

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Tuesday, February 9, 2021

3:00 PM

Virtual Special Called Work Session

Meeting ID: meet.google.com/yvx-bmti-dpt

Phone Number: 1-617-675-4444 PIN: 709 725 532 5570#

City Council

1. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
Mayor Pro Tempore JoEllen Wilson
Councilmember Shawn Tolan
Councilmember Nick Estes
Councilmember Brooke Schmidt
Councilmember Sandy McGrew
Councilmember Will Carlan
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Ken Patton, Community Development Director
Ms. Lauren Johnson, Communications and Marketing Specialist
Ms. Annie Fortner, City Clerk
Mr. Mike Morgan, Information Technology Director*

Absent:

None

2. Discussion of Workforce Housing

A. Workforce Housing Questions - Attachment 2A

Attachments: [Workforce Housing](#)

City Manager Billy Peppers discussed the affordability of workforce housing and how that would relate to rental costs. Mr. Peppers explained the difference between workforce housing and low-income housing. It is Mr. Pepper's recommendation to use the Housing & Urban Development (HUD) Area Media Income (AMI) figures as they are a federal agency and will have the most accurately backed numbers for average incomes. Mayor Grant referred to Assistant City Manager Nathan Ingram's email which differentiated workforce housing, affordable housing, and low-income housing. Mayor Grant asked if Council and staff agreed on the tiers. Mr. Peppers stated the low-income housing tier is the strong suit of the Housing Authority. It is not something that the City can legislate as much the Housing Authority could. Mr. Peppers noted figures shown for 30% of income for housing costs include not only rent or mortgage payments but also water, power, garbage, phone, and other utility payments. Councilmember Carlan provided Council additional charts showing hourly wages and how those relate to AMI as another tool for discussion. Mayor Grant stated he believed the City should look at alternative housing types and not just at multi-family development. Mr. Peppers and Mayor Grant discussed manufactured home, tiny home, and modular home options. Community Development Director Ken Patton discussed a program offered through the Georgia Department of Community Affairs (DCA) for housing and noted the City has apartments that are income restricted. Mr. Patton will submit a list of apartments within the City to Council. Mr. Patton stated the City has a zoning district designation for manufactured or tiny homes but there is no property currently zoned with this designation. Modular homes can be placed in any

zoning designation. Mr. Patton discussed the difference in modular and manufactured homes. Councilmember Schmidt asked if the City's Housing Study addressed the need or location for workforce housing. Mr. Patton stated there are not any specific projections for workforce housing in the study. Council and staff discussed the recent apartment approvals and the agreements of 10% of units set aside for workforce housing and a payment in lieu of providing workforce housing units. Mr. Patton stated it is an industry standard to look at 10% of total units for workforce housing however ultimately it will be up to Council to set those standards. Councilmember McGrew asked about vacant units discussed in the Housing Study. Mr. Patton stated he believes the housing study addresses all units across the board which includes single family detached and multi-family developments. Council and staff discussed whether to focus attention only on multi-family developments or all developments across the City and various options of incentives to offer developers. Mr. Patton discussed different calculation methods to establish a value for a payment in lieu of providing a percentage of workforce housing units. Mr. Peppers asked how long units must remain affordable and what method would be used to ensure they remain affordable. City Attorney Bobby Dyer stated it is enforced by citation or removal of Certificate of Occupancy. Mr. Dyer stated regulating single family homes would be very difficult because if the City does not own the property, the City cannot dictate the sale price of that property. Council discussed approved apartment developments that have not yet started construction and their locations. Mr. Peppers reviewed an apartment rental rate chart that was created by staff in 2018. Mr. Peppers stated staff will update the information and provide it to Council. Councilmember McGrew discussed that the City of Clarkston has a tiny home village and requested staff reach out to them for information on that project. Mayor Pro Tempore Wilson asked how the funds from a land bank would be used. Mr. Dyer discussed options for those funds. Mr. Patton added that land bank funds are often used towards properties that have been left behind and discussed the establishment process for a land bank. Mr. Peppers discussed the possibility of purchasing property and working with the Housing Authority to develop housing. Mr. Patton discussed micro-cottages and accessory dwelling units as being permitted within certain zoning district designations within the City. Mr. Peppers stated staff will work on an outline of current apartment stock and rates throughout the City, options for housing categories, definitions of manufactured, mobile, and modular housing types, and options for multi-family incentives. This information will be presented to Council at the next meeting.

3. Adjourn

Councilmember Carlan made a motion to adjourn. Councilmember McGrew seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council

