

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 INDENTIFY SUITABLE COUNTY-OWNED REAL PROPERTY UP TO 0.5 ACRE FOR
9 USE IN THE PILOT PROGRAM; AND FOR OTHER PURPOSES.

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

15 **WHEREAS**, in 2016, the U.S. Department of Housing and Urban Development
16 ("HUD") ranks Georgia the 7th worst state in the nation for affordable housing; and

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

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

1 **WHEREAS**, in light of the foregoing, on July 13, 2022, (Agenda Item #22-0498)
2 the Fulton County Board of Commissioners declared the lack of availability of affordable
3 housing as an affordable housing crisis in Fulton County, Georgia and other localities;
4 and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

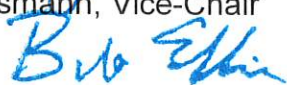
7 **SO PASSED AND ADOPTED**, this 3rd day of August 2022.

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10 **FULTON COUNTY BOARD OF
COMMISSIONERS**

11 **SPONSORED BY:**

12 
13 Robert L. Pitts, Chairman

14 
15 Liz Hausmann, Vice-Chair

16 
17 Bob Ellis, District 2

18 
19 Lee Morris, District 3

20 
21 Natalie Hall, District 4

22 
23 Marvin S. Arrington, Jr., District 5

24 
25 Khadijah Abdur-Rahman, District 6

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4 **ATTEST:**

5
6 *Tonya R. Grier*
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8 Tonya Grier
9 Clerk to the Commission
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12



13 **APPROVED AS TO FORM:**
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17 *Y. Soo Jo*
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19 Y. Soo Jo
20 County Attorney
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