

CDHS COMMITTEE PRESENTATION

EUGENE E. JONES, JR PRESIDENT & CEO

AUGUST 23, 2022

CREATE ELEVATE INNOVATE

WHAT WE DO





CREATE affordable housing opportunities

ELEVATE the quality of life of our residents

INNOVATE
ways to invest in our
neighborhoods

WHO WE SERVE

Extremely low to moderate income

working families, seniors, veterans, individuals with disabilities, and those experiencing or at-risk of homelessness



26,618

Households Served in FY 2022 including:

- **3,227** households serving those with disabilities
- 7,937 senior households
- 7,724 households with children

97%

of families have extremely low to very low income

81%

make **less than \$28,900** annually



AH creates a spectrum of quality affordable solutions through housing programs that help meet a variety of needs.

QUALITY HOUSING

Housing Choice Voucher Program (HCVP)

- Formerly known as Section 8, gives participants the freedom to choose where they live
- Participant pays 30% of their income toward their monthly rent, AH pays the balance
- Certified inspection team focuses on tenant and landlord experience and ensures all homes meet our enhanced inspection standards

356

new units from participating landlords and property owners

11,109

households served in FY 2022

QUALITY HOUSING HomeFlex

- Private property owners reserve a portion of their units for eligible residents through a HomeFlex contract.
- Formerly Project-based Rental Assistance ("PBRA"), this long-term, affordable option provides subsidies directly to the property owner that remains with the unit.



QUALITY HOUSING

Down Payment Assistance Program(DPA)

- Provides eligible homebuyers with down payment assistance to purchase homes in the city of Atlanta
- Up to \$20,000 for eligible homebuyers and up to \$25,000 for eligible voucher participants, veterans, and education, healthcare, and public safety professionals
- \$24M spent on 1,145 DPA loan families since FY 2018

\$4.8M spent on

220

DPA loan families in FY 2022

QUALITY HOUSING

Haven

- Stable housing with intensive case management and support services for those transitioning out of chronic homelessness
- Short-term and permanent supportive housing
- 550 committed units of HomeFlex funding for PSH NOFA with Partners for Home
- 270 Families supported with short-term rental assistance to prevent homelessness in FY 2022

668

Haven units reserved for formerly homeless or at-risk families

1,544

Housing Choice vouchers for special programs

REAL ESTATE PLANNING AND DEVELOPMENT

AH is addressing the city's affordable housing needs by prioritizing development of AH's vacant land through public-private partnerships and offering capital investments to shovel ready development projects in the City of Atlanta.

REAL ESTATE PLANNING AND DEVELOPMENT

Herndon Square

Partners: Hunt Companies, Oakwood Development, with Pennrose as Program Manager

- Current unit projection: 477 rental and 32 for-sale units, 75% affordable
- Phase 1 complete with 97 affordable senior rentals
- Phase 2 planned closing date is September 2023 to include 170 affordable and 30 market rate units.
- Development includes 40,000 sq. ft. of grocery, retail, and community space
- Project close-out: 2028



\$300M

total development cost



REAL ESTATE PLANNING AND DEVELOPMENT

Englewood

Partners: The Michaels Organization and The Benoit Group

- Current unit projection: 909 rental and for-sale units,
 76% affordable
- Approximately 80,000 sq. ft. of commercial space
- Green infrastructure construction will begin in mid-FY 2023.
- Projected closing on 200 multifamily rental units in FY 2023
- Projected closing on 160 senior rental units in FY 2023

REAL ESTATE PLANNING AND DEVELOPMENT

Civic Center

- Current unit projection: **1,330 residential units** in mixed-use, mixed-income development
- Preserving original civic structures while integrating housing with an economic development center for the Old Fourth Ward area
- **Issued a Request for Proposals** in Nov. 2021 for developers based on a short-list of respondents to the RFQ. Two finalists are currently under review with Board selection in August 2022.

19-acre site

reimagined as a dense mixed-use, mixed-income urban development

REAL ESTATE PLANNING AND DEVELOPMENT

Thomasville

Collaborative Redevelopment Planning

Led by the Atlanta Community Foundation and the City of Atlanta, AH is working with public agencies, stakeholders and the community to develop a redevelopment plan for the Thomasville Heights.

New plan will attract new investment for new mixed income housing and preservation of existing housing, neighborhood repairs such as sidewalk restoration and greenspace, creation of a quality school and access to transportation, services, and jobs.

Partners include: City of Atlanta, Atlanta Housing, Invest Atlanta, The Community Foundation, PurposeBuilt Communities – Education, the community of Thomasville Heights, former Thomasville Homes public housing residents

Planning Initiated: April 2022

Planning Completed: Spring 2023



As a high priority, AH intends to redevelop the 36-acre former Thomasville Homes public housing site.

RFQ for Development Partner
Fall 2022
RFQ Development Pool Selected
Winter 2022
RFP Issued To Pool of Dev.
Winter 2022
Developer Selected

Spring 2023 Construction 2024

STRONGER NEIGHBORHOODS

University Choice

- Serves more than 500 residents through case management
- Supports legacy neighborhood residents with critical home repairs and façade improvements through rehab program
- Connects residents to workforce, education, and health services
- Former University Homes renamed Scholars Landing

30M

Choice Neighborhood Implementation Grant

awarded to AH and City of Atlanta in 2015 by HUD to redevelop the former University Homes, Ashview Heights, the AU Center, and Vine City



Oasis at Scholar's Landing

60 affordable rental units

for independent seniors

Completed Sept. 2015

Ashley I A/B at Scholar's Landing

135 family units 108 affordable

Completed Dec. 2019

Ashley II at Scholars Landing

212 family rental units

114 affordable

Target Construction Start Early 2023 Ashley IC at
Scholars Landing
72 family units under
construction

50 affordable

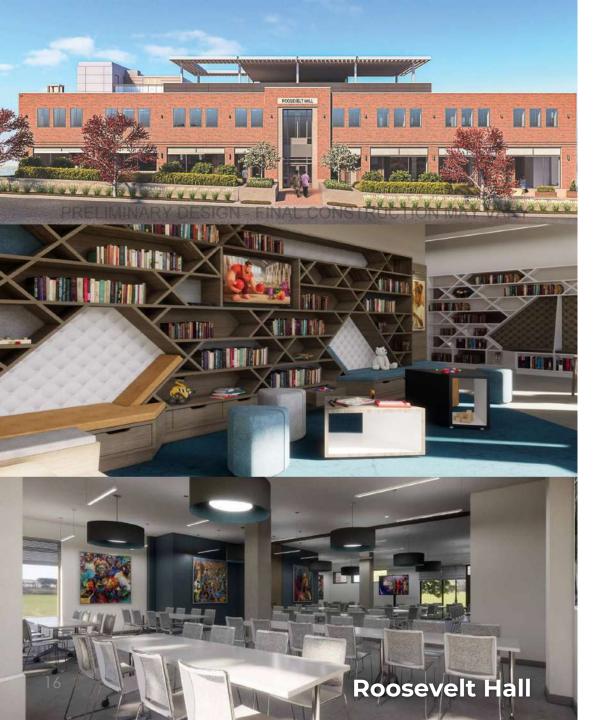
Target Completion 2022

Scholars Landing

69% total affordability

In 2023, there will be 479 total rental units, 332 affordable

INNOVATE



STRONGER NEIGHBORHOODS University Choice

Former community center of the historic University Homes, Roosevelt Hall, being preserved and reimagined to include history walls, community meeting space, computer center, library, special event space, office, and retail space

\$10M

investment in the rehabilitation of Roosevelt Hall, scheduled for completion in October 2022

INNOVATE

STRONGER

NEIGHBORHOODS

Bowen Choice

- More than 30 focus groups, stakeholder meetings and public events held to gather input from former Bowen Homes residents and current community members
- Feedback to serve as framework for the final Choice Neighborhood Transformation Plan to be submitted December 2022
- AH reviewing responses to Request for Proposal for Development Partners for Bowen with selection to be announced in September / October 2022
- AH launched a beautification program at the local neighborhood fire station in Fall 2021; and will conduct a park improvement program in 2022

450K Choice Neighborhood Planning Grant

in 2020 to create a transformation plan for the former Bowen Homes public housing site, Carey Park neighborhood, and a portion of the Donald Lee Hollowell Parkway



We believe in the potential of people, so we consider the needs of those we serve and how we can elevate their lives and surroundings.

RESIDENT SERVICES

Since FY 2018

463

families increased their income enough to graduate from AH rent subsidy programs

Economic Mobility

- Access to educational, childcare, transportation and health services
- Case management services connect residents to entrepreneurial development resources that foster financial independence:
 - **5-Star Tenant Program**—offers financial literacy, credit counseling, and more to support financial wellness. 35 Residents graduated from Financial Literacy and Credit Counseling.
 - W/MBE and Section 3 Since 2020, 67 residents have participated in the Resident Entrepreneurial program and 65 small business owners have completed the Ignite Small Business Development Program.

Youth Engagement

- Partners like APS help us set up young residents for long-term success and connect them to after-school and summer programs, and immersive learning opportunities.
- Key partnerships help us organize events like book drives (over 6,000 Book Rich Environments books distributed), promote reading, writing and literacy and coordinate toy giveaways to Resident families (3,114 children received gifts from Santa For a Day program).
- Employees fund the James Allen
 Community Scholars Award (JACSA),
 supported by the United Negro College
 Fund, to help AH-assisted youth.





Senior Care

- **Aging Well** signature health and wellness program helps older adults successfully age in place.
- Partnerships help us provide safe social opportunities, foster relationships with family and friends, and encourage physical and mental wellness. Over 800 Seniors participated in events/activities specifically tailored to promote healthy living – Kaiser Permanente Sock Hop, AH Health Expo, Senior Health & Wellness Seminar, Farmers Market/Juneteenth celebration and Wellness in the park.
- Partnerships help us provide masks and vaccination opportunities to aid families during the COVID-19 pandemic (342 Senior Residents vaccinated at onsite/arranged clinics).

ACCESS Initiative

Vision:

Increased opportunities through digital inclusion as a component of the quality affordable living experience for all AH residents

Mission:

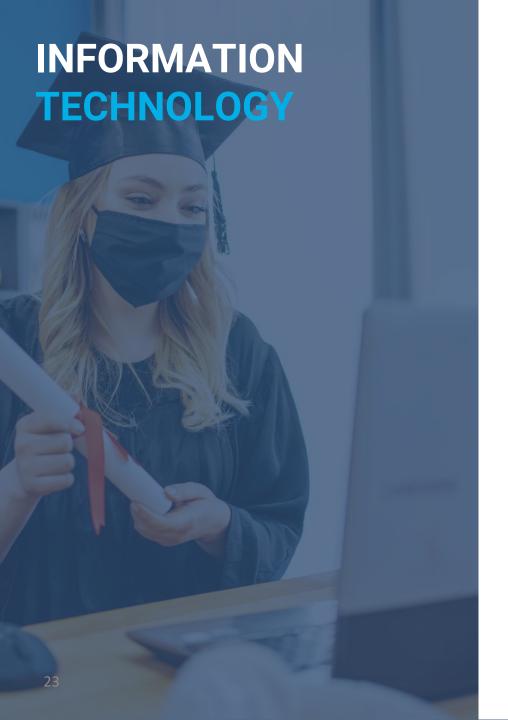
To employ a three-pronged approach supported by partnerships with internal leadership and private and public sector organizations to ensure hardware, connectivity, and digital literacy for all AH residents

Three prongs:

- Provision of devices
- Wi-Fi connectivity
- Training/workforce development









Digital Leadership Academy

- **Digital Leadership Academy**—provides technology skills and access to higher paying jobs; **7 graduates** and **6 new job placements** from Cohort 1
- Digital Leadership Academy participants receive training encompassing technical skills, professional development and financial literacy. As they progress through the program, participants have access to wraparound services and upon successful completion of the cohort, will receive assistance with job placement.

THANK YOU! QUESTIONS?

