



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

CREATE



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

QUALITY HOUSING



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.

AH provides rental assistance to residents living in

6,566

privately-owned units kept affordable by HomeFlex contracts

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 Penrose 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

\$51M

AH projected investment

\$180M

total development cost

REAL ESTATE PLANNING AND DEVELOPMENT

Englewood

Partners: The Michaels Organization and
The Benoit Group

\$300M

total development cost



- 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



CHOICE
ATLANTA

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

Scholars Landing

**69% total
affordability**

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

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

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



Roosevelt Hall

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**

awarded to AH from HUD
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

RESIDENT SERVICES

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

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.

Since FY 2018

463

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

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.

RESIDENT SERVICES

\$741K

in scholarships awarded to more than

185

students through JACSA

RESIDENT SERVICES

Senior Care

\$20M

invested in our senior communities for communal spaces, resources, and more

- **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



INFORMATION
TECHNOLOGY

INNOVATE

INFORMATION TECHNOLOGY



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?



@housingatlanta

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