

CITY OF DECATUR

NOAH IDENTIFICATION TOOL

ULI Center for Leadership mTAP Presentation
Class of 2022 | May 2022



Agenda



INTRODUCTION

OBJECTIVE AND SCOPE

METHODOLOGY/PROCESS

IDENTIFICATION TOOL

CHALLENGES

NEXT STEPS

INTRODUCTION

mTAP Team



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ULI Global Mission:

Shape the future of the built environment for transformative impact in communities worldwide.

CFL Mission:

To cultivate leadership and life-strategy skills by teaching emerging leaders in the real estate and land use industries how the Atlanta region gets built and how their decisions shape the future of the built environment.

mTAP:

Mini Technical Assistance Panel: A volunteer panel to assist qualified organizations with a land use or real estate problem.

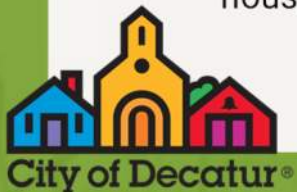
INTRODUCTION



INTRODUCTION

City of Decatur

Affordable Housing Task Force (Task Force) was commissioned in 2019 to research and develop recommendations for new policies, programs and initiatives for the creation of new workforce and affordable housing and preservation of existing workforce and affordable housing units already in the City of Decatur.



Decatur Land Trust (Land Trust) was incorporated as a non-profit entity on July 23, 2021 to facilitate the purchase and development of homes, rental units, and land with 99-year renewable land leases for permanent affordability.



City of Decatur Objective

To help inform strategies for both the City of Decatur and the newly formed Decatur Land Trust to protect and preserve existing NOAH housing.

mTAP Scope of Work

Identify and compile information detailing naturally occurring affordable housing within the City of Decatur limits and providing a report of the findings.

Research,
Evaluate, and
Gather Data



Gather,
organize and
compile



Create tool and
roadmap for
updates

Naturally Occurring Affordable Housing

What is it?



139 Hilldale Drive, Decatur, GA

- Housing units that are affordable (without public subsidy support) to people living at or below Area Median Income (AMI) for that particular region
- Constitutes most of the affordable units in America
- Often vulnerable to either (1) falling into disrepair and becoming uninhabitable or (2) redevelopment, which can cause rent increases that lead to displacement of existing residents.

METHODOLOGY/PROCESS

Defining what “NOAH” means for the Land Trust

ASSET TYPES

- Single family homes, duplexes, triplexes, quadriplexes
- Multifamily properties with 20 units or less
- Accessory Dwelling Units (ADUs)

VALUE/RENTAL RATES

- Single family homes, duplexes, triplexes, quadriplexes with a purchase price of \$500,000 or less
- Multifamily properties with rental rates of 80% AMI or less



251 Jefferson Place, Decatur, GA

METHODOLOGY/PROCESS

Research, Evaluate and Gather Data



City of Decatur mTAP Project Data Sources

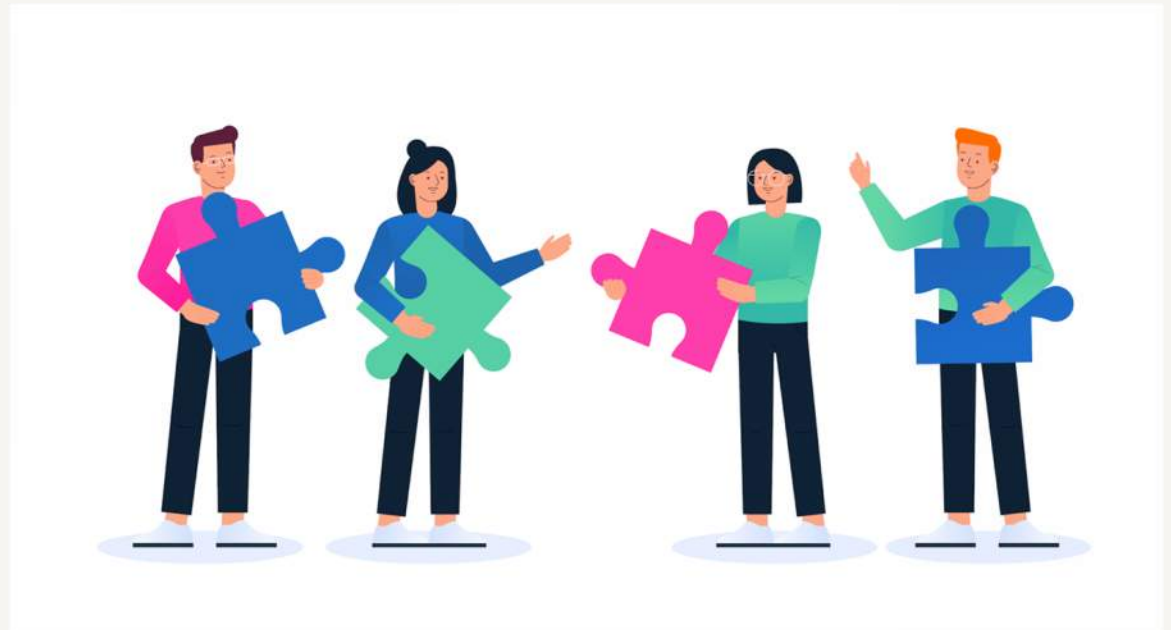
Metrics	Apartments.com	Trulia	City of Decatur Permit Office	Nearmap	Zillow.com	DeKalb County Parcel Map	MLS
	Rental Vacancies	Rental Vacancies	Existing ADU's	Properties with Potential for ADU build	Single Family	Single Family/some multifamily	Single Family
Historical/current data							
Property type	Yes	Yes	Yes	No	Yes	Yes	Yes
Location/Address	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Age of Structure/Year Built	Yes	Yes	Yes	No	No	No	Yes
Square Footage	Yes	No	Yes	No	Yes	No	No
Lot Size	No	No	No	Yes	No	Yes	No
Condition	No	No	No	No	No	No	No
Rental Rates	Yes	Yes	No	No	Yes	No	No
Purchase Price	No	No	No	No	Yes	No	Yes
Last Date of Sale	No	No	No	No	Yes	No	Yes
Whether currently listed for Sale	No	No	No	No	Yes	No	No

METHODOLOGY/PROCESS

Organize and Compile Data



Converting data for
mapping



METHODOLOGY/PROCESS

Creating the Tool



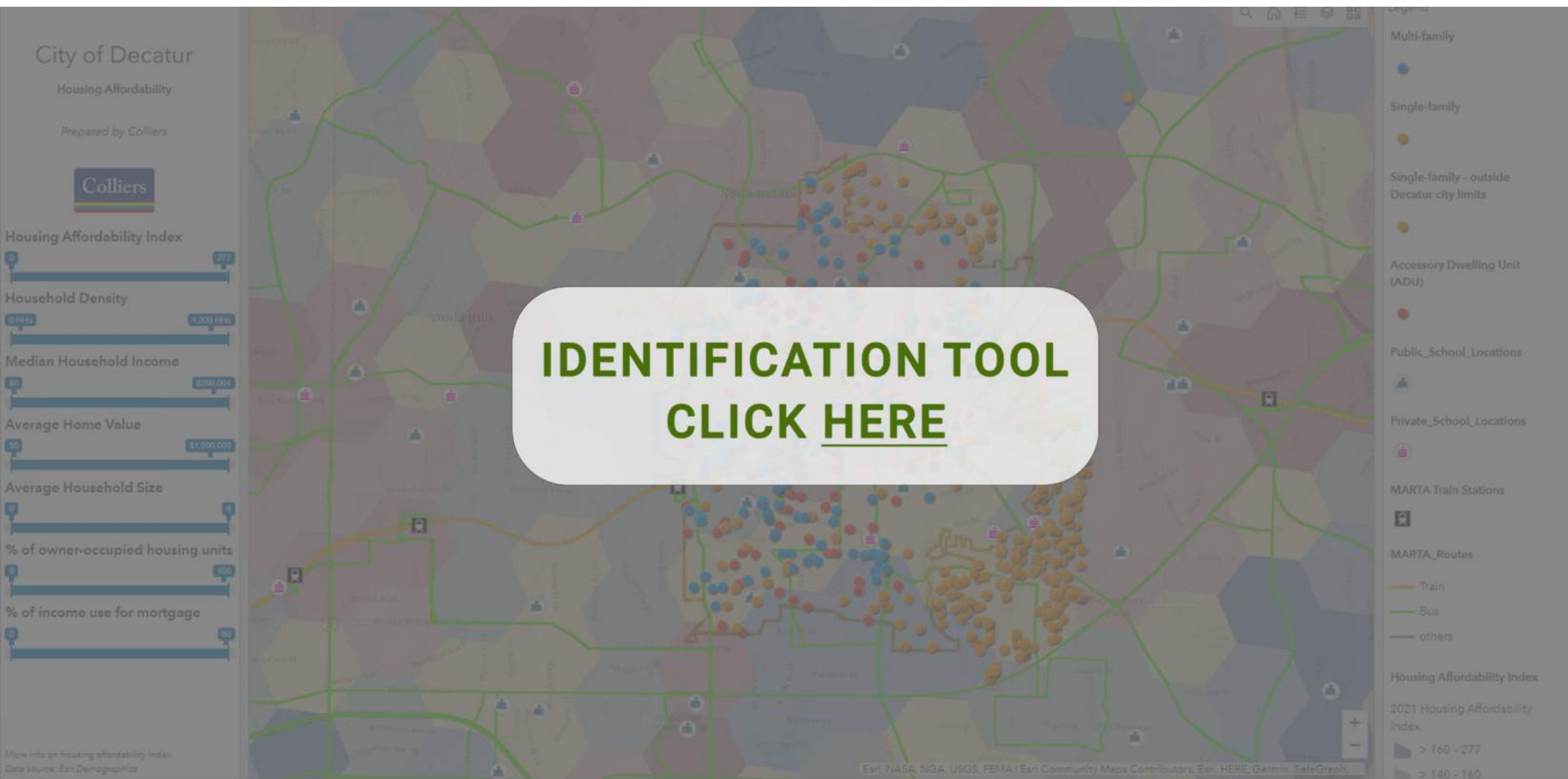
Converting data
for mapping



Deciding
appropriate
filters + toggles

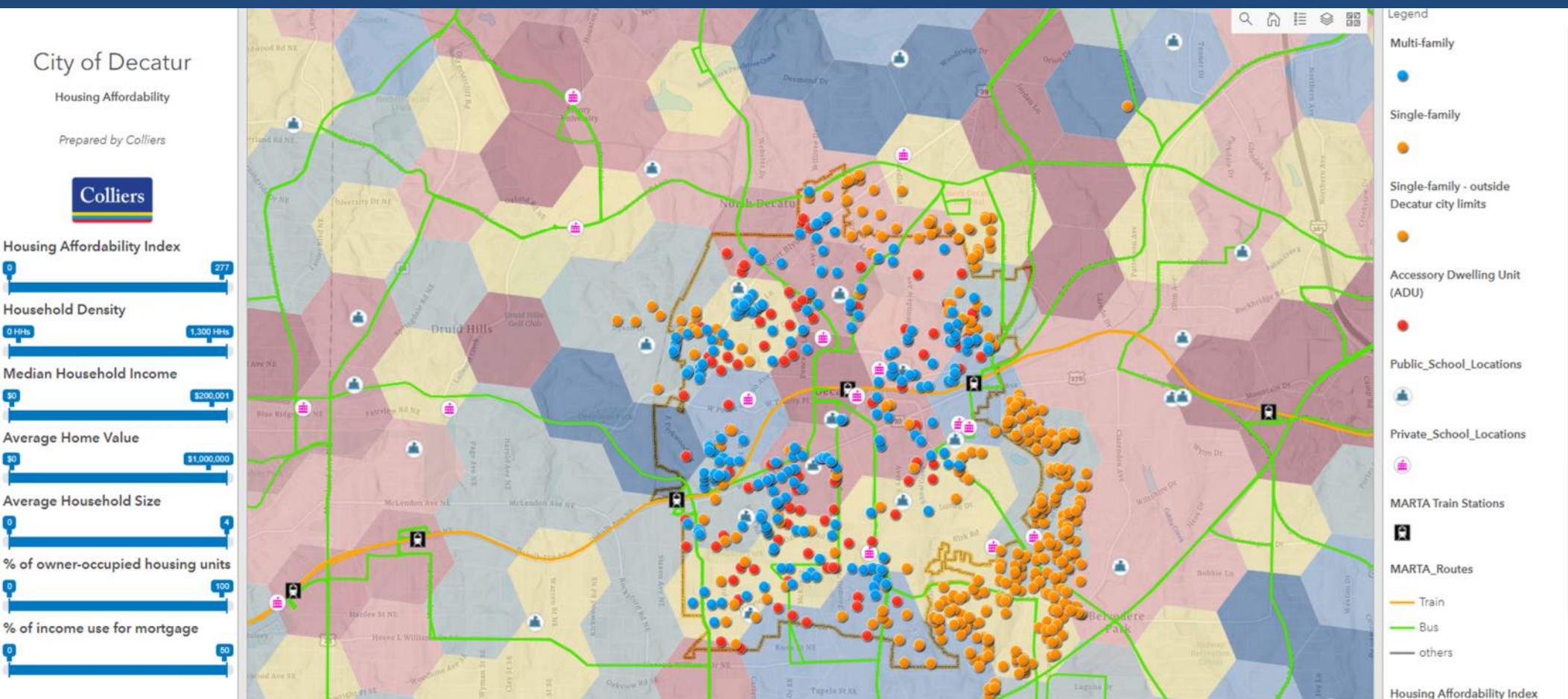


Interactive Tool
+ Value Add
(MARTA,
schools, etc.)

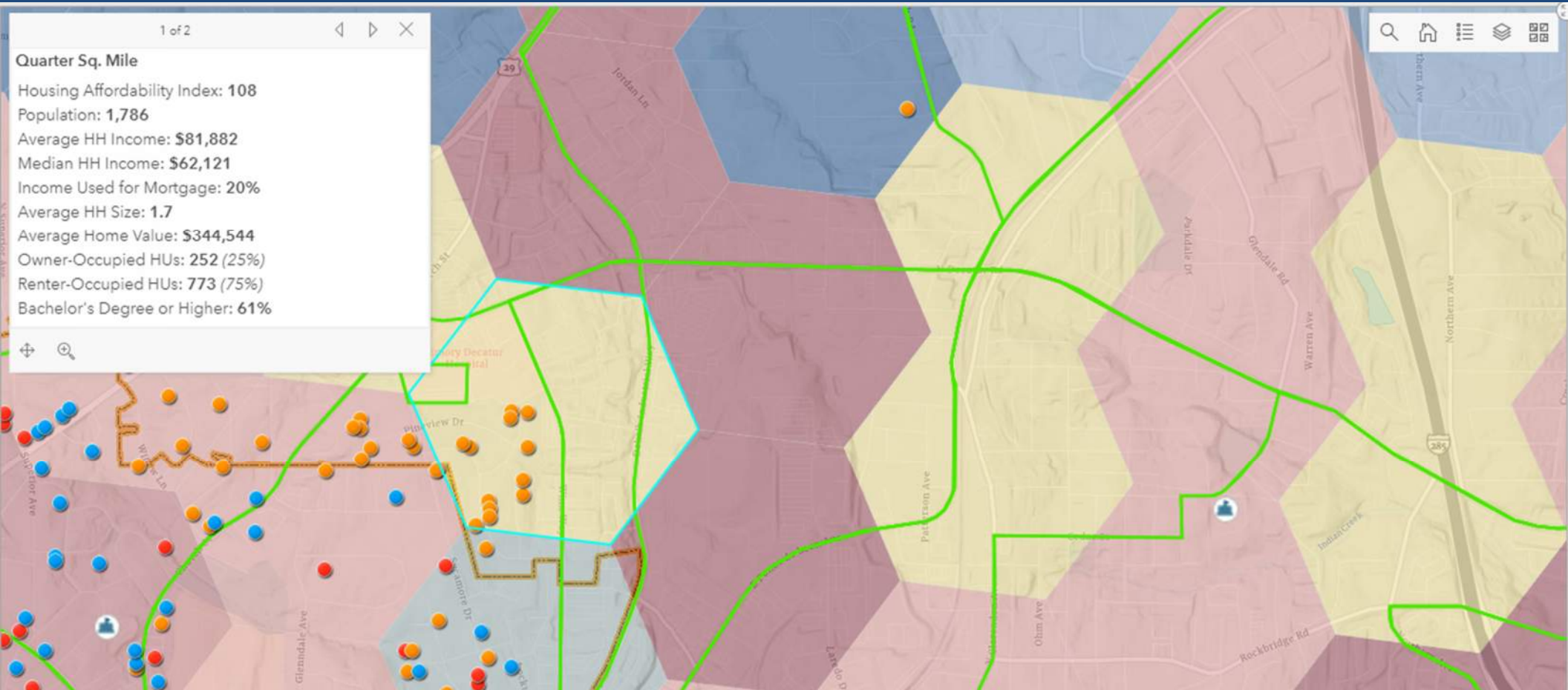


<https://bit.ly/IdentificationToolAccess>

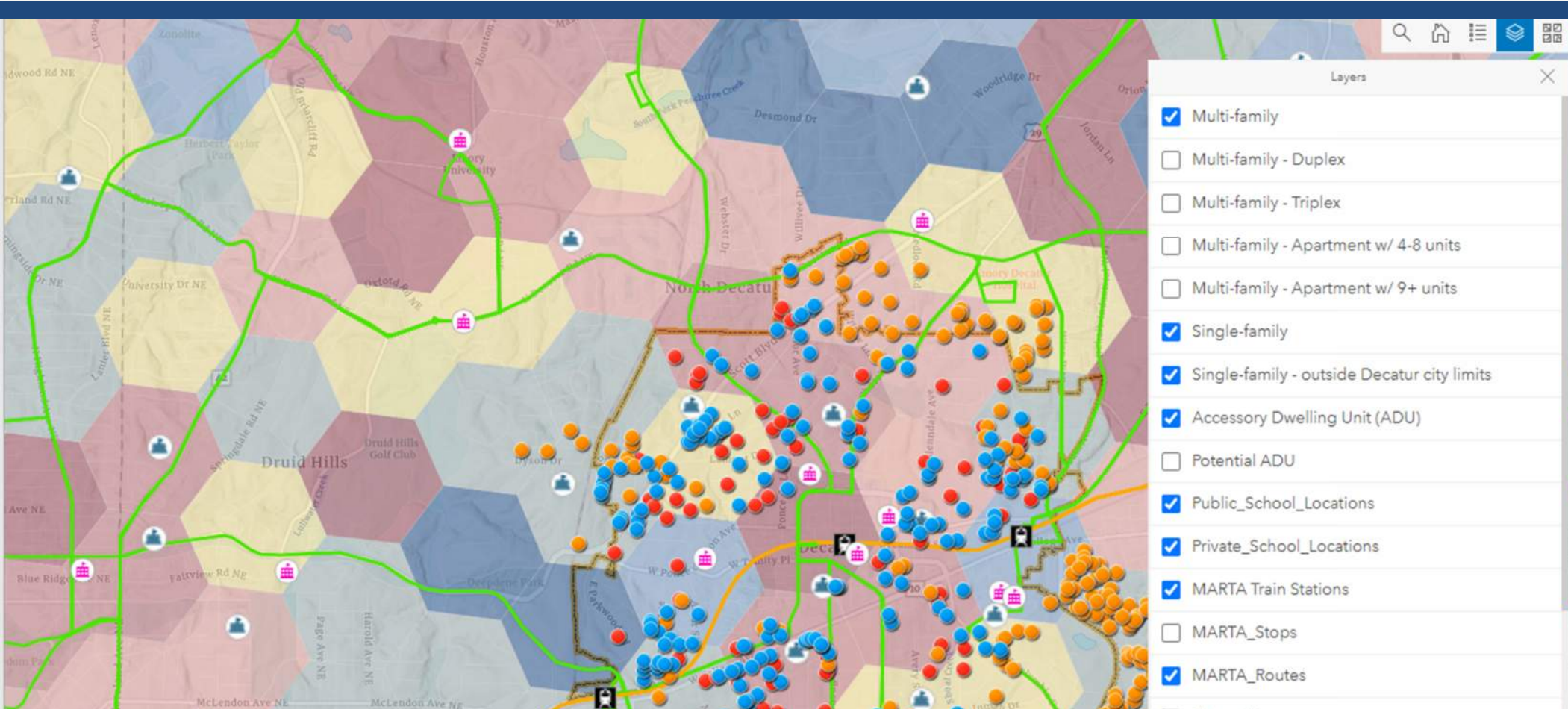
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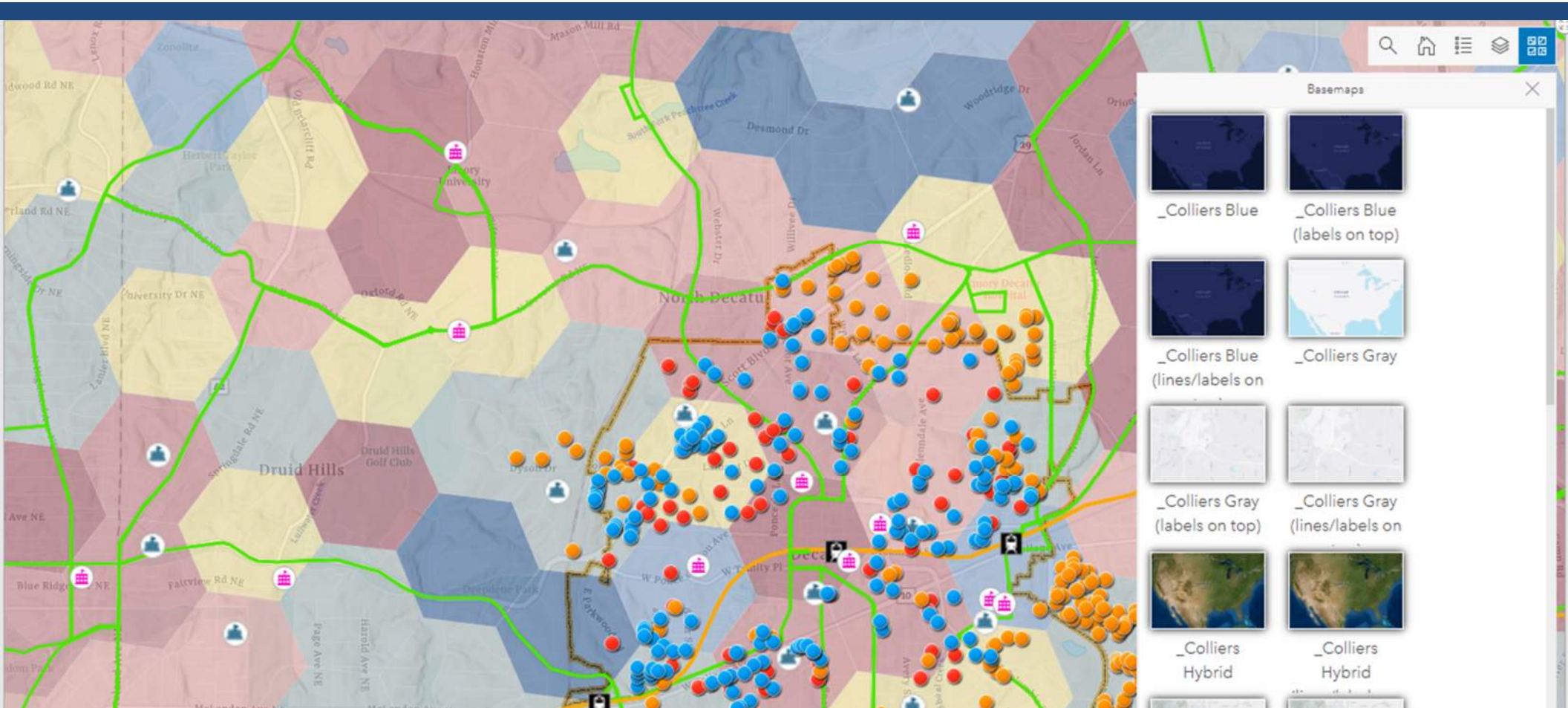
IDENTIFICATION TOOL



IDENTIFICATION TOOL



IDENTIFICATION TOOL



CHALLENGES



Validating we exhausted all available and accurate sources.



How accurate is the information?



Manual compilation and organization.



What could make this tool better?

ROADMAP FOR UPDATING THE TOOL



- 1 Transition of the tool
- 2 Comprehensive data lists provided
- 3 In person verification
- 4 Frequency for data validation
- 5 Update data lists
- 6 Update and maintain GIS tool

THANK YOU!

- A. **Amanda Rhein** | Atlanta Land Trust
- B. **Chris Hall** | Haddow & Co.
- C. **Erik Woodworth** | Atlanta Regional Commission
- D. **Margaret A. Stagmeier** | Tristar Real Estate Investment
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- N. **Randi Mason** | Decide DeKalb