

**CITY COUNCIL  
ATLANTA, GEORGIA**

**ELMS ID# 32707  
AN ORDINANCE BY  
COUNCILMEMBER BYRON AMOS**

**AN ORDINANCE TO ALLOCATE EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00) FROM THE AFFORDABLE HOUSING TRUST FUND TO THE SAFE AND SECURE HOUSING PROGRAM TO INCREASE CAPACITY FOR THE OFFICE OF THE SOLICITOR TO ENFORCE THE 1987 HOUSING CODE AND OTHER LAWS TO IMPROVE HOUSING CONDITIONS FOR RESIDENTS LIVING IN NUISANCE AND SUBSTANDARD MULTIFAMILY PROPERTIES; TO TRANSFER FUNDING FROM THE HOUSING TRUST FUND TO THE SOLICITOR'S OFFICE TO EFFECTUATE THIS ACTION; AND FOR OTHER PURPOSES.**

**WHEREAS**, hundreds of nuisance multifamily properties with a multitude of code and crime violations persist throughout the City limits, presenting a hazard to City residents living both at and in proximity to these properties; and

**WHEREAS**, the residents of these properties represent the City's most vulnerable populations, including tens of thousands of low-income households and their children, whose future socio-economic outcomes are severely undermined by deleterious housing conditions and violent crime; and

**WHEREAS**, the profit model for these so-called "Class C" properties incentivizes deferred maintenance, exploiting households lacking the economic means to move out of dangerous and unhealthy housing, creating a "death spiral" of blight; and

**WHEREAS**, the failure to invest in basic maintenance at aging properties to maintain the standard established by the 1987 Housing Code and other applicable regulatory standards results in decaying, blighted properties that create opportunities for criminal organizations to establish bases for operations and facile access to recruit vulnerable youth; and

**WHEREAS**, these properties represent the largest single source of existing affordable housing that, if brought into compliance with the City's Housing Code and other applicable laws vis-à-vis blight reduction, could be preserved to contribute thousands of units of safe affordable housing towards the Mayor's goal of 20,000 units by 2030; and

**WHEREAS**, in response to this challenge and opportunity, Mayor Dickens created the City's Safe and Secure Housing Program to actively track all multifamily properties citywide in order to identify blighted properties and intervene to enforce the City's statues and policies to the fullest extent possible where merited; and

**WHEREAS**, the Office of the Solicitor has identified that a majority of nuisance properties are owned by out-of-state entities, both corporate and individuals, making litigation costly and complicated; and

**WHEREAS**, in order to address this critical situation, City Council wishes to vastly increase the resources available to the Office of the Solicitor as part of the Safe and Secure Housing Program, including the number of investigators and litigators dedicated to issuing and prosecuting of a wide range of legal actions, from Housing Code violations to judicial in rem actions; and

**WHEREAS,** the intent of the Affordable Housing Trust Fund is to make impactful investments that facilitate the construction, preservation, and access to affordable housing across Atlanta to ensure racial and socioeconomic diversity and a wealth of housing options for the City’s residents; and

**WHEREAS,** City Council recognizes both the critical need for intervention at these properties as well as the generational implications for the success of the Safe and Secure Housing Program, including the preservation of tens of thousands of units of affordable housing, reductions in neighborhood crime, and the socioeconomic benefits to youth and the broader community living at and around these properties; and

**WHEREAS,** City Council desires to allocate \$800,000 from the Affordable Housing Trust Fund to the Office of the Solicitor to increase the enforcement capacity of the Mayor’s Safe and Secure Housing Program to improve housing conditions, reduce blight, and preserve housing affordability.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS, as follows:**

**SECTION 1:** The Chief Financial Officer or his designee is authorized to transfer funds from the Affordable Housing Trust Fund to Office of the Solicitor in a total amount not to exceed Eight Hundred Thousand Dollars and Zero Cents (\$800,000.00), to fund enforcement staffing and services for the Safe and Secure Housing Program.

**SECTION 2:** The Chief Financial Officer or is designee is hereby authorized to make the following transfers to the following accounts:

**TRANSFER FROM APPROPRIATIONS**

FUND	DEPT/ORG	ACCOUNT	F/A CODE	PROJECT	FUND SRC	AMOUNT
7701	040301	5212001	1320000	600465	69999	\$800,000.00
Trust Fund	Exe Chief Operating Officer	Consulting/ Professional Services	Chief Executive	Affordable Housing Trust	Funding Source for Trust Projects	

**TRANSFER TO APPROPRIATIONS**

FUND	DEPT/ORG	ACCOUNT	F/A CODE	PROJECT	FUND SRC	AMOUNT
7701	040301	6111001	1320000	600465	69999	\$800,000.00
Trust Fund	Exe Chief Operating Officer	Oper Transf Out to 1001	Chief Executive	Affordable Housing Trust	Funding Source for Trust Projects	

**TRANSFER FROM**

FUND	DEPT/ORG	ACCOUNT	F/A CODE	PROJECT	FUND SRC	AMOUNT
7701	040301	6110001	1320000	600465	69999	\$800,000.00
Trust Fund	Exe Chief Operating Officer	Oper Transf Out To 1001	Chief Executive	Affordable Housing Trust	Funding Source for Trust Projects	



**TRANSFER TO**

<b>FUND</b>	<b>DEPT/ORG</b>	<b>ACCOUNT</b>	<b>F/A CODE</b>	<b>PROJECT</b>	<b>FUND SRC</b>	<b>AMOUNT</b>
1001	260101	3912037	2650000	000000	00000	\$800,000.00
General Fund	Solicitor Administration	Oper Transf In Frm Fund 7701	Municipal Courts	Default	Default	

**ADD TO ANTICIPATIONS**

<b>FUND</b>	<b>DEPT/ORG</b>	<b>ACCOUNT</b>	<b>F/A CODE</b>	<b>PROJECT</b>	<b>FUND SRC</b>	<b>AMOUNT</b>
1001	260101	3912037	2650000	000000	00000	\$800,000.00
General Fund	Solicitor Administration	Oper Transf Frm Fund 7701	Municipal Courts	Default	Default	

**ADD TO APPROPRIATIONS**

<b>FUND</b>	<b>DEPT/ORG</b>	<b>ACCOUNT</b>	<b>F/A CODE</b>	<b>PROJECT</b>	<b>FUND SRC</b>	<b>AMOUNT</b>
1001	260101	5111001	2650000	000000	00000	\$800,000.00
General Fund	Solicitor Administration	Salary, Regular	Municipal Courts	Default	Default	

**SECTION 3:** That all ordinances or parts of ordinances that are in conflict with the terms of this Ordinance are hereby waived for purposes of this Ordinance to the extent of the conflict.