



# CDHS COMMITTEE PRESENTATION

**EUGENE E. JONES, JR**  
**PRESIDENT & CEO**

November 15, 2022

**CREATE INNOVATE**



# OUR CHARGE

In our critical pursuit to opens doors to quality, equitable housing options across the city of Atlanta, Atlanta Housing seeks to **CREATE** affordable housing for those in need and to **INNOVATE** our approach to investing in and empowering our neighborhoods. We are proud that these efforts, in collaboration with our investment partners, support the goal of Mayor Dickens to preserve 20,000 units for the citizens we serve.

# 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

# 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 Demographics:

**11,138**

total families  
served through  
Housing Choice  
Vouchers

**1,558**

families utilizing  
vouchers in  
jurisdictions  
outside of the city  
of Atlanta

**9,565**

families utilizing  
vouchers within  
the city of Atlanta

**15**

voucher holders  
utilizing  
housing-based  
funding to  
purchase homes

# 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
- **\$25M spent** on 1,204 DPA loan families **since FY 2018**

**\$4.8M**

spent on

**221**

DPA loans closed  
in FY 2022

**\$1.3M**

spent on

**59**

DPA loans closed  
in Q1 FY 2023



# REAL ESTATE PLANNING AND DEVELOPMENT

AH is addressing the city's affordable housing needs by prioritizing development of its 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

## Vacant Land Pipeline

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.

**3,336**  
affordable units in the  
pipeline

\*The chart shows acreage and units to be developed within a master planned area and may not represent total production planned for the property.

#	Property	Acreage	Council District		Total Units	Affordable Units (up to 80%AMI)	Neighborhood
<b>TIER 1 - ACTIVE WITH DEVELOPER</b>							
1	Scholars Landing	8.46	4		288	130	Atl Univeristy Ctr
2	Herndon	9.9	3		412	285	English Ave
3	Englewood	30	1		909	690	Chosewood Park
4	West Highlands	24.4	9		223	64	West Highlands
5	Mechanicsville	8.24	4		136	27	Mechanicsville
6	Magnolia Perimeter	4.0	3		37	27	Vine City
<b>Totals:</b>		<b>85.0</b>			<b>2,005</b>	<b>1,223</b>	
<b>TIER 2 - PLANNING AND DEVELOPMENT UNDERWAY</b>							
7	Bowen(Developer Selection 10/22)	74.0	9		2,000	538	Brookview Heights
8	Civic Center (Dev Selected 8/22)	19.0	2		1,311	525	Old Fourth Ward
9	North Avenue	4.0	2		336	202	Old Fourth Ward
10	Palmer	1.0	4		184	147	Downtown
11	Johnson Road	13.0	9		317	190	Rockdale
12	Hollywood	20.0	9		267	151	Scott's Crossing
13	Thomasville	36.42	1		460	260	Thomasville Heights
<b>Totals:</b>		<b>167.42</b>			<b>4,875</b>	<b>2,013</b>	
14	Bankhead	35	9		250	100	Bankhead/Bolton

# REAL ESTATE PLANNING AND DEVELOPMENT

## Co-Investment Program

Production schedule for Atlanta Housing's Co-Investment Program--in partnership with Invest Atlanta and the Atlanta BeltLine Inc.-- providing investments in affordable housing with private developers who are shovel ready but experiencing a gap in financing sources.

### Co-Investment Pipeline: FY 2022 - 2027 September 2022

Invest Atlanta Co-Investment	Housing Tenancy Type	Council District	Neighborhood	Developer	Total Units	Affordable Units (up to 80%AMI)	Status
Juanita H. Gardner Village	Senior	10	Adamsville	Temshel Dev Group, the Gateway Co.	108	108	Closed In construction
Flats @ Stone Hogan	Family	11	Greenbriar	Zimmerman Properties Tri Star Real Estate	256	256	AH Board Approved Closing Fall 2022
Villas @ Stone Hogan	Senior	11	Greenbriar	Zimmerman Properties Tri Star Real Estate	192	192	AH Board Approved Closing Fall 2022
Heritage Village @ West Lake	Supportive	3	Westlake	Quest Community Development Organization	102	102	AH Board Approved Closing Winter 2022
Sylvan Hills II	Family	12	Sylvan Hills	EQ Housing	213	87	AH Board Approved Closing Early 2023
360 Peachtree	Family	2	Downtown	Evergreen Redevelopment	170	145	AH Board Approved Closing Summer 2023
<b>Totals:</b>					<b>1041</b>	<b>890</b>	

**890**  
co-investment  
affordable units  
scheduled

# STRONGER NEIGHBORHOODS

An aerial photograph of a modern urban development, likely a park or residential area, featuring a large circular structure, a playground, and a road. The background shows a city skyline under a blue sky. The image is overlaid with a semi-transparent blue filter.

AH is taking an innovative approach to building stronger neighborhoods across the city, particularly in those neighborhoods where our former public housing sites are located.

# 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 Scholars Landing

**60**

affordable rental units  
for independent seniors

Completed Sept. 2015

Ashley I A/B at Scholars Landing

**135**

family units

**108**

affordable family units

Completed Dec. 2019

Scholars Landing

**69%**

total affordability

In 2024, there will be 479  
total rental units,  
332 affordable

Ashley II at Scholars Landing

**212**

family rental units

**114**

Affordable family rental units

13 Target Construction Start  
Early 2023

Ashley IC at Scholars Landing

**72**

family units under construction

**50**

affordable units under  
construction

Target Completion November 2022

Homeownership at  
Scholars Landing

**40**

townhomes

**36**

condos

**16 (20%)**

affordable

Target Construction Start Spring 2023



# STRONGER NEIGHBORHOODS University Choice

**\$10M**  
investment scheduled  
for completion in  
November 2022

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.



Historical Marker  
Dedication  
Ceremony at  
University Homes

# 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
- On October 26, 2002, AH selected the joint venture team of Bowen District Developer (BDD) for Bowen Homes. The team consists of:
  - The Benoit Group
  - McCormack Baron Salazar
  - Coleman and Associates
  - JG Consulting
- BDD proposed a cohesive residential-focused community offering 2,000 housing units
  - **250 AH-assisted at 0% to 80% AMI,**
  - **252 LIHTC only at 0% to 60% AMI,**
  - **254 workforce at 80% to 120% AMI,**
  - **1,136 market rate**
  - **108 for sale (including 36 at 0% to 80% AMI, 36 at 80% to 120% AMI, and 36 market rate)**

# 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

# THANK

# YOU!

# QUESTIONS?



@housingatlanta

[www.atlantahousing.org](http://www.atlantahousing.org)