Atlanta Housing Authority

Atlanta City Council CD/HR Quality of Life Committee Update

January 27, 2009

AHA Cares about Atlanta's Neighborhoods

AHA continues to welcome and value every opportunity to discuss our work with our elected officials, neighborhood leaders, community partners, AHA clients and the general public.

AHA Cares about Atlanta's Neighborhoods

AHA's vision: Healthy Mixed-Income Communities

AHA's mission: To Provide Quality Affordable Housing for the Betterment of the Community

AHA Cares about Atlanta's Neighborhoods

Since 1994, AHA has leveraged more than $372 million in Federal funds with $1.2 billion in funds from private sources to advance the development of 15 master-planned, mixed-use, mixed-income communities resulting in a $4 billion economic impact for the city.

AHA Cares about Atlanta's Neighborhoods

While deconcentrating poverty in some of AHA's most distressed neighborhoods, AHA is making deliberate and wholesale changes to its Housing Choice Voucher Program to improve its impact on Atlanta neighborhoods and to provide better housing opportunities for its clients.

What is the Housing Choice Voucher Program?

A Federal subsidized program that provides rental assistance to an "eligible" household to lease a "qualified" dwelling in a "decent" neighborhood at an "agreed" rent that is reasonable given its location, quality, amenities and rent comparables. Some dwellings include utilities; some dwellings do not.

Facts About the Housing Choice Voucher Program

Fact # 1:

Housing Choice Participants have the freedom to choose where they want to live. Public Housing Authorities are prohibited by HUD from steering participants on where to live.

Facts About the Housing Choice Voucher Program

Fact # 2:

Housing Choice Participants can use their Housing Choice vouchers anywhere there is a Housing Choice Program, e.g. Atlanta, metro Atlanta cities, other cities in Georgia, outside of Georgia and nationally.

Facts About the Housing Choice Voucher Program

Fact # 3:

Housing Choice Participants can lease market rate units wherever there is a willing and "qualified" property owner with a unit that meets AHA's inspections and reasonable rent standards.

Facts About the Housing Choice Voucher Program

Fact # 4:

Housing Choice Participants must comply with AHA's CATALYST Policies in order to maintain AHA rental assistance.

Including:

- Criminal Screening
- Work Program Participation
- Inspections Standards
- Family Obligations
- Participation in mandatory Good Neighbor Program

Facts About the Housing Choice Voucher Program

Fact # 5:

Housing Choice Participants pay 30% of their Adjusted Monthly Income for Rent and Utilities or $125 Minimum Rent*

*Elderly & Disabled Households are exempt from Minimum Rent

Facts About the Housing Choice Voucher Program

Fact # 6:

AHA values and encourages community feedback on its programs and has established 1-888-AHA-4YOU for concerns and compliments.

What is the Quality of Life Initiative?

The Quality of Life Initiative is Atlanta Housing Authority's effort to allow families from 12 of its distressed public housing projects to relocate out of environments of concentrated poverty into healthy mixed-income communities of their choice using Housing Choice vouchers.

QLI Relocation Status

As of Decemeber 18, 2008

Property	Affected Residents	Start Date	End Date	Status
		Phase I *		
Englewood Manor	310	7/31/2008	2/29/2008	Completed
Jonesboro North	98	7/31/2007	1/31/2008	Completed
Jonesboro South	150	8/6/2007	1/31/2008	Completed
Leila Valley	115	4/18/2007	11/30/2007	Completed
U-Rescue Villa	71	7/31/2007	1/31/2008	Completed
TOTAL	**744**			
		Phase II		
Bowen Homes	538	7/1/2008	8/31/2009	374 Relocations
Bankhead Courts	337	8/1/2008	7/31/2009	114 Relocations
Thomasville Heights	328	8/1/2008	7/31/2009	138 Relocations
Herndon Homes	248	1/1/2009	12/31/2009	Begins 1/1/2009
Hollywood Courts	187	1/1/2009	12/31/2009	Begins 1/1/2009
Roosevelt House**	246	5/1/2009	2/28/2010	Pending HUD Approval of Demolition Applications
Palmer House**	220	5/1/2009	2/28/2010	
TOTAL	**2,096**			

* 702 Households Relocated Successfully, 42 households were evicted, deceased, or skipped move

** Senior High-rises

AHA Investments In Client Success

New Payment Standards

AHA rent standards are divided into seven Atlanta submarkets which are more current and comparable to what's going on in the Atlanta market

AHA Investments In Client Success

Work / Program Participation Requirement

- At least one adult in the household must work at least 30 hours per week; all other adults must be working, in school, or a training program for at least 30 hours per week
- Elderly and disabled persons are exempt
- 71% of AHA-Assisted Households are in compliance

Service Provider Network & CATALYST Resource Guide

- Over 46 social service organizations
- Guide is distributed to all AHA-assisted households

AHA Investments In Client Success

27-Months of Human Services Coaching & Counseling

- Provided by professional human services management providers
- Before, during and after relocation

Good Neighbor Program

- Provided by Georgia State University
- 8-hour Saturday session preparing families to transition into the mainstream

AHA Investments In Client Success

Connecting the Dots

- Series of 8 two-hour classes that prepare clients to live in mixed-income communities
- Focus on community standards and expectations and personal responsibility

Housing Choice Voucher Briefing

- Two-hour briefing on the Housing Choice Voucher Program requirements

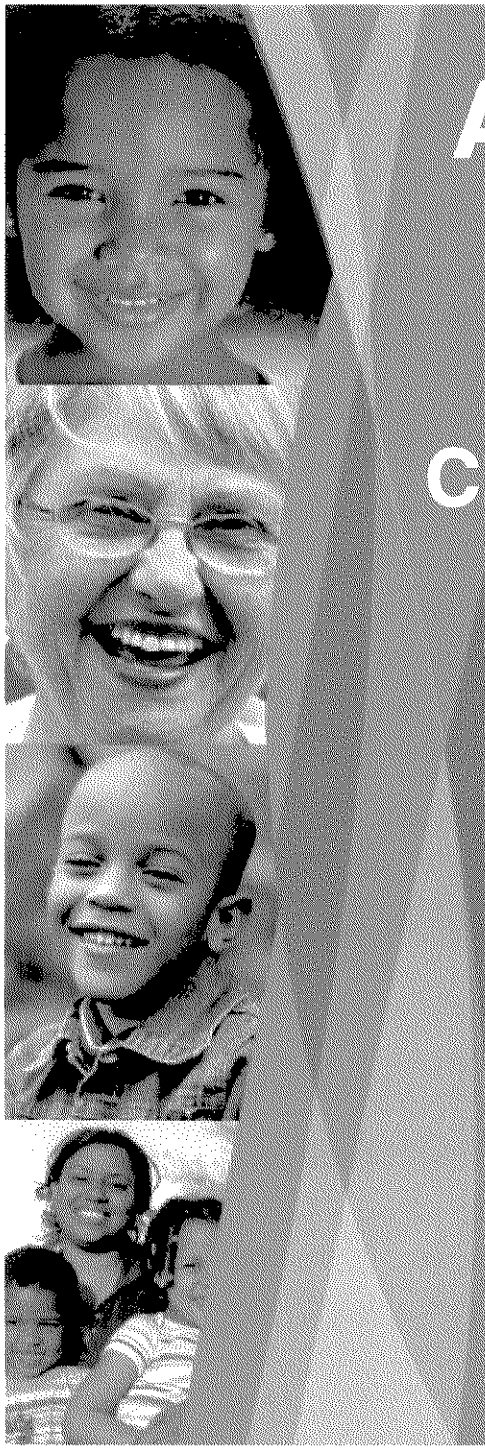
AHA Investments In Client Success

Client Services Counselors

- Five Client Services Counselors provide coaching and counseling services and assistance to families in AHA's Housing Choice program and to residents not impacted by relocation activities ensuring that families don't "fall between the cracks"

Rapid Response Foreclosure Team

- To date, the team has assisted 1043 clients, 90 percent of whom were affected by foreclosures; 10 percent natural disasters or "other emergency situations
- AHA spent nearly $500,000 in providing services to these families



AHA Investments In Client Success

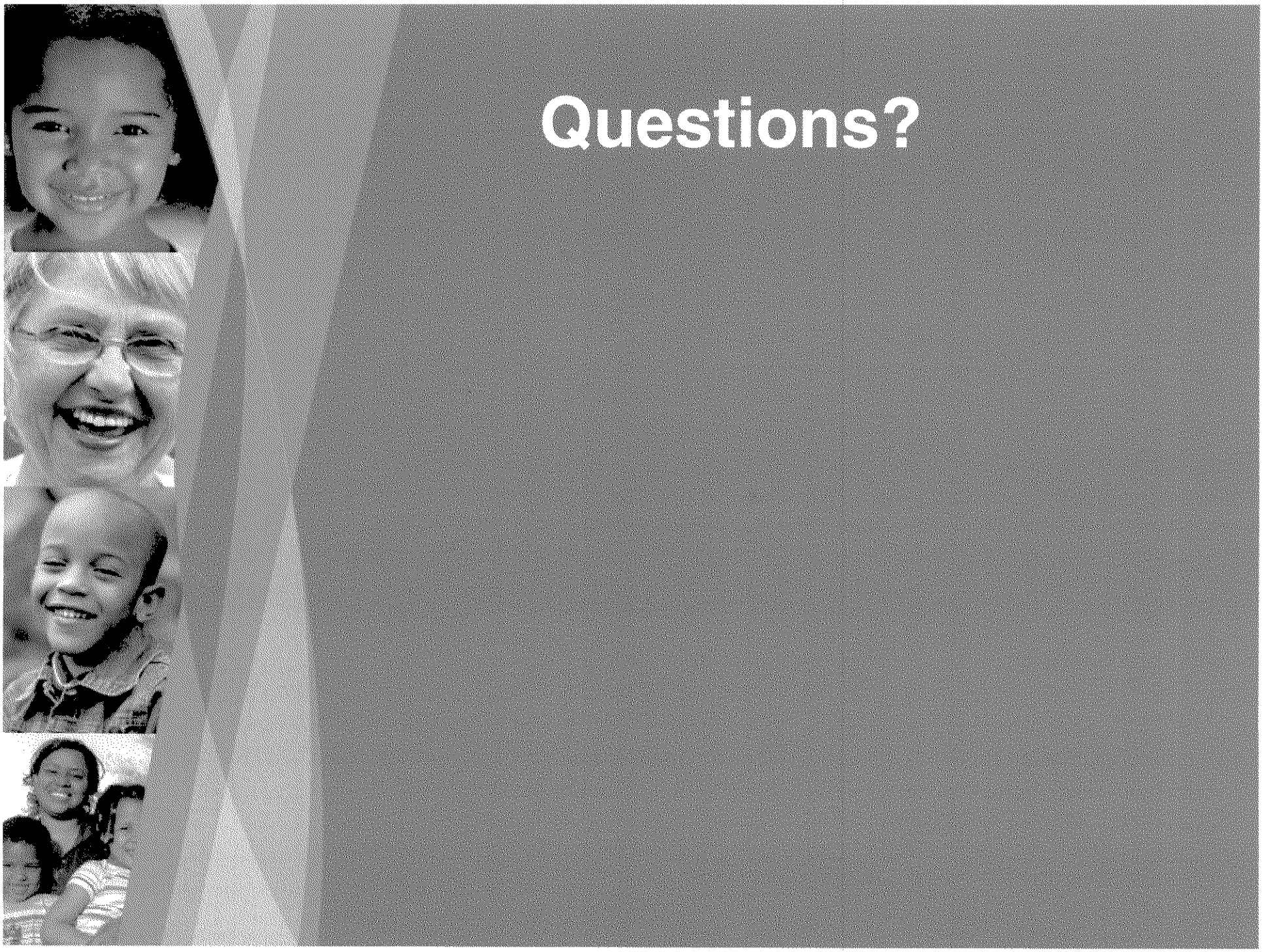
Customer & Community Relations

- Dial: 1-888-AHA-4YOU (1-888-242-4968)
- For Compliments & Concerns
- Two full-time investigators; seven days a week; 24 hours per day
- 865 complaints were investigated during July 1, 2007 – June 30, 2008

AHA Investments in Atlanta's Neighborhoods

Community Building:

- Investments in neighborhood revitalization
- Standards and support services for AHA clients
- Standards for landlords and property owners



Questions?