


Abundant Housing Atlanta Candidate Questionnaire Responses (2025)

District 7

Thomas Worthy

 Thomas@worthyforatlanta.com |  6785760922

 www.worthyforatlanta.com

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

Atlanta is growing rapidly, and we can either plan for that growth or be overwhelmed by it. I agree with Atlanta City Design's vision that change is inevitable, and if managed well, can strengthen our city. Policies that allow for thoughtful density near job centers and transit corridors, expand affordable housing through inclusionary zoning, and protect our tree canopy will be most impactful. We must pair new housing with investments in infrastructure—roads, water, transit, and parks—so growth makes Atlanta more livable, not less.

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 expanding the types of housing that can be built by-right, especially in areas with existing infrastructure and amenities. Missing-middle housing is a critical tool for affordability and diversity. It gives teachers, nurses, first responders, young families, and seniors more options to live in the communities they love without being priced out.

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 include neighborhoods along major transit corridors like Peachtree Road, Piedmont Road, Lindbergh/Morosgo, and areas near the Beltline, and Path 400. These locations are well-positioned for mixed-use, mixed-income developments that enhance walkability and reduce reliance on cars.

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

We need balance. Dense growth should be targeted near transit, job centers, and neighborhoods that have capacity to be grown. Established single-family neighborhoods with limited infrastructure, limited ingress and egress, and limited available land are not suited for significant density increases. Specific neighborhoods in District 7 that I would put in that category are “island neighborhoods” such as Peachtree Park and Ridgedale Park. Protecting neighborhood character

while creating pathways for new housing in areas where residents can effectively and efficiently get around is the right approach.

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

Neighbors want balance. They recognize we need more housing options to keep Atlanta affordable, but they also want to preserve the qualities that make their neighborhoods special—walkability, trees, schools, and safe streets. I believe we can do both: grow responsibly while protecting character.

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?

It starts with transparency and listening. I will ensure neighbors have a voice early in the process, not just at the end. At the same time, I will make the case that every district has a role to play in solving Atlanta's housing challenges. Growth done right strengthens neighborhoods, keeps our city inclusive, and embraces the future.

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

We should fund it through a combination of dedicated revenue sources: updated permitting and impact fees, inclusionary zoning contributions, and leveraging Tax Allocation District (TAD) revenues where appropriate. We must also expand partnerships with the private sector and nonprofits to maximize every public dollar

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?

Policies must be place-specific. In amenity-rich neighborhoods, we should require affordable housing as part of new development. In amenity-poor neighborhoods, the focus must be on pairing housing growth and incentives with investments in transit, parks, grocery stores, and infrastructure, so every resident has access to opportunity.

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?

Compassion with accountability must guide us. Rapid rehousing, paired with wraparound services—mental health care, addiction treatment, and job training—is essential. Housing first is important, but housing alone is not enough. We must build a coordinated housing-and-services pipeline to break the cycle of homelessness.

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?

We need a citywide strategy, not a piecemeal approach. That means strengthening partnerships with Fulton County, state agencies, nonprofits, and healthcare providers. Every neighborhood must be part of the solution, and the City must provide transparency and accountability for progress.

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

I support property tax relief programs for seniors, protections for renters against unfair evictions, and incentives for landlords to keep naturally occurring affordable housing on the market. Stability for long-term residents is key to preserving community.

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 project. Atlanta must create permanent supportive housing with services for those transitioning out of homelessness. The scale was appropriate, and the need is urgent. Blocking such projects only worsens the crisis.

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 supported it. This is exactly the kind of mixed-use, mixed-income project Atlanta needs—located near the Beltline, jobs, and amenities. It balances growth with affordability.

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?

No. That outcome priced out families and lost a chance to add affordable homes in a thriving neighborhood. We need better processes that allow community voices to be heard but keep projects from being derailed by a small minority. A transparent, structured process that balances neighborhood input with citywide needs is essential.

Why is housing affordability personal to you?

I see it through multiple lenses—as a father raising three children here, as a nine-year member of the MARTA Board who understands how transit and housing connect, and as a healthcare leader who has seen the link between stable housing and better health outcomes. Too many Atlantans are being priced out of the city they love, and I'm running to make sure Atlanta remains a place where all families can thrive, from cradle to career.

What work have you done to advocate for housing?

As MARTA Board Chair, I pushed for transit-oriented development that includes affordable housing. At Piedmont Healthcare, I've overseen a \$900M+ community impact program, including grants to nonprofits serving at-risk and unhoused populations. I've also led justice reform efforts that reduce recidivism and help people return to stable housing and work.

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

Growth is coming; we can either resist it and lose, or manage it and build something worthy together.

Jamie Anne Christy

 jchristy295@gmail.com |  4048256614

 jamiechristy.com

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

Currently, developers can pay a “fee” (which serves as fine) to avoid setting aside a certain number of units for affordable housing in their buildings. One policy that would further these two premises would be to require developers who choose to opt out of allocating affordable housing units to build affordable housing elsewhere in Atlanta. Another policy would be to pass an ordinance that requires 10% of all housing in apartments to be set aside for affordable housing for a 90/10 split.

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)?

A homeowner or developer should be free to do what he wants on their land as long as it does not violate the zoning code, including building a duplex, triplex, etc.

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

Unfortunately in District 7 there is not an area that is suitable for more dense housing or to be re-zoned. Currently, District 7 has no vacant lot that is suitable to build for dense housing, as the land is already developed as either condos, apartments, single family, or commercial are on the land.

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 think housing growth is always welcome in certain areas, but unfortunately in District 7 there is not an area that is suitable for more dense housing or to be re-zoned.

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

Increasing traffic congestion is an issue. Already, traffic in Buckhead is abysmal, and my constituents are afraid that if more people live in Buckhead, then traffic will only worsen.

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?

As the councilperson for District 7, I represent the people who live in my district. If my constituents do not want something in their district I have a duty to my constituents to vote how they believe- even if their desires go against the City.

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

The issue is not how should we fund the trust fund, but rather, to ensure the money in the trust is actually being spent on affordable housing. There are many programs in the city that purport to

help a certain community and fail to do so because there is not any accountability as to how the money is being used.

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 needs a balanced approach that both expands housing in amenity-rich areas and brings jobs, transit, and services to amenity-poor neighborhoods. I would set clear housing targets, protect residents from displacement, and streamline permitting for projects that include affordability. In amenity-rich areas, mixed-income housing, office-to-residential conversions, and smart zoning reforms are some things for which I would advocate. In amenity-poor areas, the focus should be on adding essential amenities like grocery stores, clinics, transit access, and small-business opportunities.

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 need to focus on a holistic approach. A one size fits all (as in, merely providing housing) is not enough. Some homeless people need housing, but others need vocational skills first before permanent housing would help them. I would partner with the Atlanta Mission, an organization that provides housing as well as vocational training, to provide each homeless person the individualized care that they need to become self-sufficient.

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 containers is a great start to combatting homelessness. I would expand partnerships with nonprofits, faith groups, and the private sector to add transitional and supportive housing in every district. At the same time, we need citywide wraparound services (mental health care, job training, and addiction recovery) to help people remain housed. I would also echo my statements about partnering with the Atlanta Mission to provide services to the homeless in the temporary shelter so that they can easily transition to more permanent, stable, housing.

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

For homeowners, rising property taxes is a concern. The higher property taxes are raised, the less likely people can afford their homes. We must balance the city's need for revenue versus citizens' ability to remain in their homes. I would work to keep property taxes low for residents, as well as explore ordinances that would limit how much rent can be increased per year.

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?

Oppose

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

Based on the article, it seems that the developer may have had unscrupulous motives, and if the residents felt that strongly about him, then he should not be allowed to build in Atlanta (given that his startup was likened to a flophouse).

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

NPU's are the lifeblood of Atlanta. If an NPU and even the Atlanta Zoning Board oppose a zoning proposal, then to me, that indicates there is something wrong with the proposal. Also, seeing that the traffic would become worse and more dangerous, which in turn would harm citizens.

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?

If a project is priced at 60% median area income without government subsidy, the project should be permitted. The homes appeared to conform with the neighborhood, and the Atlanta Department of Transportation also approved of the design. As well, the MRMU would require more trees to be planted, and have a major improvement on water retention. I believe that if a project is priced at a reasonable area income that is in line with affordable housing, maintains the character of the neighborhood, and promotes community (like Finley Street Cottages), it should be permitted and encouraged.

Why is housing affordability personal to you?

My friend earns below the median income, and he loves living in Atlanta. However, he has told me that he cannot afford to live in the city without roommates- yet he wants to be able to live alone. I want my friend to be able to live in Atlanta and be able to afford to live alone, like I know so many others in his situation desire. He shouldn't be penalized because he makes under the median income.

What work have you done to advocate for housing?

I have spoken to developers to determine why affordable housing is difficult for them to provide. I try to encourage them to consider allocating some units for affordable housing in their buildings and explaining why that would help the community.

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

I am a reasonable person and want to advocate for affordable housing, but we also need to consider the residents that have been living in the neighborhood for years. I am in favor of projects like Finley Street Cottages because it maintains the character of the area and builds community.