



Abundant Housing Atlanta Candidate Questionnaire Responses (2025)

District 12

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

- Expanding missing-middle housing options (duplexes, triplexes, townhomes) along major corridors.
- Using community land trusts and inclusionary zoning to preserve affordability.
- Building walkable, mixed-use corridors along Metropolitan Parkway and Jonesboro Road.
- Aligning zoning with transit investments, particularly around Oakland City MARTA.
- Protecting legacy residents through senior tax relief and anti-displacement funds.

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 these housing types by-right, especially near transit and along commercial corridors. By-right zoning can reduce costs and delays, but it must be paired with affordability requirements and tenant protections.

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

- Metropolitan Parkway between Langford Parkway and Cleveland Avenue.
- Jonesboro Road corridor near Southside Park and I-285.
- Oakland City MARTA station area, already a natural hub for density.
- Lakewood Avenue near the amphitheater, where redevelopment can support mixed-use growth.

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

Yes. Development should not be encouraged in flood-prone areas of Lakewood Heights or on residential streets in NPU-S with narrow roads and no sidewalks. Growth must match infrastructure capacity and environmental conditions.

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

Residents want quality housing, neighborhood retail, and grocery options. Their fears are being priced out by rising rents and taxes, and that new developments will lack affordability or erase neighborhood character. They aspire to see District 12 benefit from the same investment as other parts of Atlanta — without displacement.

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 always engage residents directly, but we can't allow a handful of voices to block housing solutions for the entire city. My approach will be to push for projects that include community benefits and affordability, while also recognizing that council has a duty to plan for Atlanta's long-term housing needs.

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

- Establish a linkage fee on large commercial developments.
- Dedicate a portion of expiring TAD increments into the fund.
- Allocate a percentage of new infrastructure bonds.
- Explore dedicating a small share of short-term rental tax revenue.

These diversified sources ensure stable, recurring contributions.

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

Amenity-rich neighborhoods like Virginia-Highland and Inman Park must carry their fair share of affordable housing requirements. At the same time, neighborhoods in District 12 need grocery stores, clinics, and job centers. City-wide policy must do both: require affordability where amenities are concentrated and invest in amenities where affordability already exists.

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 critical. I support scaling eviction diversion programs, expanding rental and utility assistance, and ensuring tenants have legal support in housing court. For rehousing, I will push for permanent supportive housing with wraparound services and use of city-owned property for transitional housing.

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 support pilot programs, zoning flexibility, and dedicated funding partnerships to expand these models. District 12 is open to innovation, and I will work to ensure no single area carries the burden of temporary housing — it must be shared across all districts.

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

Yes. I support:

- Property tax caps and relief for seniors.
- Right-to-return policies tied to redevelopment.
- Stronger tenant protections, including notice periods and landlord accountability.
- Expanding anti-displacement funds for legacy residents in rapidly changing 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.

Atlanta has a severe shortage of supportive housing. I would have supported this project because it addressed homelessness directly and was consistent with citywide needs, even if there was localized opposition.

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

This project balanced density, affordability, and mixed-use amenities in an amenity-rich neighborhood. The inclusion of over 200 affordable apartments was a strong step in the right direction.

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, the outcome of 6 \$900,000 homes was not preferred. I believe the original proposal was the better option. Projects like this should follow a process that centers both neighborhood voices and citywide needs. Small groups of opposition should not block developments that expand affordability.

Why is housing affordability personal to you?

Housing is personal because I've seen neighbors in District 12 forced out after decades due to rising rents and property taxes. Affordable, stable housing is the foundation of community; without it, families lose not only their homes but also their schools, churches, and social networks.

What work have you done to advocate for housing?

I've worked alongside residents to organize against displacement, supported community land trust initiatives, and partnered with small businesses to stabilize corridors. I've also advocated for renters facing eviction and engaged directly in neighborhood planning processes that centered affordability.

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

District 12 has some of Atlanta's highest poverty rates, longest commutes, and largest housing cost burdens. According to Neighborhood Nexus, 63% of households here are renters, and the median income is significantly lower than the city average. I am committed to making sure our neighborhoods are not left behind as Atlanta grows. I believe in balancing growth with stability, and I will bring both policy knowledge and lived experience to City Council to fight for housing that is affordable, equitable, and community-centered.

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

To meet the challenges and opportunities outlined in the Atlanta City Design, I believe the most impactful approach is to pursue policies that ensure growth is equitable, sustainable, and inclusive. This means expanding affordable and mixed-income housing to prevent displacement, advancing zoning reform that allows for more diverse housing options, prioritizing public transit and pedestrian-friendly infrastructure to keep the city connected, and encouraging smart development along transit corridors and underutilized commercial areas while protecting legacy neighborhoods. At the same time, we must preserve our tree canopy, expand green spaces, and adopt climate-resilient practices so that growth enhances—not diminishes—quality of life. By combining affordability, mobility, equity, zoning reform, and sustainability, we can turn inevitable growth into a powerful tool for building a diverse and thriving Atlanta.

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. Atlanta's current zoning framework has too often limited housing options to single-family homes, which drives up costs, restricts supply, and reinforces patterns of economic and racial segregation. By allowing a greater variety of housing types in areas with existing amenities and planned infrastructure, we can create more affordable pathways to homeownership and rental opportunities while building vibrant, walkable neighborhoods. Expanding by-right housing options also provides predictability for residents and developers, reducing costly rezoning battles and helping us meet the city's urgent housing needs more efficiently. Done thoughtfully, with attention to design and neighborhood context, zoning reform can help ensure that growth benefits both legacy residents and new Atlantans alike.

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 12, priority areas for more dense housing include corridors such as Metropolitan Parkway, Campbellton Road, Cleveland Avenue, Browns Mill Road, McDonough Boulevard, and University Avenue, where transit access and infrastructure can support growth. Neighborhoods like Oakland City, Sylvan Hills, Capitol View, Polar Rock, Hammond Park, and Joyland are also well-suited for "missing middle" housing—duplexes, triplexes, and townhomes—that add affordability and vibrancy while respecting community character. Concentrating density in these areas will expand housing choices, strengthen local businesses, and align growth with infrastructure, while ensuring legacy residents are protected from displacement.

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

From my conversations with residents across District 12, I hear a mix of hope and concern about Atlanta's growth. Many constituents see growth as an opportunity for more jobs, stronger local businesses, better transit, and renewed investment in long-neglected neighborhoods. At the same time, there are real fears about displacement, rising rents and property taxes, and new development that doesn't reflect the character or needs of the community. Seniors worry about being priced out of homes they've lived in for decades, while younger families and newcomers want more affordable pathways to live and build in the district. Across all demographics, people want growth that is inclusive, balanced, and centered on preserving the identity and culture of our neighborhoods while bringing new opportunity.

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

Balancing neighborhood concerns with the city's urgent housing needs requires honesty, transparency, and real community engagement. I believe residents deserve to have their voices heard early in the process—not after decisions have already been made. At the same time, we cannot let fear of change prevent us from addressing Atlanta's housing shortage. My approach is to work with communities to shape development so that it delivers clear benefits—such as affordable units, homeownership opportunities, stronger transit access, and protections against displacement—while also respecting neighborhood character. By fostering dialogue, building trust, and ensuring that growth directly benefits legacy residents as well as newcomers, we can bridge the gap between local concerns and the city's broader responsibility to provide more housing for all Atlantans.

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

Atlanta's Affordable Housing Trust Fund needs sustainable, dedicated revenue. I support funding it through linkage or impact fees on large developments, a share of hotel/motel and short-term rental taxes, and proceeds from city-owned land sales or leases. We should also explore housing-specific bonds and TAD set-asides to ensure long-term stability. These tools will allow us to close the housing gap for low-income families and keep affordability in amenity-rich 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?

To reflect neighborhood differences, I'd use a two-track approach. In amenity-rich areas, allow more homes near jobs/transit through zoning reform (missing-middle and mid-rise by-right), pair that with strong inclusionary requirements or affordability set-asides, and prioritize public land for 100% affordable projects. In amenity-limited areas, lead with amenities first—grocery and healthcare incentives, small-business support, parks and safe-streets, and frequent transit—while focusing on preservation (acquisition/rehab funds, community land trusts) and anti-displacement

(property-tax relief for seniors/longtime owners, home-repair grants, tenant protections). Citywide, align LIHTC/bond financing and TAD set-asides to steer deeper affordability to high-opportunity places, track outcomes by neighborhood (production, rent burden, displacement risk), and adjust investments so growth includes everyone.

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 will pursue a prevention-first, housing-first strategy. On prevention, we'll expand targeted rental assistance and eviction diversion, create a Right to Counsel for low-income tenants, offer property-tax relief and home-repair grants for cost-burdened owners, and coordinate with APS, Grady, and reentry programs to stop exits into homelessness. For rapid rehousing, we'll scale short-term rent support with case management, add low-barrier, non-congregate shelter for emergency needs, and deploy street outreach paired with same-day placement. For long-term stability, we'll increase permanent supportive housing (master leasing, new PSH units, Medicaid-reimbursable services), boost voucher utilization through landlord incentives and master lease/guarantee programs, and remove zoning barriers to SROs, ADUs, and conversions of hotels/office to housing. Citywide, we'll centralize a coordinated entry system, track outcomes (time to housing, returns to homelessness), and tie funding to what works so Atlantans move quickly from crisis to a safe, stable home.

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

Innovative solutions like shipping container housing show Atlanta can be creative in addressing homelessness, but scaling them requires resources, political will, and community trust. I will push for dedicated funding streams so pilot projects can expand into long-term programs, and I will advocate for using city-owned land and underutilized properties to reduce costs and speed deployment. Equally important, every neighborhood must share in the responsibility—meaning shelters, transitional housing, and supportive housing should not be concentrated in only a few areas. I will work to ensure projects are evenly distributed across the city, paired with strong community engagement that highlights success stories and the benefits of reducing unsheltered homelessness for all residents. By treating housing as infrastructure and integrating these solutions into citywide planning, we can move from small pilots to citywide impact.

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

Yes. Beyond increasing supply, I will champion policies that keep existing residents stably housed. This includes property tax relief and caps for seniors and longtime homeowners, home repair grants and zero-interest loans to help legacy residents remain in place, and stronger tenant protections such as a Right to Counsel, source-of-income protections, and fair notice for evictions. I also support expanding community land trusts, land banks, and cooperative ownership models to preserve affordability long-term. By combining stability measures with new housing production, we can protect those who built our neighborhoods while welcoming new 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 supported the 111 Moreland Avenue proposal because Atlanta urgently needs more permanent supportive and deeply affordable housing options for residents experiencing homelessness. While I understand community concerns about safety, density, and design, the reality is that every district must play a role in addressing homelessness. With proper wraparound services, thoughtful site planning, and open communication with neighbors, developments like 111 Moreland can both meet urgent housing needs and strengthen surrounding communities. My vote would reflect a commitment to ensuring that affordable housing and supportive housing are not only built, but also distributed fairly across the city.

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

Incumbents: how did you vote on this proposal?

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

Support

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

I would have voted Yes on the Amsterdam Walk proposal. Atlanta needs to expand housing supply in amenity-rich, high-demand neighborhoods like Virginia Highlands, and this project balances growth with affordability by including over 200 affordable units alongside retail and community-serving space. Building density near the BeltLine—where infrastructure, jobs, and transit access already exist—is exactly the kind of smart growth the city needs to reduce pressure on legacy neighborhoods and provide more options for working families. While it’s important to address community concerns around traffic and design, the long-term benefits of mixed-use, mixed-income development in a well-connected corridor far outweigh the drawbacks. This is the type of project that reflects the vision of the Atlanta City Design and helps the city grow inclusively.

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 do not believe this was the preferred outcome. The original Edgewood for Everyone proposal would have created 48 new homes, including affordable units at 60% AMI without public subsidy, which is exactly the kind of innovative development Atlanta needs to address our housing shortage. Instead, because of opposition, the neighborhood ended up with just 6 luxury homes at nearly \$900,000 each—further limiting affordability and excluding the very families we should be welcoming. This outcome highlights the cost of letting fear of change override the broader needs of our city. I believe projects like the original proposal are critical if we want to create inclusive, mixed-income neighborhoods where legacy residents and newcomers can thrive together.

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 impacts families, neighbors, and entire communities. Growing up, I watched people I cared about struggle with rising rents, unexpected evictions, and the fear of being priced out of the very neighborhoods that shaped their lives. Many of the friends and family I grew up with can no longer afford to live in the historic neighborhoods that raised us, and that loss of community cuts deep. I know what it feels like to have housing costs dictate opportunity—or limit it—and I carry those experiences into this campaign. For me, this isn't just about numbers on a policy sheet; it's about making sure seniors can age in place, young families can build a future, and every Atlantan has the dignity of a safe, affordable home.

What work have you done to advocate for housing?

My advocacy for housing has been rooted in both community engagement and direct action. I've supported affordable housing initiatives by working alongside neighborhood organizations, listening to residents facing displacement, and uplifting their concerns in public forums. Through my campaign, we've knocked on thousands of doors and had countless conversations with constituents about affordability, using those stories to push for policies that protect renters, expand affordable homeownership, and increase housing options across District 12. I've also met with current council members and civic leaders to build support for zoning reform, inclusionary housing, and anti-displacement measures. This work reflects my belief that housing is not just a policy issue but a moral one—ensuring every Atlantan has a stable place to call home.

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

Yes. At the heart of my campaign is a commitment to building a more equitable, inclusive Atlanta where every resident regardless of income, background, or zip code has the opportunity to thrive. I am running a people-powered campaign rooted in grassroots support, fueled by family, friends, and neighbors who believe in this vision for District 12. I bring both lived experience and a proven commitment to listening, collaborating, and turning community voices into policy action. As you consider your endorsement, I hope you'll see me not only as a candidate, but as a partner ready to work with organizations like yours to make housing more affordable, protect legacy residents, and prepare Atlanta for sustainable, inclusive growth.