

HouseATL Member Convening

Tuesday, October 20, 2026





welcome

**October Member
Convening**



Natallie Keiser

**Executive Director
HouseATL**

HouseATL.org

Breakout Groups



Housing Funding & Investment

- Increase Allocations to State Housing Trust Fund
- Preserve State LIHTC
- Support State Enabling Legislation for New Revenue for Local Housing Trust Funds
- Support Tax Reductions for Affordable Rental Housing



Housing Stability & Homelessness

- Create State-Funded Emergency Housing Stability Assistance
- Increase Resources to Prevent and End Homelessness
- Provide Housing Assistance to Support Families and Foster Youth



Tenant Protections & Rental Housing

- Repeal the Rental Registry Ban
- Strengthen Tenant Protections



Housing Production & Land

- Support Zoning Reform
- Support Use of Public Property for Affordable Housing



Homeownership & Property Stability

- Support Heirs Property Owners and Surviving Spouses' Eligibility for Homestead Exemptions
- Protect Homeownership Opportunities



Find your table

Sit at the table for the policy area you care about most.

You will dig into these topics with your peers during the breakout at 10:10 a.m.

Thank You, Clayton County Planning Partners!



Barbara Guillory



Tammy Stanley



Brian Dorelus



Shedra Jones



Mandala Jones



Tate Wilson



Geoff Koski



Kim Waldon



Altimese Dees



Marquita Miles



Carol Yancey

Agenda | 9:30 – 11:30 a.m.



Welcome and Acknowledgements - *Natallie Keiser* | 9:30



Remarks from Sponsor: Georgia Power - *Marion Phillips* | 9:35



2027 State Policy Agenda - *Kristin Allin & Elizabeth Appley* | 9:40



Breakout Session - *Odetta MacLeish-White* | 10:10



Clayton County Zoning Rewrite & Draft Housing Assessment & Strategy - *Mandala Jones, Patrick Ejike & Tate Wilson* | 10:35



Awards Nominations, Membership Survey, Member Leadership - *Karen Hatcher* | 11:15



Announcements - *Natallie Keiser* | 11:25

Our Funders

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THE ANNIE E. CASEY FOUNDATION



WILLIAM JOSEF FOUNDATION

**WELLS
FARGO**

October Convening Sponsor



Marion Phillips

Associate Executive Director, Corporate Responsibility
Georgia Power

2027 State Policy Agenda



Kristin Allin

Co-Chair, HouseATL Policy Working Group
Principal Planner, Atlanta Regional Commission

Topic introduction



Elizabeth Appley

Attorney

Policy presentation

Five policy areas, 13 agenda items



Housing Funding & Investment



Housing Stability & Homelessness



Tenant Protections & Rental Housing



Housing Production & Land



Homeownership & Property Stability

HouseATL State Policy Update

Kristin Allin | Odetta MacLeish-White
HouseATL Policy Working Group Co-Chairs

Elizabeth Appley
Attorney at Law



2027 Georgia Legislative Session

Convenes
January 11, 2027

Healthy Housing Day at the Capitol (GA Appleseed)
January 21, 2027

Housing Day at the Capitol (Georgia ACT)
February 24, 2027

Crossover Day
TBD

HouseATL.org

Policy Working Group Updates

Welcome Co-Chair: Odetta MacLeish-White

Join the Policy Working Group as Co-Chair in 2027!

Today's Breakout Activity:

Aligning Support and Expertise for 2027 Legislative Priorities

Educational Event for State Legislators:

November 19

Building Solutions to Georgia's Housing Needs

Policy Working Group Updates

State Policy Subgroup:

- Welcome Lejla Prljaca as Subgroup Lead!
- Focus: 2027 Legislative Session
- Subgroup meeting November 2

Local Policy Subgroup:

- Jessica Gill and Deborah Jackson Subgroup Leads
- Comprehensive Plans
- City of Atlanta Lead – Seeking
- Subgroup meeting October 27

QAP Subgroup:

- Seeking a Lead

DeKalb County Roundtable:

- Steering Committee
- Mijha Butcher Godfrey staff support



2027 State Legislative Agenda

Elizabeth Appley

Looking Ahead: 2027 at the State Capitol

- **Legislature convenes January 11** for 40-day session
- First year of two-year session
- All legislation must be reintroduced
- During 1st week, new Governor presents budget for FY 2028 and FY 2027 Amended
- Federal changes are impacting Georgians' access to affordable and supportive housing and limiting options for vulnerable populations



2026 is a Critical Election Year

Election outcomes will significantly impact housing policy and resources in 2027 and beyond

- US Senate and Congressional races
- Statewide races, especially Governor and Lt. Governor
- State legislative races



Unprecedented number of new legislators, especially in the Senate:

- **11 members** of Senate leadership left office in 2026
- new Lt. Governor and new Chairs of key Committees, including Appropriations, Judiciary, etc.

Who wins will determine funding, priorities, and outcomes

HouseATL State Policy Agenda - Funding

Increase Funding to the State Housing Trust Fund for the Homeless

- For people who are homeless, low-income renters, and for low-income homebuyers
- Unobligated surplus at \$9 Billion in 2026 now down to \$1-\$2 Billion
- Sustain at a minimum the \$50 Million appropriated by Gov. Kemp and legislature in 2026

Obtain State Funded Emergency Rental Assistance

- Support legislation and an appropriation of \$25 Million to DCA for flexible local grants for emergency rental, utility, and eviction diversion assistance to keep families stably housed and prevent homelessness

Fund Supportive Housing for People who are Homeless with Mental Illness

- Support DBHDD's successful Georgia Housing Voucher Program

Empower Localities with Revenue Options for Local Housing Trust Funds



Protect State Low Income Housing Tax Credit

State Low Income Housing Tax Credit is the only state funding for creating and preserving affordable housing

- Prior efforts by legislators to cut credit from 100% match to federal LIHTC to 50% and to end the program
- Stand with other housing advocates, developers, financial institutions, and DCA to protect this key funding for senior housing, workforce housing, supportive housing, etc.
- Highly successful and effective program reaching all regions of the state
- Public-private partnerships that allow for long-term below-market rents for eligible households

Support creation of a property tax valuation category for LIHTC properties that recognizes limitations in value due to rent restrictions



Prevent and End Homelessness

Protect Families in Extended Stay Hotels/Motels

- Oppose attempts to:
 - Strip people living long term in extended stays of the right to tenant eviction processes recognized by the Georgia Supreme Court in 2023, and
 - Subject them to immediate lockout and criminal arrest

Prevent Homelessness Among Foster Youth

- Utilize federal and state housing assistance resources:
 - To prevent children from entering foster care due to housing inadequacy or homelessness
 - Support family reunification where housing is a barrier, and
 - Assist youth aging out of the foster care system



More Affordable Housing

Adopt Needed Zoning Reform

- Align with federal Road to Housing Act
- Examples from other states - allow for targeted density, expand by-right development options and encourage inclusionary zoning

Support Use of Public Property for Affordable Housing

Promote Homeownership

- Address large-scale institutional acquisition of homes

Protect Homestead Exemptions for Surviving Spouses and Heirs Property Owners



Support Healthy Housing

Repeal the Ban on Rental Registries

- Remove the state ban on rental registries (OCGA §36-74-30) to allow cities and counties that opt to participate to provide increased transparency and accountability for rental housing conditions.

Revise Safe at Home Act - include a definition of habitability and remedy for breach

Codify caselaw allowing tenants to repair and deduct costs from rent due to unresponsive landlord



Strengthen Tenant Protections

- Increase transparency in rental marketing to require fair disclosure of total cost including all mandatory fees prior to application
- Support use of time-limited portable/reusable tenant screening reports to avoid repeat payments for background checks
- Seal eviction filings upon filing so they only appear in the public record if an eviction judgment is entered against the tenant
- Ban inclusion of eviction filings in background checks, only judgments
- Provide source of income protections, prohibiting discrimination against tenants using housing vouchers
- Repeal the ban on local governments regulating rent. OCGA §44-7-19

Next Steps

- Contact your State Representative and Senator to express your priorities
- Watch for updates and action alerts from HouseATL and take action
- Participate in the Policy Working Group and its Subgroups
 - Local Policy Subgroup
 - State Policy Subgroup
 - QAP Subgroup



Breakout on Policy Advocacy



Housing Funding & Investment

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Homeownership & Property Stability

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FACILITATOR

Odetta MacLeish-White

Co-Chair, HouseATL Policy Working Group

1

Choose a recorder

Take notes on the paper worksheet at your table.

2

Problem-solve together

18 minutes to dig into the policy agenda you just heard.

3

Report out

Five minutes for a few tables to share. Your notes go to the Policy and Advocacy Working Group.

Clayton County Zoning Rewrite & Draft Housing Assessment & Strategy



Mandala Jones

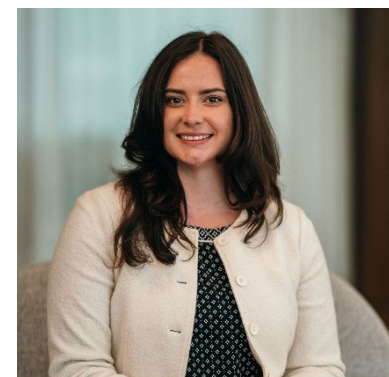
CEO
Develop Clayton

Chair
Clayton County Housing
Task Force



Patrick Ejike

Director,
Community & Economic
Development
Clayton County



Tate Wilson

Director
KB Advisory Group

*Clayton County Housing
Assessment & Strategy*



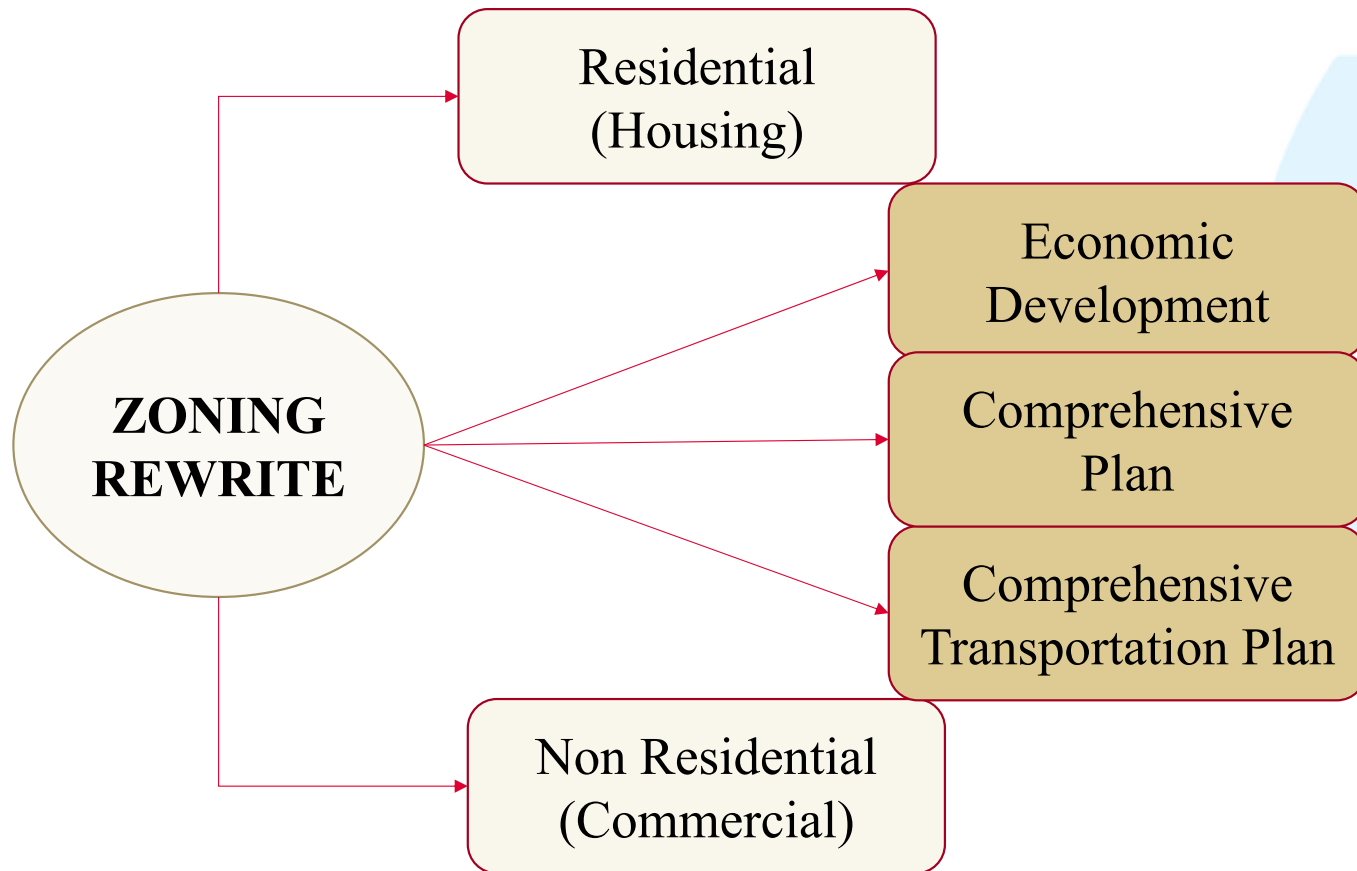
ClaytonCountyGA.gov

Clayton County Community & Economic Development Department

SMART ZONING REWRITE ECONOMIC OPPORTUNITIES INCLUSIVE HOUSING

Creating Opportunities for Housing, Investment
&
Sustainable Growth

Zoning Rewrite & Complimentary County Codes/Plans





Zoning Rewrite Intended Outcomes

- Modernize outdated regulations
- Streamline development & permitting processes
- Encourage economic investment and guide responsible growth
- **Expand Housing Opportunities** (affordability and diversity of housing types),
- Promote mixed-use and transit oriented development projects
- Strengthen commercial corridor developments
- Create clear development standards that align with the County's long-term vision.



Specific Housing Considerations

Establish a more **efficient pathway for development approvals**, including reduced reliance on Board of Commissioners actions (Public Hearings) for projects that meet established zoning standards.

Encourage **medium and high density housing** near employment centers, commercial amenities, Transit-Oriented Development (TOD) districts, and MARTA transit routes.

Expand opportunities for **diverse housing types**, including townhomes, multifamily residential, infill process and mixed-use housing to accommodate different household sizes and income levels.

Promote **housing affordability** by providing greater flexibility in residential development while protecting established neighborhoods.

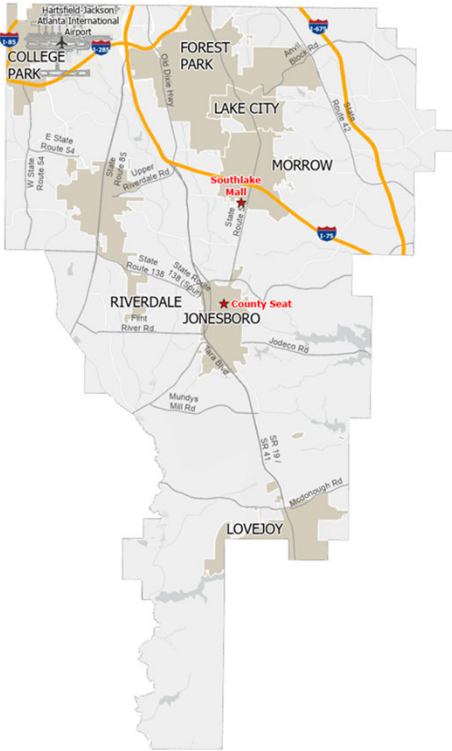


Development Patterns & Implementation Strategy Under Review



ClaytonCountyGA.gov

Proposed Housing Type Name
Single-Household Dwelling, Detached
Two-Household Dwelling ("Duplex")
Three-Household Dwelling ("Triplex")
Four-Household Dwelling ("Quadplex")
Multiplex (up to 8 units)
Tiny House
Cottage Court
Townhouse
Live-Work Unit
Small Residential Building (9 to 12 units)
Medium Residential Building (13 to 24 units)
Large Residential Building (25+ units)
Mixed-Use Building (Upper-Story Residential)
Accessory Dwelling Unit



Where the World Lands and Opportunities Take Off

Thank You



ClaytonCountyGA.gov

Clayton County Housing Assessment & Strategy: Draft Findings and Strategies

October 2026



Who We Are: The Consultant Team

An Interdisciplinary Team



Geoff Koski
Principal-in-
Charge
Project Director



Tate Wilson
Project Manager
Housing & Market
Analyst

PUBLIC ENGAGEMENT & TRANSPORTATION



Kim Natarajan
Community
Engagement Lead &
Homelessness
Specialist



L'Tryce Slade
Transportation &
Public Engagement
Specialist

PROJECT MANAGEMENT & DATA ANALYTICS



Mike Carnathan
Housing Expert



Erik Woodworth
Spatial Analyst
Eviction
Tracker Tool
Developer

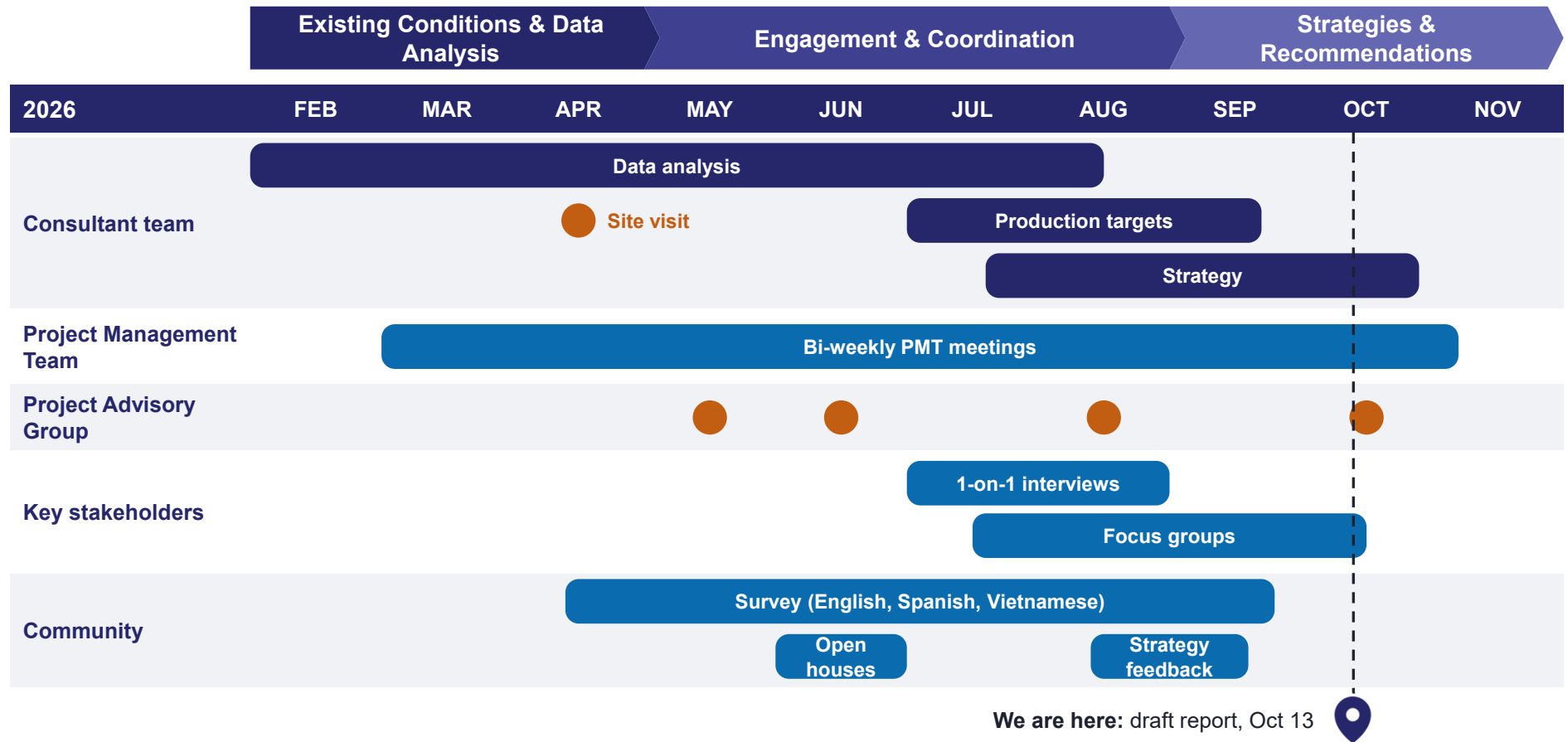


Trevor Butler
Project Manager
Market & GIS Analyst



Kelsi Broderick
Market Analyst

Project Schedule



What We Heard: Who Participated



350+

people engaged,
May to September 2026

228

survey responses, in
English, Spanish, and
Vietnamese

75

attendees at four open
houses in Jonesboro,
Forest Park,
Riverdale, and
Lovejoy

12

one-on-one interviews
with commissioners,
mayors, and agency
and nonprofit leaders

13

focus group
participants, including
youth, seniors, and
residents experiencing
homelessness

24

responses to the
strategy feedback
survey

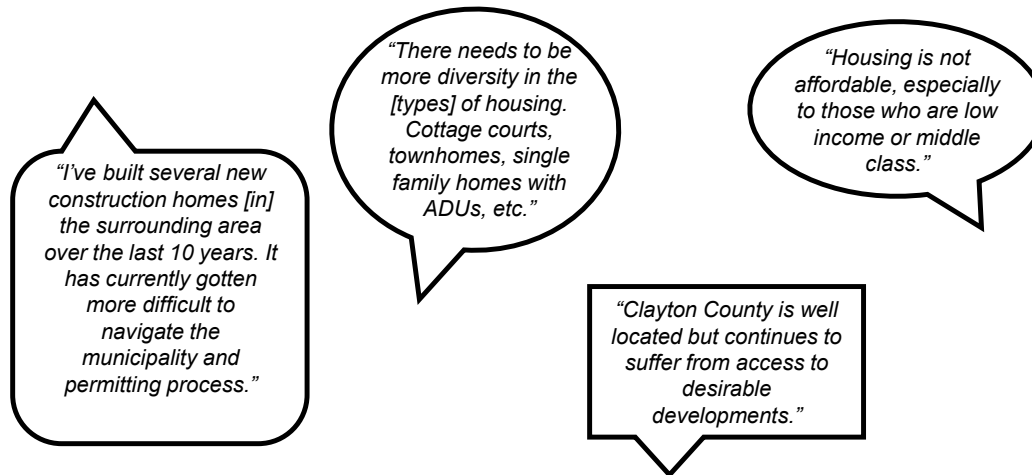
7

strategy meetings:
Housing Task Force,
Project Advisory
Group, and Strategy
Preview

Sources: Clayton County Housing Survey (2026); open house, focus group, and meeting records; stakeholder interviews.

What We Heard: Key Input

Clayton County Housing Survey (228 respondents)



Open Houses and Interviews

- Shift toward homeownership and housing options for all family sizes and incomes
- Sidewalks, transit, and amenities that support strong neighborhoods
- Policy and regulatory changes favored over direct subsidies

Key Themes:

Housing Quality

Reinvest in existing homes and enforce upkeep of rentals

Cost and Access

Income and up-front cash keep renters from finding a fit

Wide range of Need

Senior, workforce, and higher-end homes, and more ownership

Work Together

County and cities collaborate, simplify rules, and lift the image

What We've Learned: Homes and Affordability



65% of the county's 115,476 homes are detached single-family houses



Half of homes were built between 1970 and 1999; only 9% since 2010

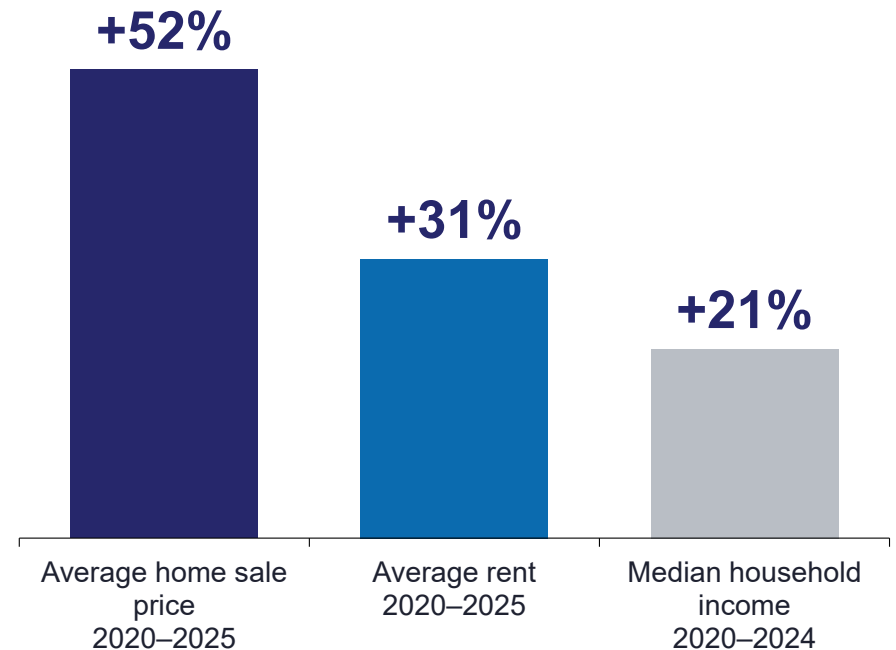


63% of renter households are cost burdened, about 30,300 households



55% homeownership rate, 11 points below the region

Home prices and rents have outpaced incomes since 2020



Sources: KB Advisory Group; U.S. Census Bureau, ACS 5-Year Estimates; CoStar. Cost burdened means spending more than 30% of income on housing.

What We've Learned: Investment and Location



4%

of new housing in the five core counties since 2020 was built in Clayton, home to 8% of their population



\$130K

less for a new home than in DeKalb County; new apartments rent \$260 less



91%

of the 10,700 homes built in the past decade went to two places: unincorporated Clayton and Lovejoy, at the county's southern end

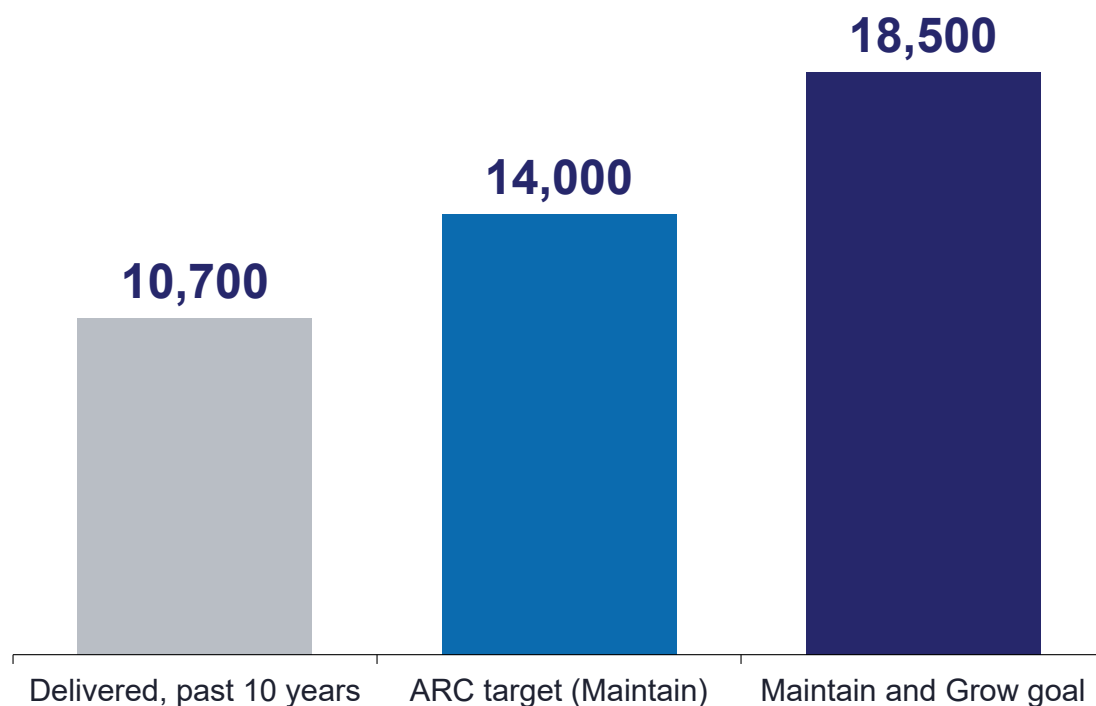


17,807

miles driven per household each year, about 5,700 more than the average Georgia household

Housing Targets: 18,500 Homes in 10 Years

Housing units, 10-year totals



 **1.7x**

the pace of the past decade is needed to reach the Maintain and Grow goal

 **6,500**

existing homes to preserve through repair, rehabilitation, or affordability protections

Sources: KB Advisory Group housing production forecasts (August 2026); Atlanta Regional Commission, Housing Forward 2035.

Housing Targets by Jurisdiction

Jurisdiction	Delivered, past 10 years	Maintain and Grow goal	Preserve	Pace needed
Unincorporated Clayton County	6,200	13,100	3,100	2.1x
Jonesboro	260	1,300	600	5x
Forest Park	120	1,200	300	10x
Lovejoy	3,500	1,000	200	0.3x
Riverdale	Fewer than 10	800	600	More than 80x
College Park (Clayton portion)	570	600	600	1.1x
Lake City	Fewer than 10	200	200	More than 20x
Total	10,700	18,500	6,500	1.7x

Sources: KB Advisory Group housing production forecasts (August 2026); CoStar; SmartRE. Morrow is not shown separately in the August 2026 forecasts.

Four Challenges, Four Strategies

THE CHALLENGE

1

Active but Uncoordinated Housing Market Interventions

2

Missing Housing Types and Price Points

3

Lack of Investment

4

Recent Growth is Farthest from Job Cores

THE STRATEGY

STRATEGY 1 Sustain County and Regional Coordination and Track Progress

STRATEGY 2 Preserve and Expand the range of Housing Types and Price Points

STRATEGY 3 Strengthen Private Market Momentum for New Mid-market and High-end Housing

STRATEGY 4 Align Housing Growth with Amenity and Job Centers

The Strategies: Coordinate and Preserve



STRATEGY 1

Sustain County and Regional Coordination and Track Progress

Challenge: households split across 8 governments; 76% live in unincorporated Clayton

Key actions

- Name a housing coordinator at the County and in each city
- Unify incentives, zoning, and development processes
- Coordinate use of public land
- Track production and preservation against the housing targets
- Work with ARC to become a designated “Housing Ready” community



STRATEGY 2

Preserve and Expand the Range of Housing Types and Price Points

Challenge: 65% detached homes; 63% of renters cost burdened

Key actions

- Fund rehabilitation in exchange for an affordability deed restriction
- Strengthen the Clayton County Land Bank
- Encourage affordable rental accessory dwelling units (ADUs)
- Create down-payment and rental deposit assistance
- Attract mixed-income development

The Strategies: Invest and Align



STRATEGY 3

Strengthen Private Market Momentum for New Mid-Market and High-End Housing

Challenge: rents and prices below what new construction requires

Key actions

- Support pilot projects with gap financing, pre-development loans, and guarantees
- Use pilots on public land to set comparable sales for later projects
- Invest in existing town centers through LCI, revolving loan funds, and Main Street programs
- Offer property tax relief for legacy homeowners



STRATEGY 4

Align Housing Growth with Amenity and Job Centers

Challenge: 91% of recent homes went to two places, far from job cores

Key actions

- Align zoning and redevelopment tools with cores and corridors
- Direct zoning, incentives, and public land toward MARTA Rapid B-Line station areas
- Focus housing along planned trail corridors
- Promote housing near job centers

Building on Success and Partnership



- Cherry Street, Forest Park
- 6 New Homes
- Small lot, Detached



Building on Success and Partnership



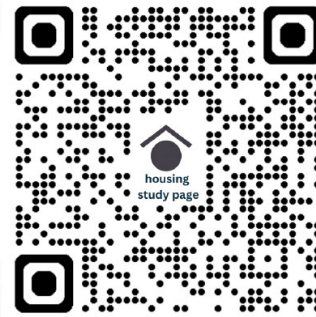
Source: KB Advisory Group, Clayton County Housing Assessment & Strategy (2026 draft). Southern Crescent Habitat for Humanity

Thank you!

Project website: claytonhousingstudy2026.com

Email: Team@ClaytonHousingStudy2026.com

Housing Matters to Clayton.



**Visit the website to
learn more and
take the survey**



CLAYTON
COUNTY • GEORGIA
Cc: Clayton connected

A&C
Atlanta Regional Commission



**Clayton
County
Housing**



Q&A

Leadership & Awards



Karen Hatcher
HouseATL Co-Chair

CEO of Sovereign Realty and Management

Thank You, HouseATL Advisory Board!

Board directors, please stand so we can thank you.

Dr. Alan Ferguson

CO-CHAIR | DeKalb County

Keitt King

PRIOR CO-CHAIR | Truist Community Capital

Rachel Carey

Westside Future Fund

Rita Gibson

Georgia ACT

Will Johnston

MicroLife Institute

Rohit Malhotra

Center for Civic Innovation

Richelle Patton

Collaborative Housing Solutions

Karen Hatcher

CO-CHAIR | Sovereign Realty & Management

David Allman

Regent Partners

Julio Carrillo

HOPE Atlanta

Kaela Hammond

Community Foundation for Greater Atlanta

Michael Lucas

Atlanta Volunteer Lawyers Foundation

Tia McCoy

Atlanta Habitat for Humanity

Richard S. Slaton

Slaton Properties

Mandy Eidson

TREASURER | Self-Help Credit Union

Dr. Christie Cade

Enterprise Community Partners (Ex-Officio)

Jennifer Freeman

Freeman Young Group

Dr. Bambi Hayes-Brown

Georgia Advancing Communities Together

Odetta MacLeish-White

OMW Strategic Advisors

Dr. Sara Patenaude

Reinvestment Fund

Cathryn Vassell

Partners for HOME

Thank You, Working Group Co-Chairs

Working group co-chairs, please stand so everyone can see and acknowledge you.



Funders Collective

Dr. Christie Cade

Enterprise Community Partners

LaToya Kyle

Low Income Investment Fund (LIIF)



Homeownership

Eboni Killian

Sovereign Realty & Management

Archie Emerson

Dedicated Realty



Policy and Advocacy

Kristin Allin

Atlanta Regional Commission

Odetta MacLeish-White

OMW Strategic Advisors



Prioritizing Communities

Cole Thaler

Atlanta Humane Society

La'Nette Holloman

Atlanta Volunteer Lawyers Foundation



Rental Housing Preservation

Caesar Nguyen

The BLVD Group

Dr. Sara Patenaude

Reinvestment Fund



Sustainable and Resilient Housing

Abe Kruger

SK Collaborative

Ernest Rogers

Southface Institute

NEW

2027 Affordable Housing Awards Luncheon



FOURTH ANNUAL AWARDS LUNCHEON

Wednesday

April 21, 2027

The Gathering Spot

Supports HouseATL's public policy work and operations.

How you can be part of the 2027 Awards Luncheon



Sponsor

The board has begun seeking sponsorships. Let Karen Hatcher or a board director know, and we will send you the sponsorship package.



Get tickets

Ticket sales begin in February. Seats are limited due to space and tickets included with sponsorships.



Volunteer

A few volunteer roles will be available. We will recruit for them next year.

Presenting Sponsors:

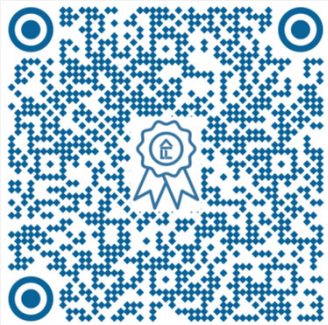


Awards Nominations & Member Survey



Awards Nominations Form

Open until Friday, December 4, at 5 p.m.



- Six award categories that match our working group topics, including a new one for Sustainable and Resilient Housing
- Nominate yourself or someone else, an organization or an individual
- You must be a member to make a nomination
- Members will vote in December to elect the awardees



Member Survey

Linked from the nominations form



- Tell us what is working well and worth continuing
- Help us make improvements as a coalition
- We need every member to respond. The board looks forward to your feedback!

Both links will also be emailed to all current members.

Thank you for joining us today!



Join us!

- **Today at noon:** Clayton County Housing Forum
- **Affordable Living Showcase**
November 20 & December 18
- **Next Member Convening**
February 2027 – stay tuned!
- **Affordable Housing Awards Luncheon**
April 21, 2027
- Join HouseATL and be active in a Working Group



Find us on social media & view the full HouseATL events calendar at houseatl.org



Share your feedback!

Help us make the most of future meetings and improve HouseATL by sharing your feedback



For questions or to get more involved contact:

Talia Thornton

Membership Associate

tthornton@houseatl.org

Mijha Butcher Godfrey

Policy and Project Associate

mgodfrey@houseatl.org

Natallie Keiser

Executive Director

nkeiser@houseatl.org