and simplify the zoning code to reduce veto points that stall progress. If reasonably scaled, incremental density remains illegal across much of the city, we will end up with outcomes like this one: fundamentally unaffordable housing that only the wealthiest can access.

Why is housing affordability personal to you?

Housing affordability is deeply personal to me. I am in my 20s, hoping to buy my first home in District 2, where I have strong family roots. My mother's childhood home is about a 10-minute walk from where I live now, and my father went to college just down the street at the Woodruff Arts Center. Yet despite those roots and a good career as a software engineer at Georgia Tech, I am struggling to find opportunities to buy—even a one-bedroom condo.

This is not an abstract policy issue for me, it is my daily experience. I feel the risk of being priced out of my own neighborhood. Beyond that, I want to raise children in this city and ensure that they, too, can afford to live here. On our current trajectory, that future is not guaranteed, and that is why I am so passionate about fighting to make Atlanta an affordable place for everyone.

What work have you done to advocate for housing?

I have advocated for affordable housing alongside organizations like Abundant Housing Atlanta and have raised awareness on social media for years. I have also done the groundwork of attending local meetings, coordinating with policy advocacy organizations, and engaging directly in community conversations.



As a candidate, and in my campaign for City Council, I have continued that work. As an elected


representative for District 2, I will carry it forward by introducing and supporting legislation that expands the supply of affordable housing across the city.

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

It's an honor to be running and considered for an endorsement after supporting y'all's work for so many years. Thank you and Go Jackets!

Kelsea Bond

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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 expected to take on tens of thousands of new residents in the coming decades, and it's essential that we seize this moment to proactively shape our city's future in a way that promotes affordability, equity, and environmental sustainability. To do this, I believe we should prioritize the construction of affordable multifamily housing along transit lines by upzoning many of Atlanta's neighborhoods that are currently zoned for single-family homes, allowing for by-right construction of multifamily housing along public transit lines, and abolishing parking minimums (and enforcing parking maximums along transit lines). We should also take advantage of publicly-owned and vacant land to build new, affordable multi-family housing and promote community land trusts that can guarantee permanent affordability.

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 am strongly in favor of increasing the diversity of housing types as default to allow for density as Atlanta grows. Increasing housing density is one of the single most impactful ways that we can build a sustainable, walkable, environmentally friendly city, while keeping housing costs low. Increased density is important because it reduces households' per capita carbon footprint, is an important prerequisite for expanding public transit, and increases neighborhood walkability when combined with mixed-use development. It also allows for more affordable housing options in high-demand neighborhoods where traditional home ownership is not an option for many, and can even increase civic engagement. Allowing these types of housing to be built by-right reduces the ability of "not in my backyard" sentiments to prevent new affordable housing.

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

District 2 is already the densest district — so much so that it actually shrank during redistricting. However, there is still a lot of opportunity for housing development on underutilized land. Currently, there are strips of car-centric commercial areas along Ponce de Leon that are full of parking lots, abandoned buildings, single-story storefronts, and fast food drive-thrus. Considering Atlanta's housing shortage, this is a bad use of space and contributes to congestion and car-dependent infrastructure. There is also the old Atlanta Medical Center Building, where plans are currently under way. In general, as Atlanta strives to move away from car-dependency, parking lots should definitely be a target for new housing development. Converting some of this underutilized space into dense, multi-story housing could help lower the overall cost of housing and incentivize more pedestrian- and bike-friendly infrastructure in the area. Similarly, we should prioritize dense housing along transit corridors, including by the two MARTA stations in-district (Inman Park and Midtown), as well as along the future Beltline rail routes.

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

Atlanta is currently very sprawling, so I think it's important to be clear about what types of land to prioritize when it comes to development (ie. underused land, vacant properties, and car-centric areas like parking lots). In the interest of preservation, I think we should be more discerning about development in parts of Atlanta with heavy or old-growth tree cover and in areas of cultural or historic significance. This doesn't mean "no" development — just smart development. For example, neighborhoods like Old Fourth Ward and Inman Park have rich cultural histories, and Little 5 Points is home to some of Atlanta's most unique and oldest cultural spaces, theaters, and music venues. We should be cognizant of how new development impacts affordability as well as the cultural sites that make Atlanta special. Finally, we need to consider how new housing growth can contribute to displacement, particularly in historically Black neighborhoods like Old Fourth Ward, and ensure that new housing is always designed with affordability in mind and is considerate of the impacts on legacy residents, including retirees on fixed incomes.

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

For the most part, I believe District 2 voters are hopeful that density and growth will bring about a more walkable, bikeable, and transit-friendly Atlanta. But most recognize that this will be dependent on political choices our city makes today regarding zoning, affordability, and public transit initiatives. Like most of Atlanta, rent in District 2 has increased significantly over the last decade, as have home prices, which has led to displacement of renters and longtime residents alike. Voters are rightly skeptical that new housing developments are not affordable enough, in particular along the beltline, and fear that growth will not be equitable or will lead to further gentrification. There are also some concerns about how to balance new development with tree cover, and traffic/congestion where developments come with large parking decks and do little to disincentivize driving.

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?

While some criticisms of new developments have merit (particularly around affordability), it's also very common for opposition to new multi-family housing to stem from upper-middle-class, majority single-family neighborhoods that seek to keep neighborhoods exclusive to a certain class of residents (AKA nimbyism).

In cases where opposition is in good faith, I think there is a lot of potential to educate voters on the benefits of housing density and dispel common myths about density. I have spoken with many voters whose fear regarding new developments stems from environmental concerns, wanting to preserve tree canopy, prevent traffic, and maintain affordability. When I explain that housing density can help create more sustainable, walkable neighborhoods, incentivize public transit expansion, and even increase civic engagement, I see minds start to change. In cases where opposition stems from valid fears around affordability and gentrification, I will work to amplify community voices to ensure affordability is prioritized in new developments, especially in

neighborhoods where displacement is already a real threat.

As a City Councilmember, I will have to work to weed out good-faith criticisms from the bad and consider whose voices are not being heard in any given conversation. As someone with years of experience as a community organizer, I believe elected officials should do more deliberate outreach to community members of all backgrounds when soliciting feedback on public policy. This is why I plan to hold constituent town halls, Q&As, updates, forums, and other opportunities for community engagement. Otherwise, only the loudest, most well-resourced voices tend to be heard.

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

Outside of existing sources like developer fees and simply allocating money from the general fund, there are a number of funding mechanisms I'd be interested in exploring for housing initiatives, depending on their long-term stability as a funding stream:

- 1) Parking tax: I would love to see a tax on commercial parking in Atlanta. It's estimated that a parking tax would generate tens of millions of dollars a year, which could be utilized for affordable housing. It could also disincentivize parking and driving generally, allowing the city to make better use of the space.
- 2) Short-term rental tax: Atlanta should also consider a higher tax on short-term rentals like Airbnb. Airbnb works to decrease the overall supply of housing, and also undercuts the union-dense hotel industry. Fair taxes on Airbnb could be used to fund affordable housing initiatives.
- 3) Mansion tax/Real-estate transfer tax: Many cities tax real estate transfers above a certain price threshold as a way of ensuring progressive taxation to fund affordable housing.
- 4) Fair commercial property taxes: Right now, Fulton County is not adequately appraising luxury commercial properties, causing our city, county, and public schools to lose out on hundreds of millions of dollars a year in tax revenue. On City Council, I would work with Fulton County to ensure all commercial property is properly appraised, which would increase the city's overall budget and potentially help fund housing initiatives.

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?

Amenity-rich neighborhoods (such as District 2) need to take on more responsibility to invest in affordable housing, to ensure that affordability exists close to jobs, transit, entertainment, groceries, and other opportunities. It's resource-rich neighborhoods where the affordability crisis is most exacerbated since there is higher demand to live there. At the same time, neighborhoods with less costly housing on average tend to be lacking in essential resources like groceries and commercial activity. To address this, we need to expand inclusionary zoning in amenity-rich neighborhoods and explore other models of housing that allow for long-term affordability, such as social housing and community land trusts. Similarly, in neighborhoods with fewer amenities, we should advocate for more mixed-use developments to help spur density and commercial activity, and consider options like municipal grocery stores to combat food insecurity. These differences are also why I am an

advocate for expanded public transit, including projects like Beltline Rail, which are meant to offer mobility and connectivity between Atlanta's disparate 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?

Lack of affordable housing for extremely low-income Atlantans and lack of tenant legal protections from evictions are both major drivers of homelessness. To combat and prevent homelessness long-term, we need a much larger supply of housing that's affordable for our lowest-income neighbors (30% AMI and below), as well as increased resources and assistance for tenants experiencing harassment. To assist our neighbors already experiencing homelessness, we need a much more comprehensive network of truly barrier-free, "housing first" shelters with wraparound services that are geographically distributed. A big reason why some of our houseless neighbors don't use our existing shelters is that they are geographically extremely far away from where they live and are highly restrictive (i.e, force individuals to relinquish their phones or other personal belongings). Considering the tragic murder of Cornelius Taylor during an encampment sweep earlier this year, I think the city's current approach is inhumane. Sweeps are disorienting and violent. They can upend people's lives and do not end the cycle of homelessness. Leading up to the 2026 World Cup, we need to invest in comprehensive, humane outreach services that can build trust and relationships with our houseless neighbors, consider a more regional approach to homelessness in coalition with surrounding counties and municipalities, and leverage existing vacant properties or city-owned buildings to provide housing and wraparound services with no strings attached.

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 previously stated, we need a more evenly geographically distributed shelter/housing model to increase accessibility as well as mitigate "nimbyism" and neighborhood pushback. Initiatives like shipping container-based housing offer a relatively fast, temporary step towards providing shelter. However, we've seen through multiple deaths at the Melody that high-quality wraparound services are absolutely necessary because of how many health risks are associated with chronic homelessness. Long-term, we should seek to repurpose vacant buildings such as hotels to create more permanent housing options and allow for these new housing initiatives to be constructed by-right along MARTA routes.

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

Given the temporary nature of our current inclusionary zoning program, I am interested in pursuing the use of community land trusts and social housing as permanent affordable housing options to supplement existing forms of new housing, as well as increased affordable housing options for seniors in walkable neighborhoods. We should allow developers to unbundle the cost of parking from housing to reduce construction costs and allow carless renters to pay lower rents. Also, in light of our state's lack of strong tenant protection laws, Atlanta should establish an Office of the Tenant Advocate (similar to cities like New York City and D.C.), which assists renters in understanding and advocating for their rights and fighting evictions. Finally, long-term, we should

work with state legislators to lobby for increased tenant protections, banning AI price-fixing, legalizing housing registries, and other housing reforms at the state level.

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 voted yes. We are in dire need of deeply affordable housing options, especially for our lowest income and formerly houseless neighbors. The proximity to MARTA as well as groceries and other amenities makes this location ideal.

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

I believe that Amsterdam Walk could, in theory, be a great location for new housing, given that so much of that space is currently taken up by one-story buildings and parking lots, its location along the Beltline, and the need for new multi-family housing along that corridor. With rail on the Beltline, Amsterdam Walk could have been an excellent model for transit-oriented or car-free housing, which would greatly reduce the need for additional car trips on Monroe. However, with plans for rail being canceled along that stretch of the trail, this project is less than ideal from a sustainability viewpoint — especially considering that the developer, Portman Holdings, has actively lobbied against transit on the Beltline. If I had been on City Council during this time, I would have worked to win improvements to the development, such as adding additional and more deeply affordable units, greatly reducing the amount of parking, and most importantly, securing city support for Beltline Rail on the eastside trail.

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 original proposal would have provided much-needed, dense "missing middle" housing near a transit line, with a pretty decent percentage of affordable units. This is a good example of why by-right development should be allowed near public transit lines. Housing of this size should be easier to build near MARTA stations by default.

Why is housing affordability personal to you?

With the cost of rent going up each year, I know as a renter how impossible it can feel to put down roots in the neighborhood you love. Growing up, my mom (who is a public school teacher) had to move out of our rental home near where she worked and where we went to school because the landlord sold the property to a McMansion developer. We consequently had to move miles away from the neighborhood I grew up in. Half of District 2 residents are also renters, and I know how many folks are having to move to other parts of town, or even out of the city entirely because of skyrocketing costs. We can and should build enough housing to make sure everyone can afford to live in Atlanta who wants to — not just those who can afford the highest costs.

What work have you done to advocate for housing?

I am an active labor and community organizer in Atlanta who has fought for housing justice and its intersections with workers' rights, environmental justice, and more. I am also a member of Housing Justice League (HJL), which is a local community organization that advocates for expanded tenants' rights, a more inclusive definition of housing affordability, and housing reforms at both the city and state levels. I have joined HJL at rallies and lobbying days, and have participated in their campaign to stop the encampment sweeps downtown, which killed Cornelius Taylor, and to rehouse our neighbors on Old Wheat Street. Finally, in recent months, I have worked with tenant organizers and members of Housing Justice League to visit senior towers in Midtown and Old Fourth Ward to speak with tenants about their rights, tenants' unions, and affordable housing reforms we'd like to see from our city.

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

I believe that housing is a human right, but often, corporate influence in politics prohibits those in power from making decisions that are best for working people. That's why my campaign is refusing contributions from corporations and real estate interests — so that in office, I can make decisions based on my conscience, not based on what big-dollar donors want. As a progressive, my voice may

at times be in the minority at City Hall. However, as an organizer, I know that my voice will only be as loud as the coalition that backs me up to fight for affordable housing, public transit, and a city that works for regular people — not just the ultra-wealthy. Once elected, I am excited to work in coalition with community organizations to fight for a more diverse array of housing types, zoning standards that reflect our city's needs, and walkable, transit-oriented neighborhoods that are affordable for everyone.