



# Mayor & City Council

## Workshop Session

~ Agenda ~

City of College Park  
3667 Main Street  
College Park, GA 30337

<http://www.collegeparkga.com>  
404-669-3756 (Main)

Experience College Park  
Georgia's Global City

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**Monday, May 16, 2022**

**6:00 PM**

**Council Chambers**

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1. Short Term Rentals Discussion
2. Fulton County Home Ownership Program HOP is a program that helps first-time homebuyers, at or below 80% of area median income (AMI), with down payment and/or closing costs associated with purchasing a home. See memoranda from Director of Infrastructure & Development Jackson Myers



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## WORKSHOP AGENDA ITEM

DOC ID: 9605

**DATE:** May 11, 2022

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Darnetta Tyus, City Manager

**FROM:** Kc Krzic, Senior Planner

**RE:** Short Term Rentals Discussion

**PURPOSE:** A discussion of short terms rentals and their regulations in the City of College Park.

**REASON:** A discussion on the regulations for short term rentals.

**BACKGROUND:** With the rise of AirBnB and other online rental platforms, regulation has become an evolving and complex item for local governments. It's a diverse issue with clear arguments for and against Short Term Rentals that will continue to evolve. The presentation outlines the current status of short term rentals in the city and the options moving forward.

**STAFF:** Kc Krzic, Adam Ivory, Tasha Hall Garrison, Althea Philord-Bradley

### ATTACHMENTS:

- CP CC Short-Term Rental Regulations 5.15.2022 (PPTX)

### Review:

- Kc Krzic Completed 04/18/2022 10:15 PM
- City Attorney's Office Pending
- Shavala Moore Completed 05/11/2022 5:05 PM
- Sonya Harold Pending
- Tasha Hall-Garrison Pending
- Althea Philord-Bradley Completed 05/10/2022 4:42 PM
- Darnetta Tyus Pending
- Mayor & City Council Pending 05/02/2022 6:00 PM



# A Guide to Smart Short-Term Rental Regulations

MAY 2, 2022



# Regulation for Local Governments

With the rise of AirBnB and other online rental platforms, regulation has become an evolving and complex item for local governments.

It's a diverse issue with clear arguments for and against Short Term Rentals.

In favor of:

- Additional income for residents
- Additional opportunities for tourism
- Additional lodging options for specialized events and business ventures

In opposition of:

- Degradation of local neighborhoods
- Additional disturbance and/ or crime

# Research – the Local Context

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How many listings are in the City?

- Approximately 35

Where are the listings located? Are they concentrated in any area?

- Primarily in Ward 1 and 3

What type, size, and occupancy are offered?

- Homes, private suites, bedrooms, in-law suites, apartments, etc.

What are the average listing prices?

- \$45 to \$300



# Current Zoning Codes

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## 3.1 - Prohibited Uses for All Zoning Districts.

The purpose of this section is to identify those land uses that are prohibited throughout the city limits within all zoning districts for ease of reference and clarity.

- 1. Limited Lodging Establishments
- 2. Vacation Rental Establishments







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# Hotel/ Motel Tax Collection

Collect approximately \$4,400 monthly



# Enforcement Capabilities

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City regulations will be shaped by what can be enforced.

What types of regulations can be enforced with our current resources?

- Planning, Code Enforcement, Permits, Licensing, Magistrate Court

What are we willing to spend on new resources?

- Training, inspections, access to booking data, noise meters

What kind of regulatory environment do we want to impose?

- Annual inspections, collection of hotel/ motel tax, limited to 90 days per year

What is expectation of those who would be enforcing the new regulations?

- Additional Police/ Code Enforcement rounds in residential areas



# Stakeholders

Elected Officials, City Departments/ Agencies, local businesses, and residents.

How will the allowance/ prohibition of Short-Term Rentals affect each Department?

- Additional officers, licensing technicians, accountants

Will Departments need new resources?

- People, increase in licensing/ permitting fees, vehicles, small equipment

How many residents are concerned about the issue?

- Several – (Code Enforcement complaints/ Citizen calls into office)

Will Short-Term Rentals increase commerce, entertainment, and tourism?

- Main Street, GICC, Special Events, additional shopping/ dining



# Potential Regulations

Looking at Short-Term Rentals and other neighborhood housing concerns.

Objective/ Concern	Proposed Regulation Considerations
Housing Availability	<ul style="list-style-type: none"> <li>• Location –proximity to Main Street</li> <li>• Size of home/ lot</li> </ul>
Neighborhood Suitability	<ul style="list-style-type: none"> <li>• Zoning Classification</li> <li>• Permitted, Special Use, Prohibited</li> </ul>
Quality of Life	<ul style="list-style-type: none"> <li>• Adequate parking, garbage disposal</li> <li>• Noise ordinance, fire pit, pools</li> <li>• HOA covenants &amp; restrictions</li> <li>• Requirement of local contact</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>• Encourage hosting for special events, such as GICC, Super Bowl, Masters Tournament</li> </ul>
Safety	<ul style="list-style-type: none"> <li>• Building and Life Safety Inspections</li> </ul>

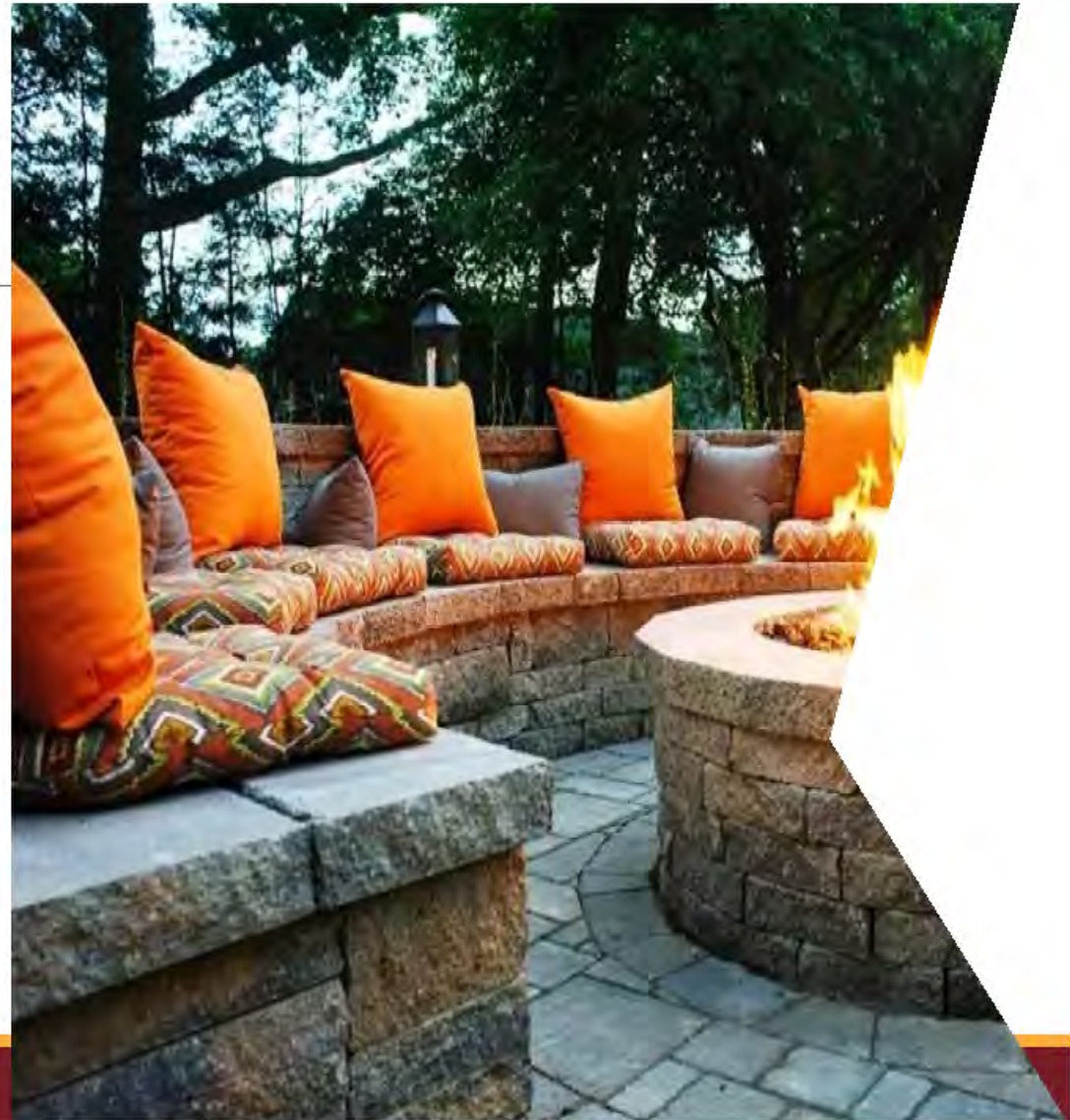


# Ordinance Specifications

- Ø Purpose: Regulation of Short-Term Rentals
- Ø Definitions: The transient occupancy of a home
- Ø Zoning District: Location where permitted, special land use, or prohibited
- Ø Maximum Number of Guestrooms
- Ø Maximum Overnight Occupancy
- Ø Maximum Daytime Guests
- Ø Number of Rentals Upon Property
- Ø Parking
- Ø Noise Limits/ Quiet Hours

# Ordinance Specifications cont.

- Ø Pets: Shall be secured on the property at all times
- Ø Trash and Recycling Facilities: Required and returned to screened storage area after pick up
- Ø Certified 24-hour Property Manager: Registered with Licensing
- Ø Posting of Permit and Standards: Copy of Permit and Standards to be posted in rental property within 6 feet of front door
- Ø Requirements for Advertising and Listing: Maximum occupancy, vehicles, visitors, quiet hours, noise restrictions, 24 hour contact







## Ordinance Specifications cont.

### Initial and Annual Inspection Process:

- Zoning Approval
- Building / Fire Marshal Inspection
- Business Licensing
- Collection/ Audit of taxes and fees

### Enforcement Process:

- Code Enforcement complaints
- Magistrate Court fines & fees
- Suspension/ Revocation of Business License
- Revocation of Special Land Use Permit

# Partnerships Required

## Planning Department

- Planning, Permits, Licensing, Building Inspections

## Emergency Services

- Police Office, Fire Department

## Environmental Concerns

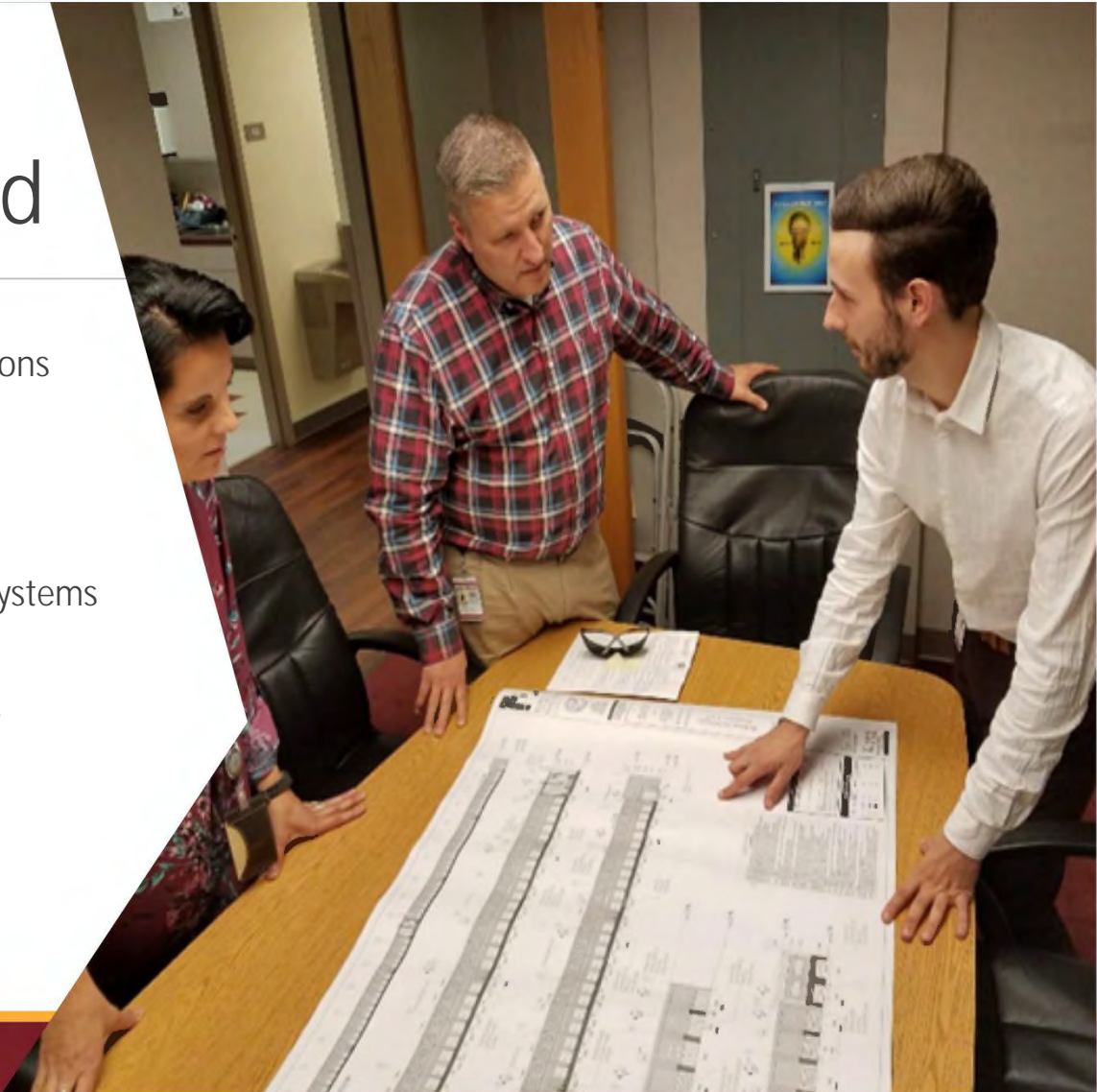
- Health Department – pools, hot tubs, septic systems

## Taxation

- Tax Assessor – Personal Property/ Exemptions
- Finance – Hotel/ Motel Tax

## Enforcement

- Code Enforcement - Complaints
- Magistrate Court - Citations





# Ordinance Adoption & Approval Process

## Short-Term Rental Ordinance

- Legal Review
- Public Advertisement
- Planning Commission and Board of Commissioner Public Hearings
- Board of Commissioner's Official Action

## Business License

- Application and Checklist

## Building Inspection

- Application and Checklist

## Fire Inspection

- Checklist

## Notification to other Departments and Agencies





# Thank You

QUESTIONS



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## WORKSHOP AGENDA ITEM

DOC ID: 9626

**DATE:** May 5, 2022

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Darnetta Tyus, City Manager

**FROM:** Jackson Myers, Director of Infrastructure & Development

**RE:** Fulton County Home Ownership Program

Fulton County Home Ownership Program HOP is a program that helps first-time homebuyers, at or below 80% of area median income (AMI), with down payment and/or closing costs associated with purchasing a home. See memoranda from Director of Infrastructure & Development Jackson Myers.

Currently, HOP provides **up to 6% of sales price, not to exceed \$10,000, in down payment and closing cost assistance** in accordance with your first mortgage lender requirements.

- Twenty percent (20%) of the HOP loan amount is forgiven annually in year 2-6 provided the home buyer remains compliant with HOP guidelines.
- No form of re-payment is required if the home remains the primary residence of the homebuyer during the affordability period.

### **You May Qualify if...**

- You are a qualified first-time homebuyer (if you have not owned a home in the past three years).
- Your household income does not exceed 80% of Median Family Income, adjusted by Household size (as shown in chart).
- You complete, at least, eight hours of pre-purchase housing counseling with a HUD approved agency.
- You utilize one of Fulton County's HOP Participating Lenders for your first mortgage loan.
- Home purchase price cannot exceed **\$238,000 for existing homes** and **\$243,000 for new construction**)

**\*\*\*Funding of HOP loans is subject to the availability of funds. Contact the HOP Program Manager to confirm funding availability\*\*\***

### **Cities Within the HOP Service Area**

- Alpharetta

- Chattahoochee Hills (FY 2020 HUD funds and prior)
- College Park
- East Point
- Fairburn
- Hapeville
- Milton
- Mountain Park
- Palmetto
- South Fulton (FY 2020 HUD funds and prior)
- Union City

#### **Cities Not Within the HOP Service Area**

- Atlanta
- Chattahoochee Hills (FY 2021 HUD funds and after)
- John's Creek
- Roswell
- Sandy Springs
- South Fulton (FY 2021 HUD funds and after)

**\*\*\*The maximum household incomes based upon household size are below (Effective Date 6/1/2021):**

Atlanta MSA \$86,200 Area Median Income	1 Person	2 Persons	3 Person s	4 Person s	5 Person s	6 Person s	7 Person s	8 person s
<b>80% AMI (Low)</b>	48,300	55,200	62,100	68,950	74,500	80,000	85,500	91,05

A homebuyer would make contact with one of our HOP Participating Lenders to begin the process of applying for a 1<sup>st</sup> mortgage loan *from* them and a Fulton County's Home Ownership Program (HOP) *through* them. The HOP Lender will assist the HOP applicant in completing a HOP loan application, gathering required documentation and submitting a complete HOP loan package to me for review.

#### **ATTACHMENTS:**

- Fulton Howowners Program\_flyer\_July.21\_1 (PDF)
- HOP - Home Ownership Program - Participating Lenders List - 2021 09 19 (PDF)

**Review:**

- Jackson Myers Pending
- Sonya Harold Completed 05/11/2022 4:18 PM
- Darnetta Tyus Completed 05/11/2022 4:25 PM
- Mayor & City Council Pending 05/16/2022 6:00 PM





**FULTON  
COUNTY**

*Is a down payment  
keeping you from  
homeownership?  
We can help!*

## **HOMEOWNERSHIP PROGRAM (HOP)**

### **Eligible Areas**

To qualify for the program, the home **MUST** be located in:

- Alpharetta
- Chatahoochee Hills
- College Park
- East Point
- Fairburn
- South Fulton
- Hapeville
- Milton
- Mountain Park
- Palmetto
- Union City

Locations Not Eligible:

- Atlanta
- John's Creek
- Roswell
- Sandy Springs

**HOP is a program that helps first-time homebuyers, at or below 80% of adjusted area median income (AMI), with down payment and closing costs associated with purchasing a home.** If you are first-time homebuyer and are interested in applying for the program, contact a HOP participating lender to get pre-qualified. Only a HOP participating lender can submit a HOP application on your behalf. For a list of participating lenders, please visit [FultonCountyGA.gov](http://FultonCountyGA.gov).

### **Program Benefits**

HOP provides **up to 6% of sales price, not to exceed \$10,000, in down payment and closing cost assistance** in accordance with your first mortgage lender requirements.

- No form of re-payment is required if the home remains the primary residence of the homebuyer during the affordability period.
- Twenty percent (20%) of the loan amount is forgiven annually in year 2-6 provided the home buyer remains compliant with HOP guidelines.

### **You May Qualify if...**

- You are a qualified first-time homebuyer (if you have not owned a home in the past three years).
- Your household income does not exceed 80% of Median Family Income, adjusted by Household size (as shown in chart).
- You complete, at least, eight hours of pre-purchase housing counseling with a HUD approved agency.
- Home purchase price does not exceed \$238,000 for existing homes and \$243,000 for new construction.

### **2021 Income Limits Chart**

Your annual income must fall within one of the categories below:

Household Size	Income Limits (Adjusted HOME)
1 person	\$48,300
2 persons	\$55,200
3 persons	\$62,100
4 persons	\$68,950
5 persons	\$74,500
6 persons	\$80,000
7 persons	\$85,500
8 persons	\$91,050



**For more info on the Down Payment Assistance Program contact the Department of Community Development at (404) 613-4176**



**FULTON COUNTY HOME OWNERSHIP PROGRAM (HOP) PARTICIPATING LENDERS LIST – as of 09/19/2021**

	<b>Lender</b>	<b>Email</b>	<b>Contact</b>
1	Acceptance Capital Mortgage Corporation	<a href="mailto:mbeetham@acceptancecapital.com">mbeetham@acceptancecapital.com</a>	Marisa Beetham (509) 9928-3224
2	American Eagle Mortgage / LendUS	<a href="mailto:customercare@lend.us">customercare@lend.us</a>	Corporate (866) 269-1804
3	Ameris Bank	<a href="mailto:tyra.leake@amerisbank.com">tyra.leake@amerisbank.com</a>	Tyra Leake (404)639-6870
4	Bank of the Ozarks	<a href="mailto:jsmith@bankozarks.com">jsmith@bankozarks.com</a>	Joann Smith (404) 587-0672
5	Banksouth Mortgage Company	<a href="mailto:dwalton@banksouth.com">dwalton@banksouth.com</a>	Derek Walton (770) 709-6773
6	Broker Solutions Inc., dba New American Funding	<a href="mailto:dumasteam@nafinc.com">dumasteam@nafinc.com</a>	Belinda Dumas (770) 752-4255
7	Broker Solutions Inc., dba New American Funding	<a href="mailto:pamela.stafford@nafinc.com">pamela.stafford@nafinc.com</a>	Pamela Stafford (800) 450-2010
8	Calcon Mutual Mortgage	<a href="mailto:cmt@onetrusthomeloans.com">cmt@onetrusthomeloans.com</a>	Mark Boess (858) 876-0447
9	DHI Mortgage	<a href="mailto:DBRoush@dhimortgage.com">DBRoush@dhimortgage.com</a>	Darrin Roush (512) 257-5605
10	Homebridge Financial Services, Inc.	<a href="mailto:crandall@homebridge.com">crandall@homebridge.com</a>	Chris Randall (732) 738-7100 Ext 415

FULTON COUNTY HOME OWNERSHIP PROGRAM (HOP) PARTICIPATING LENDERS LIST – as of 09/19/2021

	Lender	Email	Contact
11	HomeStar Financial Services	<a href="http://www.homestarfc.com">See website at Homestarfc.com</a>	Corporate (770) 503-0380
12	Nation's Reliable Lending, LLC	<a href="mailto:jennifer.whitfield@nrlmortgage.com">jennifer.whitfield@nrlmortgage.com</a>	Jennifer Whitfield (713) 275-1300
13	New American Funding	<a href="mailto:pamela.stanford@nafinc.com">pamela.stanford@nafinc.com</a>	Pamela Stafford (800) 450-2010 x4890
14	Panorama Mortgage Group, LLC dba Legacy Home Loans	<a href="mailto:sdavid@panoromamortgage.com">sdavid@panoromamortgage.com</a>	Kathy David (702) 588-5430
15	Paramount Residential Mortgage Group, Inc.	<a href="mailto:lorenanochez@prmg.net">lorenanochez@prmg.net</a>	Lorena Nochez (951) 547-6353
16	Primary Residential Mortgage, Inc.	<a href="mailto:programs@primeres.com">programs@primeres.com</a>	Michelle Gilbert (800) 255-2792
17	RS Mortgage Services LLC	<a href="mailto:info@rsmortgagellc.com">info@rsmortgagellc.com</a>	Seth Wiredu (678) 308-6857
18	RS Mortgage Services LLC	<a href="mailto:kevbassil@gmail.com">kevbassil@gmail.com</a>	Kevin Bassil (404) 936-5296

FULTON COUNTY HOME OWNERSHIP PROGRAM (HOP) PARTICIPATING LENDERS LIST – as of 09/19/2021

	Lender	Email	Contact
19	Southeast Mortgage of Georgia	<a href="mailto:info@southeastmortgage.com">info@southeastmortgage.com</a>	Corporate (800) 344-8788
20	Southpoint Financial Services, LLC	<a href="mailto:mindyr@spfs.com">mindyr@spfs.com</a>	Mindy Rothenberger (770) 205-6995 ext 247
21	The Perpetual Financial Group, Inc.	<a href="mailto:jon.bodan@theperpetual.com">jon.bodan@theperpetual.com</a> <a href="mailto:stephanie.trimble@theperpetual.com">stephanie.trimble@theperpetual.com</a>	Jon Bodan (770) 972-4955 x305 Stephanie Trimble (770) 972-4955 x306
22	U.S. Mortgage Corporation	<a href="mailto:ira.selwin@usmortgage.com">ira.selwin@usmortgage.com</a>	Ira Selwin (631) 750-0510
23	Vanderbilt Mortgage and Finance, Inc. / Silverton Mortgage	<a href="mailto:Lacee.Campbell@Vmf.com">Lacee.Campbell@Vmf.com</a>	Lacee Campbell (800) 970-7250
24	Westminster Mortgage, LLC	<a href="mailto:vterry@mywmlc.com">vterry@mywmlc.com</a>	Vincent Terry (404) 920- 3441