

1 A RESOLUTION APPROVING FUNDING OF NOT LESS THAN \$1 MILLION IN  
2 AMERICAN RESCUE PLAN ACT (“ARPA”) FUNDS TO IMPLEMENT A PILOT  
3 PROGRAM TO DEVELOP AND CONSTRUCT A COMMUNITY OF TINY HOMES;  
4 DIRECTING THE COUNTY MANAGER IN CONJUNCTION WITH THE DEPARTMENT  
5 OF REAL ESTATE AND ASSET MANAGEMENT (“DREAM”) AND THE  
6 DEPARTMENT OF COMMUNITY DEVELOPMENT (“COMMUNITY DEVELOPMENT”)  
7 TO DEVELOP THE PROGRAM; AUTHORIZING THE COUNTY MANAGER TO  
8 IDENTIFY SUITABLE COUNTY-OWNED REAL PROPERTY UP TO 0.5 ACRE FOR  
9 USE IN THE PILOT PROGRAM; AND FOR OTHER PURPOSES.

10  
11 **WHEREAS**, according to the National Low Income Housing Coalition  
12 (“NLIHC”), there is a shortage of more than 7 million affordable homes nationally for the  
13 nation's 10.8 million extremely low-income families and seventy percent of all extremely  
14 low-income families are severely cost-burdened, paying more than half their household  
15 income for rent; and

16 **WHEREAS**, in 2016, the U.S. Department of Housing and Urban Development  
17 (“HUD”) ranked Georgia the 7<sup>th</sup> worst state in the nation for affordable housing; and

18 **WHEREAS**, research from the NLIHC shows that housing is the key to reducing  
19 intergenerational poverty and increasing economic mobility because access to affordable  
20 housing is the most cost-effective strategy for eliminating childhood poverty and  
21 increasing economic mobility in the United States; and

22 **WHEREAS**, data from the NLIHC shows that the shortage of affordable housing  
23 costs the American economy approximately \$2 trillion annually in lower wages and  
24 productivity and slows the Gross Domestic Profit, while increasing access to affordable  
25 housing bolsters economic growth and increases earnings; and

26 **WHEREAS**, in light of the foregoing, on July 13, 2022, (Agenda Item #22-0498)  
27 the Fulton County Board of Commissioners declared the lack of availability of affordable

housing as an affordable housing crisis in Fulton County, Georgia and other localities;  
and

**WHEREAS**, the COVID-19 pandemic has led to financial uncertainty for many Americans, particularly those with a fixed income, low income, or no income; and

**WHEREAS**, this economic uncertainty coupled with rising inflation and the lack of affordable housing has made many Fulton County residents increasingly susceptible to housing insecurity and possible homelessness; and

**WHEREAS**, an emerging affordable housing strategy used to combat housing insecurity and potential homelessness is the construction of “tiny homes”, which are generally defined as homes with less than 500 square feet of living area; and

**WHEREAS**, tiny homes offer not only an alternative to more expensive housing options, but also offer traditional neighborhood designs that are sustainable and support minimalist living trends; and

**WHEREAS**, the Board of Commissioners adopted Resolution 21-0221 on March 17, 2021 promulgating Fulton County’s acceptance of federal funds available to Fulton County from the American Rescue Plan Act of 2021 (“ARPA”)(H.R. 1319, 117th Cong.)(2021); and

**WHEREAS**, on April 1, 2022, the U.S. Department of the Treasury (“Treasury”) issued its "Final Rule", regarding the use of ARPA funds with guidelines, rules, and directives to recipients of ARPA funds; and

**WHEREAS**, in its Final Rule, Treasury advises that the purpose of ARPA is to provide a substantial infusion of resources to assist in the pandemic response, including rebuilding a stronger, more equitable economy as the country recovers; and

1           **WHEREAS**, in its Final Rule, Treasury has determined that programs or services  
2 that address housing insecurity, lack of affordable housing, or homelessness are  
3 enumerated eligible uses directly responsive to the negative economic impacts  
4 experienced by both disproportionately impacted and impacted households; and

5           **WHEREAS**, Fulton County Code of Laws ("FCC") § 1-117 gives the Board of  
6 Commissioners exclusive authority over the affairs of the County; and

7           **WHEREAS**, pursuant to O.C.G.A. § 36-1-19.1, Fulton County is authorized and  
8 empowered under the laws of the State of Georgia to appropriate money for the making  
9 of any grant or contribution for purely charitable purposes, with such purposes being  
10 defined to include educational purposes; and

11           **WHEREAS**, pursuant to FCC § 2-152, the County Manager has the duty "to  
12 conduct, supervise and administer all county affairs, subject only to the general law, to  
13 rules prescribed by the [Board of Commissioners], and subject to the right of the [Board  
14 of Commissioners] to review, repeal or modify any action of the [County Manager] which  
15 is contrary to the general law or such rules ..."; and

16           **WHEREAS**, the Board of Commissioners desires to use a portion of Fulton  
17 County's ARPA funds, in an amount not less than \$1 million, to implement a pilot program  
18 to develop a community of tiny homes in Fulton County; and

19           **WHEREAS**, the Board of Commissioners finds it to be in the best interest of the  
20 citizens of Fulton County to authorize the County Manager in conjunction with DREAM  
21 and Community Development to take all necessary steps to identify a suitable property  
22 up to 0.5 acre for the development of a tiny homes pilot program to support from 8 to 12  
23 tiny homes.

1           **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby  
2     approves funding of not less than \$1 million in American Rescue Plan Act (“ARPA”) funds  
3     to implement a pilot program to develop and construct a community of tiny homes.

4           **BE IT FURTHER RESOLVED**, that the Board of Commissioners hereby  
5     authorizes and directs the County Manager in conjunction with DREAM and Community  
6     Development to develop and implement the pilot program to develop a community of tiny  
7     homes in Fulton County.

8           **BE IT FURTHER RESOLVED**, that the County Manager is authorized to take all  
9     necessary steps to identify a suitable property up to 0.5 acre for the development of this  
10    tiny homes pilot program.

11          **BE IT FURTHER RESOLVED**, the Chairman is hereby authorized to execute any  
12    and all documents necessary or related to the implementation, development and  
13    construction of the tiny homes under the pilot program.

14          **BE IT FURTHER RESOLVED**, that prior to execution of any documents, the  
15    County Attorney shall approve any and all documents as to form and make any necessary  
16    modifications thereto to protect the interest of the County.

17          **BE IT FINALLY RESOLVED**, that this Resolution shall become effective upon its  
18    adoption and that all resolutions and parts of resolutions in conflict with this Resolution  
19    are hereby repealed to the extent of such conflict.

20  
21          **SO PASSED AND ADOPTED**, this 3<sup>rd</sup> day of August 2022.  
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23  
24

**FULTON COUNTY BOARD OF  
COMMISSIONERS**

**SPONSORED BY:**

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Robert L. Pitts, Chairman

**ATTEST:**

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Tonya Grier  
Clerk to the Commission

**APPROVED AS TO FORM:**

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Y. Soo Jo  
County Attorney

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