


Abundant Housing Atlanta Candidate Questionnaire Responses (2025)

District 11

Wayne Martin

 wayne@waynemartinatl.com |  4045109613

 waynemartinatl.com

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

I agree with Atlanta City Design is correct in its assessment that the growth and diversity coming to the City should be embraced as opportunities to shape a strong future for Atlanta. To advance these premises, I would promote policies that ensure Atlanta's growth happens thoughtfully by preserving the City's character and expands opportunities for residents across the socio-economic spectrum. I would focus specifically on strengthening affordable housing, investing in sustainable infrastructure, and protecting and increasing parks and green spaces to balance density with livability. I would prioritize inclusive community engagement so every voice across neighborhoods, backgrounds, and generations, is part of guiding Atlanta's future.

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'm very much in favor in increasing small multifamily, attached single-family and tiny homes in District 11. District 11 has an array of lot types and sizes, that are conducive to this type of development. Atlanta has also replete with builders that do this type of development well.

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

I see significant opportunities to increase housing density along the Greenbriar Parkway corridor. There are current examples of former commercial sites like the old movie theatre site at Greenbriar Mall and Greenbriar Parkway, that was recently transformed into 1000 senior and multifamily units. There is also a plan underway for similar development to happen at the old Greenbriar Flea Market site at the intersection of Greenbriar Parkway and Headland Drive. Lastly, several neighborhoods near the Greenbriar Parkway/Campbellton Road corridor offer strong potential for thoughtfully planned, more compact housing that meets the growing needs of our community.

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 believe the Ben Hill (near Campbellton Road and Barge Road to County Line Road) and Cascade commercial corridors (from Cascade and Willis Mill to Cascade and Childress) should pause on

additional housing development at this time. Instead, I would prioritize exploring targeted economic development opportunities in these areas to support community needs in the way of retail and grocery options, healthcare facilities and high-quality early childhood education facilities to ensure balanced growth in these corridors.

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

In District 11, many residents share concerns that new development often moves forward without sufficient meaningful community input. There is a strong desire for balanced growth, with neighbors expressing frustration over what they see as limited consideration for green space, infrastructure capacity, and the unique character of their communities when new housing projects are proposed. Residents hope for a more inclusive, thoughtful approach that genuinely reflects their priorities and preserves the qualities that make their neighborhood special.

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 support expanding housing options such as duplexes or townhomes when done thoughtfully and in partnership with existing residents and property owners. Because land use rules in Georgia often intersect with complex property rights, I believe any changes must be paired with deeper, ongoing community engagement that goes beyond the minimum requirements. My approach will be to balance the City's need for more housing with protection for the current character of our neighborhoods and engagement from current residents.

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

I support exploring ways to redirect or dedicate current and newly identified revenue streams such as a portion of development fees toward the Affordable Housing Trust Fund. Atlanta must take a creative approach in generating sustainable funding, and these sources of funds can be targeted to expand access to housing and strengthen programs that help families avoid homelessness.

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 need to pursue policies that will ensure development enhances quality of life in every neighborhood. That means being intentional by driving the development of affordable housing to be in concert with access to transit, jobs, healthcare, and groceries not just building units. Best practices for comprehensive development should be identified/utilized and scaled across Atlanta; in addition to recognizing that not all development projects use publicly funded incentives that mandate specific amenities; My focus will be on aligning policies so growth benefits communities equally and are sustainable.

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?

Prevention starts with early intervention and access to wraparound services. Each person's and/or families situation is unique but connecting those at risk of falling into homelessness, we must be equipped to respond quickly with resources including mental health services, workforce training, and transitional housing to stave off the cycle of homelessness before it takes root. My approach is grounded in communication, coordination, and compassion. I support the current Administration's goal of building 500 rapid housing units by the end of this year, because sites like The Melody in Downtown Atlanta are already proving effective in rapidly rehousing the unsheltered in transitional units, while providing critical wraparound 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?

Atlanta's homelessness crisis demands comprehensive, citywide solutions. I believe those who are currently unhoused must have a seat at the table with other advocates and policymakers to shape policies and programs that directly affect them. By coupling innovation with inclusion and ensuring neighborhoods share the responsibility of aiding unhoused persons, we can create transitional housing programs that are both effective and equitable. There also needs to be a citywide public information campaign to inform Atlantans from every part of the city on the importance of the entire city leaning in to support the unsheltered persons in our community..

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

Because I experienced a period of homelessness in my early teen years, I know firsthand that housing stability is about long-term security. Beyond investments in housing, I would support and/or create initiatives in coordination with Atlanta Public Schools that educate residents starting as early as middle school about housing, financial literacy, and community responsibility. I also support policies that strengthen referral systems so families can be immediately connected to resources, before they fall into crisis.

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

I understand there was significant disagreement between the community and the property owner/developer surrounding the 111 Moreland Ave proposal, I recognize the critical need for housing solutions like this in Atlanta. Providing stable homes for formerly homeless individuals is essential for building a more compassionate and equitable city. As a strong advocate for affordable housing, I would have worked collaboratively to address concerns raised by neighbors while pursuing amendments that reflect input from both the community and the developer. It is important to seek compromise and foster understanding, but ultimately, I believe supporting developments that uplift our most vulnerable residents is the right path forward.

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

I fully recognize the complexity of the Amsterdam Walk proposal and respect the diverse perspectives surrounding it. Expanding housing options, including more than 200 affordable units alongside retail and other amenities, addresses key priorities for Atlanta's future growth and affordability. However, I also believe it is essential to closely collaborate with the district's elected representative and the community to ensure that large-scale developments integrate neighborhood needs and infrastructure capacity.

With thoughtful revisions—such as improving transit accessibility, addressing traffic concerns, and incorporating more input from local stakeholders—I believe this project could be a strong addition to Virginia Highlands and the Beltline area. Achieving meaningful compromise and consensus is vital, and I would have worked toward adjustments that ensure the project truly benefits both current and future residents.

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 project was innovative and addressed critical needs for affordable housing in our community providing 25% of units at 60% area median income without government subsidy, the decision to abandon it after strong opposition by a small group of neighbors was unfortunate. I believe that one contentious meeting should never define the fate of such an impactful project. Instead, I would advocate for processes that facilitate broader community engagement, transparent communication, and mediation between stakeholders. This approach would allow for concerns to be addressed constructively, rather than leading to the loss of attainable housing opportunities. Moving forward, I support efforts to encourage inclusive dialogue and consensus-building, so that developments could better reflect the needs and aspirations of the whole community, not just a vocal minority.

Why is housing affordability personal to you?

After experiencing several years of homelessness as a young person, I know firsthand the challenges that come with not having access to stable, affordable housing. Had more affordable options been available, my family would have experienced greater stability and security during those times. These experiences taught me important lessons in resilience and determination, which have shaped my approach to public service and my policy perspectives. However, I know that not everyone is afforded the same opportunities to persevere through such adversity. If elected, I am committed to making affordable housing a top priority. I will work diligently to ensure it remains

central to every policy discussion and future development, so that every individual and family in our community has a chance at stability and success.

What work have you done to advocate for housing?

At the beginning of my career, I worked for former city councilmember from 2007 - 2009 and engaged in a lot of research around inclusionary zoning. Though it was determined that State law preempted IZ policy from being adopted citywide, this work laid the groundwork for eventual policy changes that required developers receiving public funds and land to dedicate units to house individuals and families below AMI. While serving at APS, I helped lead the research and adoption of the school district's surplus property policy to provide affordable housing options to students' families, APS teachers and staffer members. As a former member of the Zoning Review Board, I helped to advance a number of developments that included affordable housing units. I served on the BeltLine Affordable Housing Advisory Board in the 2010s, and I helped current Councilmember Matt Westmoreland research and advocate for the creation of the Affordable Housing Trust Fund and the Housing Bond, while I served as his chief of staff.

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

Endorsing my candidacy would be historic for Abundant Housing, as I will likely be the first formerly homeless person to be elected to the Atlanta City Council. Living in two of the City's homeless shelters from 1995 - 1997, I know what it's like to be without housing. When my family received a Section 8 voucher it transformed us, so I also know what is possible when good policies and programs are brought to bear for our most vulnerable residents and i'm ready fight for families all over Atlanta to have housing dignity.

Nate Jester

 nate@votenatejester.com |  4048550765

 VoteNateJester.com

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

I support a “grow where it makes sense” approach that adds homes near jobs, transit and main corridors while protecting legacy residents. Top priorities: expand zoning that allows more housing types like ADUs and small multifamily, simplify by-right approvals, and reduce minimum parking where transit is strong. Pair that with transit-oriented development around MARTA stations and corridors so new homes come with walkability, lower transportation costs, and less displacement pressure.

Growth must be equitable. Keep and strengthen inclusionary zoning where it already applies, expand affordability requirements near major public investments, and use anti-displacement tools like the city’s senior homeowner tax-relief program so longtime residents can stay. Prioritize public and underused land for mixed-income housing, align permitting with green building and tree-canopy goals, and target investments to areas with historic disinvestment.

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 a wider variety of housing types to be built by-right in appropriate areas, especially where there is existing infrastructure, access to transit, and nearby amenities. Expanding options like duplexes, triplexes, townhomes, and cottage courts gives us the flexibility to meet housing demand without pushing prices further out of reach.

This change would help address Atlanta’s shortage of affordable homes, create more walkable neighborhoods, and make it easier for people to live near where they work or go to school. I believe zoning reform should be paired with strong anti-displacement measures, such as targeted property tax relief for legacy homeowners, support for community land trusts, and preservation incentives for existing affordable units.

In my view, legalizing more diverse housing types by-right is one of the most cost-effective ways to grow. It allows us to increase supply in a way that fits into the character of existing neighborhoods and reduces the need for lengthy and costly rezonings.

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

(1) Campbellton Road Corridor, specifically near major commercial hubs (Campbellton Plaza, Westgate Shopping Center, and the commercial area between Barge Rd and Fairburn Rd, and (2) Greenbriar and surrounding commercial hubs, (3) Cascade Road Corridor near major commercial hubs (e.g. Cascade Rd/Benjamin E. Mays Rd corner).

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 believe all parts of District 11 should be part of the growth conversation, but housing should be limited in environmentally sensitive areas like floodplains, creek buffers, and key tree canopy zones, as well as at historic or cultural landmarks. My priority is to guide growth toward areas with existing infrastructure, transit, and amenities, and ensure it comes with the investments needed to keep it sustainable and equitable.

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

Most constituents want investment in Southwest Atlanta, but some fear that growth without guardrails will push out long-time community members. Many have seen other parts of the city gentrify in ways that erased community history and made housing unaffordable. People want growth that keeps families in place, protects affordability, and creates opportunity for those who have lived here for generations. They want thriving neighborhoods with better infrastructure, more amenities, and safe streets, but they also want assurance that this progress doesn't destroy the existing community.

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?

We have to have honest, respectful conversations and explain why and how increasing housing supply benefits everyone. I've found that it helps to frame it as creating the first rungs on the ladder toward homeownership, which should be an option for everyone. It's also helpful to frame as helping young people: our children, nieces, and nephews need somewhere to start off, and if we don't plan for that now, we risk pricing them out of our community.

I believe in working with neighbors early in the process, listening to their input, and addressing legitimate concerns about traffic, infrastructure, and design. At the same time, I will be clear that meeting our housing needs and the community's desire for more retail and more support for local business will require all of us to make space for new residents, especially through projects that protect affordability.

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

We need a steady, reliable funding stream for our Affordable Housing Trust Fund. I support using tools like linkage or impact fees on large commercial projects, real estate transfer taxes, tax increment financing in growing corridors, general obligation bonds, and in-lieu fees from inclusionary zoning. We should also leverage city-owned land through transfers or lease revenues to support affordable projects.

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 have the tools to evaluate and decide (in collaboration with the local community) what each neighborhood needs to meet a collective vision for a more affordable and economically inclusive Atlanta. In amenity-rich areas with little affordable housing, we should use tools like inclusionary zoning, density bonuses, and city land investments to create mixed-income housing. In areas with more affordable housing but fewer amenities, we should focus on attracting grocery stores, healthcare facilities, small businesses, and infrastructure upgrades.

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 in a Housing First approach that ensures people have stable housing as quickly as possible, but I recognize homelessness is about much more than housing. Lasting solutions require wrap-around services that address mental health, addiction recovery, job training, and access to healthcare. I will work to expand partnerships with nonprofits, faith-based groups, and service providers to connect people with the resources they need to stay housed. Prevention is just as important, so I will support eviction diversion programs, rental assistance, and stronger tenant protections to keep people in their homes in the first place.

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?

I support expanding innovative solutions like shipping container shelters, paired with long-term housing options. I would work to secure funding, streamline permitting, and partner with nonprofits to scale these projects. This responsibility should be shared by neighborhoods across the city equitably, with early community engagement to build trust and show how these solutions benefit safety and quality of life citywide.

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

Yes. I will work to strengthen property tax relief for seniors, expand home repair and weatherization programs, and provide legal support for residents facing eviction. I will also support community land trusts and other shared-equity models to keep homes permanently affordable, and ensure redevelopment projects include anti-displacement measures for legacy residents.

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 to support the proposal. Atlanta needs more permanent supportive housing, and 111 Moreland Ave offered a transit-accessible location, on-site staff, and wraparound services that align with a proven “housing first” approach. I understand concerns about design and density, but those can be addressed without rejecting the project outright.

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

Amsterdam Walk presents an important opportunity to add much-needed housing — including over 200 affordable units in a high-demand, amenity-rich area near the Beltline. While the project is too car-centric, I believe the benefits of adding significant density in a location with strong transit potential outweigh the drawbacks. I would work to improve the design, push for stronger multimodal connections, and reduce parking to encourage less car dependency, but I would not reject the project outright given Atlanta’s urgent housing shortage.

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?

Replacing a proposal for 48 homes, including affordable units, with only six \$900K houses worsens our housing shortage and limits who can live in the neighborhood. Atlanta needs zoning and approval processes that allow well-designed, mixed-income projects to move forward without being derailed by a small group of opponents. A better process would include early, transparent community engagement paired with clear, citywide standards for affordability and density so that good projects aren't decided solely by who shows up to a meeting.

Why is housing affordability personal to you?

I grew up in Southwest Atlanta and have watched childhood friends from my street move away to the suburbs because they couldn't afford to stay here. It's sad to see the people I grew up with forced out. I worry that if we don't address this now, my future children and the next generation won't have a real chance to build their lives in the community and city I love.

What work have you done to advocate for housing?

I serve on a nonprofit board focused on affordable housing (Atlanta Neighborhood Development Partnership) where I chair the single family development committee. I also co-founded a real estate firm that partners with churches and nonprofits to build mixed-income communities, and I started my legal career working in legal aid and represented tenants facing eviction.

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

I'm committed to making Atlanta a city where people of all incomes can thrive, not just get by. I'll approach housing policy with urgency, empathy, and a focus on equity, and I'm ready to work with Abundant Housing Atlanta to help make our shared vision a reality.

Harold Mauice Hardnett

 haroldhardnett1971@gmail.com |  7708831733

 <https://haroldhardnett.com/>

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

To advance the Atlanta City Design, I would focus on policies that embrace growth while protecting equity and culture. This means reforming zoning to expand affordable, mixed-income housing, requiring Community Benefits Agreements, and investing in community land trust to prevent displacement. I would expand MARTA and transit-oriented development, adopt complete streets, and invest in green infrastructure and renewable energy. I would prioritize preserving legacy neighborhoods and ensuring residents have a real voice in shaping Atlanta's future.

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)?

Atlanta is growing quickly, and the city faces a serious shortage of affordable housing. Allowing "missing middle" housing types by-right is one of the most effective ways to increase supply, reduce cost, and provide more options for families, seniors, and first-time homebuyers. This approach also helps create more walkable, mixed-income neighborhoods near jobs, schools, and transit.

At the same time, I believe these policies must be paired with strong affordability measures and anti-displacement protections to ensure longtime residents are not pushed out. Growth should strengthen our communities, not replace them.

By-right housing options give Atlanta the flexibility to meet our population growth in a fair and sustainable way, while ensuring that everyone - especially working families - has a place in our city's future.

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 11, I see Campbellton Road corridor as a top priority area for more housing development. This area is in dire need of new housing opportunities, both to meet current demand and to prepare for future growth. Along this corridor, we need a balanced mix of housing types, but there is a particularly strong need for more single-family homes to support families who want to remain in or move into the community.

In addition to single-family options, we must also encourage mixed-use and higher-density housing near key intersections and transit nodes along Campbellton Road to create walkable, connected neighborhoods. This will help bring new life to the corridor, support local businesses, and ensure

residents have access to housing that fits a range of income levels.

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

At this time, I don't believe there are parts of District 11 where housing growth should be completely prohibited. Our community - and Atlanta as a whole - is growing rapidly, and with that population growth, we will always need additional housing to meet demand.

Rather than blocking growth, my priority is to ensure that new housing is developed responsibly, with community input and a balance of affordability, accessibility, and design that fits the character of existing neighborhoods. Growth should be guided by principles of equity, sustainability, and anti-displacement, so that both longtime residents and new families can thrive in our district.

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

From conversations with potential constituents, I'm hearing that people welcome growth, but they want it to be responsible and balanced. They want the community to be able to grow in a way that brings more amenities, opportunities, and improvements - the same "nice things" they see in other parts of the city.

Their biggest concern is that growth must be matched with better transportation, infrastructure, and services. Residents don't mind new housing or development, but they are frustrated when roads, transit, schools, and other essentials don't keep pace.

The aspiration I hear most often is simple: they want growth that enhances the community without leaving anyone behind. People want to see investment that makes District 11 stronger, safer, and more connected, while preserving the character and history of the neighborhoods they call home.

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 will balance neighborhood concerns with citywide housing needs by listening to residents, providing clear and transparent information, and ensuring new development includes affordability and anti-displacement protections. While I value community input, I also have a responsibility to address Atlanta's housing shortage. My goal is to bridge local concerns with equitable growth so longtime residents can stay and new families can find homes in thriving neighborhoods.

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

To address Atlanta's affordable housing shortfall, we should strengthen our local housing trust fund by leveraging development-driven revenues.

1. Development Impact Fees targeted for housing. Adjust fees on new development so a portion is dedicated specifically to affordable housing, especially in high-opportunity neighborhoods near jobs and transit. This ensure that the development grows, it contributes directly to housing affordability rather than displacing long-term residents.
2. Inclusionary Zoning In-Lieu Fees. When developers opt out of building affordable units on site, in-lieu payments should be directed to the trust fund, creating a reliable revenue stream.
3. Linkage Fees on large Commercial Development. Charge a modest fee on new office, retail, and industrial development, recognizing that these projects create jobs that increase demand for housing. Funds generated sh

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?

To create citywide policies that reflect these differences, we need a tailored, equity-focused approach rather than one-size-fits-all solutions.

In the Amenity-Rich Neighborhoods, we need to increase affordable housing supply by allowing diverse housing types (duplexes, townhomes, cottage courts). Require inclusionary zoning so that new developments in these areas set aside a share of units for affordable housing. And use Community Benefits Agreements (CBAs) to ensure that growth delivers benefits like affordability, workforce housing, and community investment.

In the Underserved Neighborhoods, we must prioritize public and private investment in grocery stores, healthcare facilities, childcare centers, and small business support. Improve transportation access to connect residents with jobs and services across the city. And target infrastructure improvements such as sidewalks, lighting, and stormwater systems to make these neighborhoods safer and more livable.

And the Citywide Approach, We must use tools like increment financing (TIF/TAD set asides) and Affordable Housing Trust Fund to ensure resources are distributed equitably. Establish a framework that ensures housing growth follows amenities and amenities follow housing growth, so that no community is left behind. And most importantly keep residents engaged in planning processes to ensure policies reflect their priorities and guard against displacement.

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 in Atlanta requires a two-pronged approach: prevention and rehousing. I will focus on keeping people housed by expanding access to affordable housing, rental assistance, eviction prevention programs, and supportive services. This would include strengthening partnerships with nonprofits and faith-based groups, ensuring families have resources before they reach crisis.

For those already experiencing homelessness, I support a Housing First model - prioritizing stable housing as the foundation for addressing mental health, employment, and other needs. I will work to expand traditional and permanent supportive housing, particularly for seniors, veterans, and families.

Homelessness is not just a housing issue, it's tied to healthcare, mental health, and economic opportunity. I will advocate for integrated services that connect residents to job training, healthcare, and substance-use treatment, so rehousing efforts are sustainable.

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?

I see innovative solutions like shipping container shelters as a promising start, but they must be expanded and tied to permanent housing and wraparound services. I will push for equitable distribution across neighborhoods, secure sustainable funding, and ensure community voices are included so every part of Atlanta shares in the responsibility and benefits of addressing homelessness.

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

I would promote stability by strengthening anti-displacement protections, expanding tenant rights and eviction prevention programs, increasing rental and utility assistance, and preserving naturally occurring affordable housing. I will also support community land trusts and cooperative ownership models to keep housing affordable long term and ensure residents can remain in their neighborhoods.

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 to advance the project, while committing to ongoing dialogue to ensure the housing is implemented responsibly and in a way that strengthens both the residents who will live there and the surrounding community.

Supporting this project would not mean ignoring neighborhood concerns, it would mean actively working with RCIL and residents to address questions around design, safety, and community integration, while still ensuring that we move forward with housing solutions that meet the needs of our most vulnerable neighbors.

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 the Amsterdam Walk mixed-use development proposal because it advances several critical priorities for Atlanta.

Housing Supply & Affordability, adding 1,100 new apartments, including more than 200 affordable units, directly address the city’s housing shortage and creates opportunities for more residents to live near transit, jobs, and amenities.

Smart Growth Near the Beltline. Concentrating growth near the Beltline and in a walkable, mixed-

use environment aligns with the city's goals of reducing car dependency, encouraging sustainable development, and supporting vibrant neighborhoods.

Balanced Development, while change must be managed thoughtfully, the project includes retail, housing, and affordable units, which help ensure the benefits of growth are shared more equitably.

At the same time, I would advocate for community input, infrastructure improvements, and safeguards to ensure that development does not displace long-term residents, overwhelm local traffic, or outpaces investments in schools, transit, and green space.

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 outcome is preferred.

The outcome is not preferred because it eliminated a significant opportunity to provide affordable housing in a neighborhood that is amenity-rich and accessible. Instead of creating homes for a mix of incomes, the development was scaled back to only high-priced homes, further restricting access for working families and low-income residents.

Projects like this should follow a community-inclusive planning process that balances the voices of existing neighbors with broader needs of the city. This could include: early engagement with residents to explain benefits of mixed-income housing, transparent public meetings with a clear decision-making framework, incentives for developers to include affordable units, such as density bonuses or reduced fees, and mediation between developers and community groups to address legitimate concerns while keeping affordability goals intact.

Why is housing affordability personal to you?

Housing affordability is personal to me because I've seen firsthand how the lack of stable, affordable housing affects families, workers, and entire communities. Through my work with Hardnett Enterprises, I've provided affordable housing to low-income families and witnessed the difference it makes when people have a safe, decent, and stable place to live.

I also know that when housing costs rise faster than wages, families are forced to make impossible choices, between rent, food, healthcare, and transportation. Too many longtime residents in Southwest Atlanta, especially seniors and working-class families, are being priced out of the very neighborhoods they helped build.

For me, this isn't just policy, it's about protecting dignity, stability, and opportunity for the people I serve. Housing is the foundation of strong communities, and that's why I'm committed to ensuring that every Atlantan has access to a home they can afford.

What work have you done to advocate for housing?

I have a strong record of advocating for housing through both my professional work and community leadership. Through Hardnett Enterprises, I've provided affordable housing for low-income families. I've also worked to hire veteran and create opportunities for people who too often get left behind.

As a community leader, I've consistently spoken out about the need for more housing in District 11, especially along the Campbellton Road corridor, which is in dire need of new and diverse housing options. I've engaged with city leaders, including the mayor, to push for solutions that bring more housing and amenities to our neighborhoods.

I also support housing stability by organizing with neighborhood associations, advocating for anti-displacement protections, and pushing for equitable development policies.


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

I am a fifth-generation Atlanta deeply rooted in Southwest Atlanta, with a proven record of service and leadership. Through Hardnett Enterprises, I've provided affordable housing, created jobs for veterans, and supported working families.

As chairman of the Cascade Business Association and as founder of the Greenbriar Community Improvement District (CID), I've been a strong voice for local businesses, beautification, and community revitalization, working directly with city leaders to bring solutions.

From feeding 12,000 seniors during the pandemic to organizing health fairs and seniors events, I've shown my commitment to this community. I'm not just talking about what I will do - I'm already doing the work. With your endorsement, I can continue delivering real results for District 11.

Toni Belin-Ingram

 toni@beliningramfordistrict11.com |  4704563141

 www.beliningramfordistrict11.com

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

Atlanta's growth is inevitable, and we must meet it with intention, compassion, and equity. The Atlanta City Design reminds us that diversity is our strength, and policies must ensure growth benefits all Atlantans.

Housing: Expand beyond single-family zoning to include duplexes, ADUs, and townhomes near transit and jobs, keeping housing affordable for working families, seniors, and young people without pushing out families that have called those communities home.

Legacy Residents: Protect those who built this city through property tax relief, tenant protections, and community land trusts to prevent displacement. Ensure everyone has access to a Neighbor in Need Program and understands how to access it.

Transit: Link housing growth with MARTA and major corridors to reduce traffic, lower costs, and attract businesses.

Economy: Support small businesses, local hiring, and workforce development so prosperity includes long-time residents.

Sustainability: Preserve Atlanta as a "city of trees" by protecting green space, investing in resilient infrastructure, and balancing growth with resident well-being.

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 increasing the types of housing that can be built by right, i.e. duplexes, triplexes, townhomes, accessory dwelling units, and cottage courts. These would work very well in areas with strong infrastructure, transit access, and community amenities. Atlanta cannot meet the needs of 1.2 million residents by 2040 if we remain locked into exclusionary single-family zoning. Expanding housing diversity ensures that seniors can downsize and remain in their community, young families, recent graduates and essential workers can find an affordable entry point, and long-time residents are not forced out by rising costs.

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 11, I believe priority areas for more density include:

Kimberly Road and the Campbellton Road Corridor – With planned MARTA rapid transit and ongoing redevelopment, this is a prime opportunity for transit-oriented development that brings affordable housing, retail, and walkable communities.

Greenbriar Mall Area – Revitalization here can support mixed-use developments with housing, while also addressing food deserts by attracting healthier grocery options, restaurants, and retail

that serve families, seniors, and workers.

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

Stable legacy neighborhoods such as Venetian Hills, Cascade Heights, Ben Hill, Cascade Heights, Baker Hills, Butner Tell, Beecher Hills, where zoning changes could accelerate displacement pressures on seniors and long-time homeowners. Growth here should focus on home repair programs, ADUs, and preservation rather than high-density redevelopment.

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

Hopes: More affordable housing for their children and grandchildren, revitalization of Campbellton Road, and safer, walkable neighborhoods in Princeton Lakes, Welcome All Road Panther Road near Therrell High School.

Fears: Displacement of seniors and legacy homeowners, outside developers profiting while the community is left behind, and the loss of Atlanta's tree canopy.

Frustrations: Rising property taxes, limited urgent care or grocery options compared to new luxury housing, empty office buildings and feeling that development often happens to them instead of with them.

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 the best path forward is not to pit neighbors against citywide goals, but to build trust through transparency and inclusion. That means engaging communities early so residents have a real voice in shaping change. It also means requiring community benefit agreements that guarantee affordable housing, local hiring, and green space as part of new development. At the same time, we must adopt strong anti-displacement protections, including property tax relief, rental assistance, and community land trusts, to ensure residents benefit from growth rather than being pushed aside. Atlanta can grow while honoring those who built this city. As a Councilmember, my role would be to ensure District 11 voices are always at the table, that they are informed regularly, and that growth reflects our shared values of equity, affordability, and sustainability.

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

Atlanta must treat affordable housing as essential infrastructure, supported by a dedicated and reliable funding stream for the Affordable Housing Trust Fund. This requires ensuring that new growth contributes to affordability through linkage and impact fees on large commercial and luxury residential developments, as well as short-term rental fees from platforms like Airbnb and VRBO with a portion directed to housing. Tax allocation district set-asides should prioritize affordable housing in areas experiencing rapid growth, while public/private partnerships with anchor

institutions, employers, and philanthropic organizations can expand contributions to the fund. We cannot rely solely on federal or state dollars.

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

Addressing housing and neighborhood inequities will be challenging because we live in a society that often undervalues diversity across perceived class lines. My approach is twofold: first, to bring affordable housing into amenity-rich areas through inclusionary zoning, land banking, and public-private partnerships that create mixed-income communities near MARTA stations, grocery stores, and health care centers; and second, to bring essential amenities into affordable areas by expanding grocery access, urgent care clinics, and small business investment along corridors like Campbellton Road, Greenbriar, and Cascade. Building consensus will require consistent community engagement—through town halls at churches, schools, and community centers—so residents feel heard and see their priorities reflected. Equity means not forcing families to choose between affordability and access, but creating both together.

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?

Prevention is the most cost-effective and humane approach to addressing homelessness. I would prioritize emergency rental assistance and utility support to stop evictions before they happen, along with legal aid for tenants who too often face court without representation. Rapid rehousing programs that include wraparound services—such as job training, counseling, and health care—are essential to help individuals and families stabilize quickly. Stronger partnerships with faith-based and nonprofit organizations already working on the ground will further extend our reach. Homelessness is not just a housing issue; it is also about health, employment, and dignity. We must respond with holistic solutions that honor the full humanity of those affected.

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?

Addressing homelessness requires both innovation and compassion, guided by evidence and accountability. We must scale successful pilot programs with measurable outcomes while recognizing that not every idea is a fit for every community. Innovative models, such as modular or small-footprint housing, should be explored carefully as pilots, with community input at the forefront. Just as important, we must work with neighborhoods early to design solutions that blend into the community fabric rather than feeling imposed from the outside. Every district must contribute to the solution so that the responsibility does not fall disproportionately on a few areas. And we must prioritize permanent supportive housing, ensuring that temporary shelters serve as pathways to stability rather than dead ends. With the right mix of innovation, funding, and accountability, Atlanta can create solutions that honor dignity while building trust with residents

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

In addition to affordability and homelessness prevention, I will champion policies that help people stay in the homes they already have. That includes property tax relief for seniors and legacy homeowners so they are not displaced by rising assessments, as well as home repair grants and loans that allow families to maintain safe and livable housing. I will also support stronger tenant protections like clear notice requirements, limits on excessive rent hikes, and safeguards against retaliation for renters who report unsafe conditions. I also believe community land trusts are an important tool to keep housing permanently affordable and shield neighborhoods from speculative buyouts.

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.

Considering the fact that Atlanta is in a housing crisis, we must embrace projects that provide deeply affordable, supportive housing. The 111 Moreland Avenue development creates 42 permanent homes for residents earning less than 30% of the area median income, with on-site services to ensure stability. While neighbors raised concerns about density and safety, the design was adjusted while preserving all units. This project prevents homelessness, revitalizes underused land, and restores dignity through stable housing. As a City Councilmember, I would support efforts like this, because growth and compassion must go hand in hand.

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 would have voted to abstain on the Amsterdam Walk project until a concrete partnership with MARTA and a comprehensive traffic plan were in place. While I strongly support adding affordable

housing in high-opportunity neighborhoods, density without reliable transit only creates more gridlock. My responsibility is to make sure growth serves the entire city not only by increasing the number of housing units, but also by protecting the overall quality of life for residents.

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

Do you believe that this is the preferred outcome?

No

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

That does not reflect the vision of an Atlanta that welcomes all. As a City Councilmember, I would work to ensure our planning processes are guided by equity and compassion, so that development reflects both justice and hospitality and our neighborhoods remain accessible to a diverse range of residents.

Why is housing affordability personal to you?

Housing affordability is deeply personal to me because I have seen how the stability of a home shapes the well-being of families and whole communities. From 2008 to 2015, I pastored in the Edgewood community, working closely with families in Edgewood Courts. I saw parents struggling to keep a roof over their children's heads, seniors afraid of being displaced, and young people moving from place to place because their families could not afford rising rents. Those experiences shaped my conviction that safe, affordable housing is not just a policy issue it's a matter of dignity, justice, and opportunity.

What work have you done to advocate for housing?

My advocacy for housing has been consistent across my ministry, community leadership, and civic service, and it is also rooted in my own experience as a long-term resident and engaged civic participant in this community. As pastor in Edgewood from 2008 to 2015, I worked directly with families in Edgewood Courts facing eviction, overcrowding, and substandard housing partnering with neighborhood leaders to connect them to emergency resources and raising their voices in broader community conversations. As a pastor in District 11, I helped families learn how to stay in their homes, keep their parents' homes, learn how to manage money and have loan officers and attorneys share with the community. As an AME elder, I have continued to support families in crisis with both pastoral care and practical aid, helping them access rental assistance, food, and shelter. And as a PTA officer, Parent Liaison, and GO Team member in Atlanta schools, I have seen firsthand how housing instability disrupts children's education and well-being, and I have consistently advocated for stronger safety nets for those families.


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

I believe housing is the cornerstone of a just and thriving Atlanta. My leadership blends pastoral care with policy advocacy: I listen with compassion, and I act with conviction. I know what instability feels like in real communities because I have walked those streets, prayed with those families, and fought to keep people in their homes.

As a mother, grandmother, pastor, and community advocate, I bring both lived experience and growing understanding of policy knowledge. I will fight to ensure that housing policy reflects our highest values: equity, inclusion, sustainability, and community. My commitment is that Atlanta grows in a way that welcomes everyone, from our seniors who built this city to the young families who want to call it home.

Andre Burgin

 info@andrebugin.com |  4044418182

 www.andrebugin.com

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

Most impactful would be rewriting zoning to expand middle housing options and strengthening tree canopy protections. District 11 and much of Atlanta consists of large lots prime for more diverse housing options but that must be balanced with preserving neighborhood character. Smarter density has to be a focus to ensure we grow Atlanta in a way that welcomes people of all ages and housing needs. Secondly, More strategic public-private partnerships and investments to bring mixed use developments along key corridors like Campbellton Rd. These two things helps us drive greater diversity, density, and affordability while maintaining neighborhood character across the 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 am pro middle housing that can be built before any re-zoning measures are pursued.

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

Campbellton Corridor: (1) Delowe & Willis Mill where there are vacant lots near future MARTA BRT stops, business, and the YMCA (2) Cambellton & Mt. Gilead - the Westgate shopping center is another prime area for dense mixed use housing right off the interstate (3) Ben Hill Plaza Shopping Center (3644 Campbellton Rd SW, Atlanta, GA 30331) where this lot is prime for more mixed use density near a key MARTA transit hub (Park & Ride) and has access to the highway. These three nodes can invigorate the district and help drive revenue to the TAD, becoming a true engine of growth for the district.

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, if we are honest about the power of middle housing then there aren't neighborhoods who wouldn't benefit. ADU's, duplexes, garden style apartments, etc can all add housing options without disrupting neighborhood character.

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

Fear of displacement: (1) From older residents, they receive calls from predatory developers who want to buy them out. This harassment in the face of rising taxes due to growth inhibits their ability to age in place. (2) From younger residents, they worry about stability. Growth translates to higher rents and house prices. In either case, they face unaffordable options that will push them out the district and city.

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?

Residents aren't opposing development out of selfishness, they're protecting their ability to remain in their community. When we ignore these legitimate concerns, we create more opposition to the housing solutions our city desperately needs. I'll prioritize property tax relief for longtime residents, strengthen anti-speculation policies against predatory developers, and focus on middle housing (duplexes, ADUs) that fits neighborhood character while increasing supply. Balance is about real community engagement around creating solutions that protect existing residents while addressing our housing crisis.

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

Developers profiting from Atlanta's growth should contribute to affordability solutions. (1) Implement additional transfer tax on properties sold within 2-3 years of purchase, targeting house flippers who drive up prices without adding value. (2) Increase penalties on slumlords who own properties with repeated code violation. (3) Assess additional fees on properties owned by corporations and out-of-state entities.

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?

In amenity rich areas focus on policies requiring inclusionary zoning for new developments. In amenity deficient areas focus on public-private incentives along key TADs (i.e., Campbellton) to drive development inclusive of housing and business. Across the city incentivizing creation of community land trust to acquire land and maintain it's affordability.

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?

While shelters provide necessary short-term relief, we need comprehensive solutions that address the underlying causes of homelessness through expanded supportive housing paired with wraparound services. I'll leverage my research background to gather community input and implement approaches that connect people to mental health care, addiction treatment, and job training while creating clear pathways from crisis to stability. Building on the Mayor's rapid housing initiative, we must expand transitional and permanent supportive housing with particular focus on family stabilization programs. Strengthening partnerships with Fulton County and Atlanta Public Schools will help us identify at-risk families before they lose housing, creating prevention strategies that provide both immediate relief and long-term stability.

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 to decentralize this effort by establishing smaller resource centers in each council district or cluster of districts, making services accessible where people actually are. This reduces community resistance, provides better access to employment opportunities, and prevents overwhelming any single neighborhood's infrastructure.

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

We need to figure out how to improve Tenant protections across the city. While the state has a heavy influence we need to beef up eviction ordinances so drastic rent increases are less likely. We also need anti-speculation policies that require vacant property registration and disclosure for cash buyers and investment companies. We need to know who is investing in our communities to prevent them from exploiting it.

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.

Reynoldstown is a historically Black and working class neighborhood that has experienced heavy gentrification, displacing residents with luxury condos and high income housing. Supporting 42 units of permanent supportive housing represents a commitment to keeping Reynoldstown accessible to people across the economic spectrum, not just those who can afford \$2,500 studio apartments. That project reinvests public resources into housing the most vulnerable residents.

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'd abstain from the vote and push for amendments with 700-800 units as a pilot while maintaining affordable housing percentages. I'd push to eliminate parking minimums along BeltLine corridor to attract car-free residents. This would also be contingent on city installation of pedestrian walking signals and ride-share zones to reduce street congestion. If we aren't able to deliver this compromise I'd oppose until we can support proper transit infrastructure to enable these developments.

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?

Good neighbors should not be qualified by the housing they can afford. In this case, it appears that's how this group of neighbors viewed the proposal. These low/medium density developments are exactly what we need to increase diversity and density while maintaining neighborhood character.

Why is housing affordability personal to you?

Growing up working class in Southwest Atlanta, my family struggled to find housing we could afford while staying in the same school district. Housing stability was crucial to my ability to become a first-generation college graduate and build my career in tech.

If working families, young professionals, and service workers can't afford to live in Atlanta, we lose the diversity that drives our economy and culture. When we price out the people who make this city run, we're not the Atlanta we claim to be.

What work have you done to advocate for housing?

As a member of the Cascade Greenbriar Alliance, I work with neighborhood leaders to ensure new development in Southwest Atlanta serves existing residents through Community Benefits Agreements, advocating for more affordable housing allocations aligned with our area's median income, and ensuring developments comply with overlay district standards that preserve neighborhood character.


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

My approach to governance is shaped by lived experience and professional skills. The future of Atlanta depends on our ability to create pathways to prosperity for working families like the one I

grew up in. My 15 year career in tech is based on getting results in a data-driven manner. My goal is to bring this type of leadership to City Hall.

Reginald Rushin

 info@voterushin.com |  4703639086

 voterushin.com

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

The policies I believe would be most impactful would be implementing policy prioritizing affordable housing options, equitable and economic development, community engagement, and sustainable transportation infrastructure. This is exactly why I worked with the community and the city planning department to rezone land use designations to attract new density in the area allowing for more affordable options.

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

I strongly support increasing the availability of these types of middle housing options. They will help address the pressing issue of affordability for residents and promote a more diverse and inclusive community. I will work to identify and remove barriers to the development of these types of housing and promote policies and programs to support their construction. I currently work and speak with developers about identifying tracts in our community that could accommodate these types of housing options.

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

The western side of the Campbellton Road Corridor is the area I see as a priority for more dense housing. These boundaries run along the Ben Hill community along Campbellton Rd traveling west towards Nisky Lake and County Line Road. That's why as a community through my leadership, we identified this and recommended and passed zoning to accommodate more density in this area.

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 believe areas with unique ecosystems or historical significance. For example, the Cascade Springs Nature Preserve located at Cascade Road, Veltre Circle & Harbin Road SW. This area is well established, and the community would likely oppose any density to the area.

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

As I move around the district talking to potential constituents, their concerns are smart growth opportunities that include ingress and egress issues in the community with new development. They want more sidewalks, safer roads and more infrastructure improvements. The roads are congested and getting worse. So, accessibility into the community is paramount.

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 would balance the opinions of existing neighbors with the overall need of the city by being transparent up front with community engagement. Having open dialog early on discussing the need of other options ensuring the community is growing and thriving.

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

Atlanta should consider utilizing Low Income Tax Housing credits, Tax Increment Financing and State Tax Credits for Affordable Housing.

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 will create citywide policies that allow these communities to leverage programs and initiative such as the Campbellton Road TAD, partnership with the Land Bank, City of Atlanta, AUD and Housing, and Invest Atlanta to spur development that brings these amenities closer to these communities.

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 would approach this issue by fostering collaborations between government agencies, rental assistance programs, homeless prevention programs, and federal funding opportunities.

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?

I will work to ensure that these efforts are able to grow ensuring neighborhoods across the city are part of the solution by actively engaging their support to use publicly owned land to shelter the homeless. As a veteran, I see opportunities to house homeless veteran as well.

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

I would support legislation that protect Just Cause Evictions, Landlord Incentives who rent to vulnerable populations and implement programs that provide rental assistance.

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 provides affordable housing for residents with access to Marta, medical services, groceries stores.

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

Incumbents: how did you vote on this proposal?

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

Support

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

I support this project because it brings some much-needed affordability to the area. Traffic issues should not be the main sticking point. Transit options should be reevaluated. The project will offer most amenities needed for residents and a trail close by for recreational use.

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 is the preferred outcome because most homeowners in the area are being displaced due to affordability. The City of Atlanta should engage that community of the importance of bringing more density to the area. It's not far from East Lake Golf course and permits homeowners to rent their property out during tournaments for profit.

Why is housing affordability personal to you?

Housing affordability is personal to me because of my personal experience growing up in public housing. My connection is rooted in me understanding the challenges and benefits associated with affordable housing. I believe everyone deserves access to safe and stable housing, regardless of income or background.



What work have you done to advocate for housing?

I have worked on creating more density in the corridor, discussing housing options with developers and City Planning Department. We held economic development meetings with the community to get buy in on proposed projects.

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

As a dedicated public servant and community leader, I am committed to addressing the housing affordability crisis in Atlanta. With my experiences as NPU Chairperson and advocate for community development, I have a deep understanding of the need for more housing options that are affordable for all. I believe that increasing the supply of housing, including affordable units is crucial in addressing the City's need

Sherry B. Williams

 sherryforatlanta@gmail.com |  6784536891

 <https://sherryforatlanta.com>

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

- Zoning reform for “gentle density”: Allow duplexes, triplexes and small apartment houses near transit and commercial nodes; legalize ADUs citywide; reduce minimum lot sizes and parking minimums where transit is frequent.
- Transit-oriented development (TOD) along Campbellton BRT and other high-frequency corridors; pair added homes with sidewalks, lighting, bike lanes, and trees.
- Anti-displacement: Fund a stronger Housing Trust Fund, expand property-tax relief for low-income seniors, and prioritize public land for permanently affordable homes and supportive housing.
- Faster, predictable permitting with pre-approved missing-middle designs that respect neighborhood form.

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)?

Strongly support. By-right approval for ADUs citywide and duplex/triplex/quad “house-scale” homes within walking distance of transit and jobs, with clear form-based standards (height, massing, setbacks) and design rules that protect street trees and historic character. Expedite permits for projects that include affordability or are within TOD station areas.

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

- Campbellton Corridor BRT station areas (Oakland City edge to Greenbriar Mall, including the Greenbriar transit hub and stations along Campbellton Rd/Greenbriar Pkwy).
- Greenbriar Mall and surrounding commercial parcels (office/retail pads suitable for mixed-use housing over retail and medical/office).
- Cascade Heights village and other commercial nodes on Cascade Rd (context-sensitive “upper missing-middle” above shops and on shallow commercial lots).
- Along major bus corridors with frequent service (e.g., Campbellton, Cascade, Greenbriar Pkwy), focusing infill near intersections and shopping centers.

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

Growth should be directed—not prohibited. We should avoid net new units in regulated stream buffers, floodplains, and high-risk watersheds (e.g., Utoy Creek system), and protect the most sensitive tree-canopy habitats. Where infrastructure is sparse (no sidewalks, drainage, or safe street width), add those basics first, then allow context-appropriate infill.

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

Support for attainable homes near jobs and transit—and concerns about displacement, traffic/parking spillover, and loss of trees. Renters want stability and fair treatment; homeowners want context-sensitive design and infrastructure upgrades alongside growth. My job is to deliver both: more homes *and* better neighborhood basics.

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?

Lead with facts and design standards, not case-by-case improvisation. I'll pursue citywide rules that add gentle density near transit, pair it with infrastructure, require on-site trees/green stormwater, and include anti-displacement tools. Early engagement (NPU, faith/civic groups) + clear timelines reduces conflict and uncertainty.

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

- Baseline the annual General Fund appropriation and protect it from being diverted to debt service or salaries; pair it with transparent scorecards and quarterly reports.
- Leverage Housing Opportunity Bonds and the Housing Production Fund for gap financing; dedicate a portion of city land-sale proceeds to the Trust.
- Use Invest Atlanta tools (TAD increments, BAHTF model in BeltLine areas) and require affordability when public incentives are used.
- Pursue philanthropic/employer matches and CDFI capital to stretch local dollars.
- Explore state-enabled commercial linkage fees for very large rezonings (if legally authorized), or negotiate affordability contributions through development agreements.

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?

Use a citywide framework with calibrated intensities:

- High-frequency transit & job-rich areas: allow the most homes (mid-rise/TOD).
- Corridors & village centers (e.g., Cascade Heights, Greenbriar): “upper missing-middle” over retail and on side streets.
- Interior blocks: ADUs + duplex/triplex/quad with form-based standards.
- Sensitive areas (floodplains/stream buffers/significant canopy): growth only after infrastructure + green standards are in place.

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?

- Make the City's “Access to Counsel” (eviction defense) pilot permanent and citywide with stable annual funding; expand outreach so renters know their rights before court.
- Enforce and strengthen fair-housing protections; ensure city-funded developments accept

vouchers and meet habitability standards.

- Scale up rental assistance + mediation and create a “renters’ resource navigator” network with AVL and partners.
- Target code enforcement and home-repair funds to keep naturally affordable units safe and on the market.

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?

- Expand rapid, dignified “quick-delivery” housing (like The Melody) on city-owned land, paired with on-site wraparound services and pathways to permanent housing.
- Add more permanent supportive housing (PSH) and master-lease scattered-site units using local vouchers.
- One-stop outreach teams along Campbellton/Cascade to connect people to ID, benefits, mental-health care, and work.
- Coordinate with Partners for HOME and faith/community providers in District 11 for warm hand-offs and case management.

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

I agree with housing advocates who push for rent stabilization regulations and will work to support that effort at the state level. I will also move to ban the use of “in-lieu fees” that allow developers to pay a fee to avoid allocating affordable housing units

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 adds 42 PSH units with services for formerly unhoused Atlantans. I support by-right approvals for PSH citywide, priority funding, and clear good-neighbor agreements focused on safety and services—not exclusion.

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

Citywide housing supply matters. I would have voted YES with enforceable traffic/streetscape/parking-management and affordability commitments, because adding well-located homes near jobs and the BeltLine reduces pressure on SW Atlanta neighborhoods.

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 city missed a chance for gentle density. I support reforms so similar house-scale, 4–48-unit proposals can proceed by-right when they meet form and affordability standards—rather than defaulting to a handful of \$800–900K luxury homes.

Why is housing affordability personal to you?

Food, clothing, and shelter are basic needs, yet when workers—especially in service jobs—do not earn a living wage, their entire lives are destabilized. Affordable housing is critical, and I have worked with church programs that connect people to stable housing resources. When I returned to Atlanta in 2011, I saw firsthand how families were forced to move constantly, “chasing rents.” Children suffered most—frequent school changes disrupted learning, undermined self-esteem, and limited long-term friendships. This instability fuels low graduation rates, higher crime, and a loss of hope. Having also lived in cities like Raleigh, Washington, D.C., Chicago, Cincinnati, and Phoenix, I’ve seen both effective and failed housing policies. These experiences drive my commitment to ensuring Atlanta pursues solutions that keep housing affordable and communities stable.

What work have you done to advocate for housing?

I started working to advocate for housing after I had a summer job (through a city summer jobs program) working at Atlanta Legal Aid when I was in high school. While they handled a variety of cases, one thing that was unsettling to me was that some people had trouble finding housing and/or maintaining housing through no fault of their own. Also, the most recent work I have done to advocate (in a big way) for housing was when I worked with Georgia Stand Up, partnering with a variety of non-profits on the Gulch Project. We advocated for more affordable housing units, an increase of the in-reim fee to make it cost-prohibitive for developers to exclude affordable housing units, and to get rid of the 20 year limit on the affordability provisions for those units. Also, in my NPU, NPU-R, I voted in support of affordable housing units for projects that include: Briar Park (for seniors) and Paramount (for families), behind Greenbriar Mall that both were built and opened a year ago.

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

Because I have lived in several cities across the country, I have broader exposure to what is possible. If elected, I will bring lived experiences and insight to the City Council that will allow me to think outside the box and include (with local adaptations) best practices to render better solutions. Also as a leader who believes deeply that housing should be a human right, I will always advocate to get my colleagues on Council to understand and act on the fact that many of the housing issues that hold us back are derived from lack of understanding unhoused individuals and the situations that caused them to become unhoused. Many neighbors push back against affordable housing units because they believe that most - if not all - of the unhoused have mental, physical, drug, alcohol, or other problems that will pose a public threat to their neighborhoods. Because I have worked with the underserved in my churches here and in Phoenix, I know most people are unaware that many unhoused have simply fallen on hard times. For that reason, my style of leadership includes public education and civic outreach through houses of worship, schools, libraries, NPUs and others who will assist in changing the way people think about "those people."

Steven Dingle

 steven.dingle@dingleforatlanta.com |  6786632650

 www.dingleforatlanta.com

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

Focusing on Zoning and Land-use reform would be extremely impactful. Opening up Atlanta to different housing options allows us to keep up with growth in meaningful, creative, and equitable ways. Also, redefining what "affordable" means in Atlanta. If we have so many people spending more than 30% of their income on housing, and so many Atlantans making 45k a year or less, paying over \$1,000 in rent, that means we have some reevaluations to do to ensure Atlanta is equitable for everyone, existing residents and newcomers.

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 all for increasing the types of housing. More equitable and creative ways to build more housing that allows for more affordable and equitable living that also beautifies our city and makes it unique.

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

Greenbriar Area - The empty lot that used to be old apartments at the corner of Greenbriar Pkwy and Continental Colony. Also the old Figure 8 property in the Westgate Shopping Center - 3131 Campbellton Rd SW, Atlanta, GA 30311

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, but of course if certain developments were to be proposed I would not support if it didn't make sense for communities of certain and specific areas.

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

Price increases, property tax increases, and being priced out as well as communities becoming unrecognizable especially without their input. Communities and constituents want to be involved in the process, not just be told what's going to happen and deal with it.

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?

Present what's proposed, providing ALL details of the development, project impact, both positive and negative, of not only what could happen when the developments are built but what would be the impact if everything stayed the same. Residents' concerns and voices are more important to me than people who are not even here yet. I will always factor in their concerns and make the

decision that will be the most positive impacting and equitable for them, future residents, and our city.

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

Demolition taxes and condominium conversion fees and Transfers of development rights

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?

Demanding that Atlanta lives up to its equitable standards for ALL Atlantans. As much as Southwest Atlanta needs more affordable housing, we need a hospital and more amenities, so people can live, work, enjoy, and have medical services provided, right in their communities.

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?

Jobs. Having job opportunities that pay Atlanta's livable wages but also, I want to investigate into a housing unit that operates on work based-stay or something along those lines. Even if it's funded by non-city entities, such as private businesses/individuals or non-profits, or grants.

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?

I am in full support of providing resources to ensure that no Atlantan is homeless. How neighborhoods can be a part of the solution is hiring or working with the homeless. Giving them opportunities to earn wages to improve their conditions while adding value to the communities they are a part of. The homeless are Atlantans too.

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

I want to redefine what "Affordable housing" means in Atlanta. Right now, to my knowledge, it's 80% or less than the median income of an area as well as other factors. I believe there needs to be further investigation that truly serves residents and potential residents. Also I know there are some apartments/townhomes where the management pays certain utilities, especially water, but can go without paying, and the tenants suffer because they weren't aware. I want to create legislation where there is transparency through utility service providers and tenants in regards to management/property's payments or lack thereof.

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.

It's not my district so I would lean on the community's feelings about what they want and don't want for their neighborhood.

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

Incumbents: how did you vote on this proposal?

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

Oppose

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

I would lean on the community's expressions of their concerns but the traffic issue it would create without a plan to increase transit or solve it is concerning for me.

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 don't think this is the preferred outcome for me personally. I think there is a happy medium to serve both residents and proposed ne developments with affordable housing. They just have to be

explored. Things like this take vision, not just design plans and the vision has to be explained clearly with defined potential implications so the absolute best decision can be made regarding all involved.

Why is housing affordability personal to you?

Atlanta has always been an equitable city. Atlanta is the first city to have federally funded housing projects. That alone tells the story of how valuable affordability has always been to Atlanta. Growing up here, and watching people move here from all over the country, affordability was always the driving factor. It has always been a major attribute in what makes our city so special.

What work have you done to advocate for housing?

Vocally supporting initiatives and developments that provide affordable housing or decently priced units/properties.

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

I want to make Atlanta one of the most affordable major cities in the country. We can do it. It just takes someone, well a few people if we're being quite honest, who will truly fight for it and understand being able to afford where you live is most people and families main priority. If we can solve this problem, then it makes it much easier for people to get an education, increase moral and happiness, and even work harder. We can do it.

Keith A. Lewis, Jr.

 klewisjr57@gmail.com |  4706985084

 www.keithlewisforatl.com

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

As Atlanta grows by 35,000 people annually, I will focus on policies that ensure inclusive growth for all. I encourage affordable and mixed-income housing through rent stabilization and expanded housing trust funds. I'll invest in equitable public transit and infrastructure to connect all communities. To promote economic opportunity, job training, support small businesses, and advocate for a living wage. I also prioritizes anti-displacement strategies like property tax relief, stronger tenant protections, and community-led development. My vision ensures that growth in District 11 benefits everyone—not just a few.

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 increasing the types of housing that can be built by-right, including duplexes, triplexes, townhomes, and cottage courts. Allowing these housing types without requiring rezoning helps expand affordability, reduce displacement, and meet the needs of a growing and diverse population. It also promotes more walkable, mixed-income neighborhoods while preserving community character. By removing unnecessary barriers, we can create more housing options for working families, seniors, and young people in District 11 and across Atlanta.

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

In Atlanta's District 11, priority areas for more dense housing include key corridors and underutilized commercial zones that already have infrastructure to support growth. The Cascade Road corridor, particularly near Campbellton Road and Ben Hill Road, offers opportunities for mixed-use, mid-rise housing that enhances walkability and supports neighborhood businesses. Along Campbellton Road, especially around Greenbriar and Princeton Lakes, transit-oriented development can add affordable and workforce housing while strengthening connections to jobs and retail. The Ben Hill area, including intersections like Ben Hill Road and Fairburn Road, is well-suited for small-scale infill that balances neighborhood character with new housing supply. Finally, underutilized commercial parcels in Princeton Lakes could be redeveloped into mixed-income housing with community-serving amenities. By focusing density in these corridors, District 11 can expand housing access in a way that reduces displacement, supports local businesses, and ensures equitable growth for Southwest Atlanta.

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 believe every part of District 11 should contribute to solving Atlanta's housing challenges, but growth must be intentional, community-driven, and respectful of neighborhood character. I do not support unchecked or large-scale development in areas where infrastructure can't support it, or

where it would accelerate displacement—particularly in legacy neighborhoods like Adamsville, Venetian Hills, and Beecher-Donnelly. In these areas, especially near intersections like Cascade Rd & Beecher St or along Campbellton Rd, any new housing must align with community priorities, include affordability, and avoid overburdening roads, schools, and services. Growth should happen, but not at the expense of long-time residents.

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

Most constituents in my District aren't so focused on the growth as they are being displaced daily. On the Campbellton Rd. side of District 11, families are suffering living below the median income level. Most generate under 30k a year. So as much as they would like to look forward to the future many are in the rat race to survive daily. As far as the Cascade side, those constituents seem to also not want the large growth for the city as traffic and housing is already an issue. More financially sound families look forward to the future, but are also weary of how it will impact their quality of life. I want to find solutions for these concerns.

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?

The City will continue to seek a balance between respecting neighborhood concerns and meeting the urgent housing needs of our residents. By combining robust engagement, data-driven planning, and an equity-focused approach, we can move toward a future where growth benefits both current and future community members.

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

By diversifying funding sources through development related fees, targeted taxes, corporate partnerships, and recurring city contributions, Atlanta can build a stronger, more predictable Affordable Housing Trust Fund. This ensures that the city has the resources to preserve existing affordable units, support new construction, and prevent displacement in rapidly changing neighborhoods.

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 housing and amenity divide is a direct result of decades of disinvestment in some communities and concentrated growth in others. As a City Councilmember, I will push for city-wide policies that are equity driven, not one-size-fits-all. In amenity-rich neighborhoods with limited affordable housing, I will support policies that require inclusionary zoning, expand by-right development for mixed-income housing, and use city-owned land for affordable projects. In under-

resourced neighborhoods, I will prioritize public investment in infrastructure, including grocery stores, transit, health clinics, and job hubs ensuring residents don't have to leave their communities to access basic needs. This includes using targeted tax incentives and public private partnerships to attract those services where they're needed most. Across the city, I will advocate for a neighborhood equity index to guide budget and development decisions, so we're investing based on need not just market demand. Equity means every neighborhood has both opportunity and affordability and that's the balance I'll fight for.

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?

Homelessness in Atlanta is both a housing crisis and a public health issue, and it must be addressed with urgency, compassion, and long-term solutions. As a City Councilmember, I will focus on both preventing homelessness and effectively rehousing those in need. Prevention starts with expanding rental assistance, strengthening eviction prevention programs, and ensuring tenants have access to legal aid and support. I will also push for greater investment in mental health and addiction services, which are often directly connected to housing instability. On the rehousing side, I strongly support a Housing First approach prioritizing immediate access to stable housing without preconditions, alongside wraparound services to help people stay housed. I will work to increase the supply of transitional and permanent supportive housing, particularly on city-owned land, and strengthen partnerships with nonprofits, faith-based groups, and service providers to ensure coordinated care. Everyone in our city deserves a safe place to call home, and I am committed to policies that provide stability, dignity, and opportunity for all Atlantans.

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?

I support innovative approaches like the use of shipping containers as temporary shelters, but innovation must be paired with sustainability, dignity, and equity. As a City Councilmember, I will work to ensure these efforts are properly funded, strategically located, and integrated with supportive services like mental health care, job placement, and case management. I'll advocate for streamlining zoning and permitting processes to expand these solutions responsibly, and I'll push for community engagement that helps neighborhoods understand the value of being part of the solution. Homelessness is a citywide issue—it requires a citywide response. That means encouraging every neighborhood, not just a few, to help shoulder the responsibility by hosting services and housing options that are thoughtfully planned and fairly distributed.

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

Yes, housing stability for existing residents is one of my top priorities. I will advocate for stronger tenant protections, including right-to-counsel for renters facing eviction and limits on excessive rent increases. I'll support expanding property tax relief programs for seniors and long-time homeowners at risk of displacement. I also believe in investing in home repair assistance for low-

income homeowners, so they can stay in their homes safely and with dignity. Additionally, I will work to improve access to rental assistance programs and streamline the application process to ensure help reaches people before they're in crisis. Promoting housing stability means preventing displacement, keeping families rooted in their communities, and protecting the cultural and historical fabric of our neighborhoods.

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.

In Atlanta people are being displaced at alarming rates and it's already been deemed that the average salary in Atlanta won't pay for a 2 Bedroom Apartment in the city. We need more affordable housing for our constituents. As a lifelong citizen of Atlanta it is disheartening to see so many people not be able to sustain housing to the median income gap. I will do anything in my power to provide more housing to our cities displaced.

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

In order to grow our city efficiently we need to increase the amount of units and amount of jobs in a said area. I stand firmly with companies building in the city as long as it allocates doors to affordable housing and provides jobs for the local constituents.

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?

We cannot meet our housing needs if only 6 homes are built at a million dollars versus the 48 homes at 60% median income level. The logic doesn't make sense, we need more units that are priced affordable.

Why is housing affordability personal to you?

Housing affordability is personal to me because I've seen firsthand how unstable housing can disrupt families and futures. As a father, I know that having a safe, affordable place to call home is the foundation for raising children, keeping families together, and building community. I've worked with families who are doing everything right working hard, raising their kids, contributing to their neighborhoods yet still struggle to find housing they can afford in the city they love. For me, this isn't just about policy; it's about dignity, opportunity, and making sure that every family in Atlanta has the same chance to thrive.

What work have you done to advocate for housing?

I have advocated for housing through my nonprofit work with I'm A Father F1rst, where we've supported families facing barriers to stability including housing insecurity. I've worked directly with fathers and families to prevent displacement, connect them to resources, and create safe spaces for children to grow. I've also pushed for equitable community development by partnering with local schools, businesses, and city programs to ensure underserved neighborhoods in Southwest Atlanta receive access to opportunities and investment. My work has always centered on removing barriers for families, and housing has consistently been one of the most urgent and personal issues in that fight.

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

I'd like you to consider that my candidacy is about more than policy; it's about lived experience, leadership, and community trust. I've spent years working directly with families in Southwest Atlanta through I'm A Father F1rst and other initiatives, giving me firsthand understanding of the challenges our neighbors face with housing, safety, and opportunity. I know what it means to build programs from the ground up, secure partnerships with schools, businesses, and city agencies, and deliver results that change lives. District 11 deserves a representative who not only understands the urgency of issues like affordable housing, but who has already been in the trenches addressing them. I am committed to bringing that same energy, accountability, and vision to City Hall.

Curt Collier

 curtcollieratl@gmail.com |  6783104392

 curtcollieratl.com

Campaign Manager: Erika Collier (erikalynn.collier@gmail.com, 4045072312)

How much money has your campaign raised as of the June 30th filing deadline?

\$425.00

How many unique donors have given to your campaign as of the June 30th filing deadline?

2

Please briefly describe your strategy to win. What coalition are you building, what endorsements are you seeking, what tactics are you deploying to reach voters across your district, etc.?

We are running a grassroots campaign centered on door knocking.

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

1. Ending minimum parking restrictions in Growth Areas. 2. Expand Urban Enterprise Zones 3. Expand Affordability Districts near public investment projects.

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 not in favor of expanding by-right development for duplexes, triplexes, townhomes, or cottage courts in Atlanta's single-family neighborhoods. My priority is to increase density in Downtown and designated Growth Districts, where infrastructure, jobs, and services already exist to support more residents. By directing growth into these areas, we can strengthen Atlanta's urban core while reducing gentrification and displacement pressure on historically underinvested neighborhoods in Southwest Atlanta. This strategy protects legacy residents from speculative development while still ensuring the city grows in a sustainable and inclusive way. At the same time, I strongly support expanding and improving MARTA's heavy and light rail systems so that new density is paired with reliable, affordable transit access, giving all Atlantans greater mobility and economic opportunity.

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

The Campbellton Corridor, specifically between Delowe Drive and County Line Road, is the priority area in my district for more dense housing. This corridor already has strong transit connections and is slated for future MARTA expansion, making it the right place to focus new development. Concentrating density here supports equitable growth by bringing more housing choices, retail, and services to an area with existing infrastructure while protecting surrounding residential neighborhoods from unnecessary displacement pressure.

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

The neighborhood of Venetian Hills is one area where I believe additional housing growth should be limited. As one of the most densely populated neighborhoods in the district, adding more units could strain existing infrastructure, reduce quality of life, and accelerate displacement pressures on long-time residents. Preserving the character and stability of Venetian Hills ensures that growth in the district is balanced and directed toward areas better equipped to handle increased density, like the Campbellton Corridor.

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

From conversations with potential constituents, I am hearing a mix of hopes and concerns about growth in the district. Many residents worry that adding more population could strain our aging water infrastructure and make travel more difficult, highlighting the need for careful planning and investments in public services. At the same time, residents hope that new growth will attract amenities such as additional grocery stores, fine dining, and retail options that improve quality of life and convenience in the district. Overall, constituents want growth that brings tangible benefits without overwhelming existing infrastructure or compromising neighborhood stability.

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?

In our district, proposed developments often fail to fully consider the culture, history, and concerns of existing residents. Displacement has too often been a hallmark of Atlanta's urban development, and we must learn from that history. To balance the needs of current neighbors with the City's broader housing goals, new developments must respect and engage the community from the outset—including careful planning around the use, placement, and marketing of housing projects. By incorporating resident input, providing protections against displacement, and aligning new development with neighborhood character, we can increase housing supply—especially affordable units—while easing the growing pains of change and preserving the fabric of our communities.

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

To address historic underinvestment and prevent displacement, Atlanta should prioritize Southwest Atlanta by dedicating a baseline share of the General Fund to the Affordable Housing Trust Fund, creating a stable and predictable stream of dollars earmarked for District 11 projects. By directing a portion of new tax increment growth through Tax Allocation District set-asides, the city can ensure that redevelopment activity contributes directly to preserving affordability and stabilizing longtime residents in District 11. In addition, SPLOST allocations offer a voter-approved mechanism for funding land acquisition and housing initiatives, allowing Fulton County and Atlanta to secure long-term resources for equitable growth. Together, these tools create recurring, project-based, and community-backed funding streams that advance equity and neighborhood stability. Used in combination, they guarantee District 11 not only steady baseline support but also

transformative capital investments that directly combat displacement and strengthen Southwest Atlanta communities.

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?

In amenity-rich areas, we should prioritize policies that preserve and create deeply affordable housing, including preservation of existing units, inclusionary requirements, and targeted subsidies. In areas with fewer amenities, like parts of Southwest Atlanta, the focus should be on strategic growth and infrastructure investment—bringing transit, retail, and services to match the housing supply, while protecting existing communities from displacement. By pairing housing policy with targeted investments in transit, infrastructure, and neighborhood amenities, the city can create equitable opportunities and improve quality of life across all neighborhoods, rather than applying a one-size-fits-all approach.

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

Preventing and addressing homelessness in Atlanta requires both proactive support and rapid response. To prevent residents from losing their homes, we need to expand access to rental assistance, eviction prevention programs, and housing counseling, particularly for families and seniors at risk of displacement. For those already experiencing homelessness, the city must prioritize rapid rehousing, permanent supportive housing, and coordinated services that connect residents to jobs, healthcare, and mental health resources. In our district, combining land acquisition through the Affordable Housing Trust Fund with strategic partnerships with nonprofits and service providers can ensure we create both short-term solutions and long-term stability. Ultimately, addressing homelessness effectively means treating housing as a human right, while ensuring that interventions are equitable, locally grounded, and prevent cycles of displacement.

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 as temporary shelter, are essential to addressing homelessness, which is concentrated downtown and in lower-income neighborhoods. To ensure these efforts can grow, the city must secure dedicated funding, streamline zoning. Neighborhoods across the city should be partners in the solution through transparent planning, input on site locations, and access to nearby supportive services, reducing stigma and increasing success. Atlanta can expand housing options for people experiencing homelessness while protecting the character and stability of lower-income areas.

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

Yes. Promoting housing stability for existing residents requires a multi-pronged approach. I will advance policies that protect long-term residents from displacement, including property tax relief

for seniors and low-income homeowners, anti-eviction protections, and support for home repair and maintenance programs. I also support targeted rental assistance and preservation of naturally occurring affordable housing, ensuring that existing affordable units remain accessible to residents. Additionally, I will work to link new development with community benefits, such as local hiring, infrastructure improvements, and neighborhood amenities, so that growth strengthens rather than destabilizes neighborhoods. Together, these measures create a framework that balances new housing supply with the protection and empowerment of current residents.

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.

I would have voted to oppose the project as proposed. My position is not against providing housing, but I believe we should first conduct an audit with community input to determine where such units can be built most effectively and responsibly. It is important to respect the concerns of local residents while developing a new approach that balances the urgent need for housing with neighborhood context and community stability.

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

Incumbents: how did you vote on this proposal?

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

Oppose

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

I would have voted to oppose it. While adding affordable units is important, the scale and density of the project are not compatible with the neighborhood's character or infrastructure, and it did not include access to BeltLine light rail, which had already been taken off the table.

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. I would have encouraged the developers to proceed with the "Edgewood for Everyone" proposal. The project was compatible with the character of the neighborhood, did not present safety or transit concerns. It would have supplied a meaningful increase in housing supply. Instead it produced only six high-priced homes which is a missed opportunity to provide more inclusive, diverse housing in the community.

Why is housing affordability personal to you?

Housing affordability is personal to me because I am a recipient of Invest Atlanta housing grants. Without the City's support, I may not have been able to make Atlanta my home. Experiencing firsthand how access to affordable housing programs can change someone's life drives my commitment to ensuring others have the same opportunity to live, work, and thrive in our city.

What work have you done to advocate for housing?

I have actively worked to support housing in my community by helping seniors navigate property tax disputes, ensuring they can stay in their homes. As a real estate broker, I have also assisted homeowners in finding housing that meets their needs, giving me firsthand experience with the challenges of affordability and access. These experiences have strengthened my commitment to supporting policies and programs that make housing more accessible and stable for everyone.

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

I bring a unique combination of personal experience, professional expertise, and community engagement to housing issues in Atlanta. As a recipient of Invest Atlanta housing grants, I understand firsthand how critical access to affordable housing can be. Professionally, as a real estate broker, I have helped countless homeowners navigate the housing market, giving me practical insight into the challenges our residents face. Beyond that, I have actively advocated for seniors and neighbors, including assisting with tax disputes and supporting equitable development in our communities. My commitment is to ensure housing policies and growth in Atlanta are fair, sustainable, and centered on the people who call this city home.