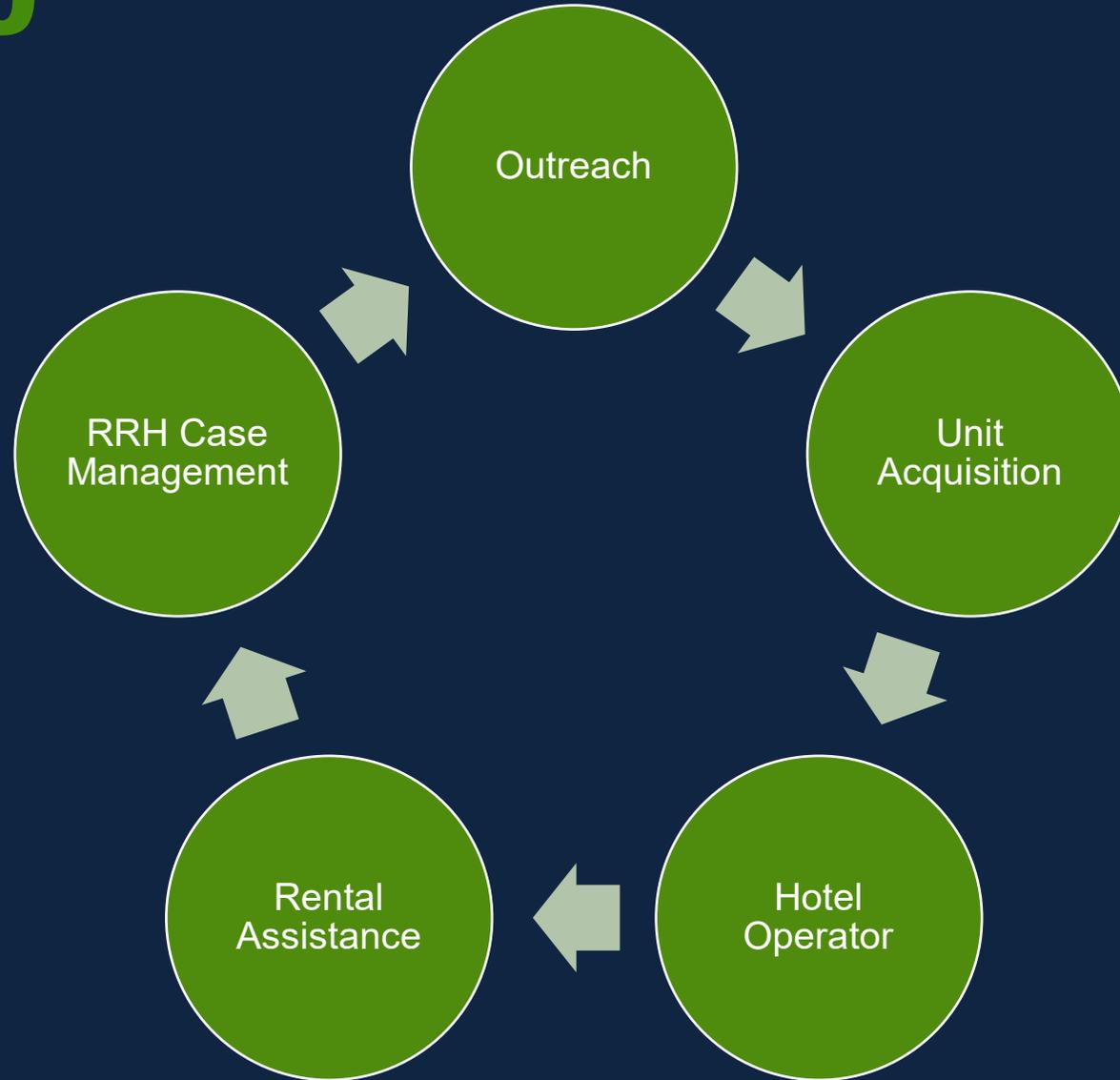


LIFT 2.0

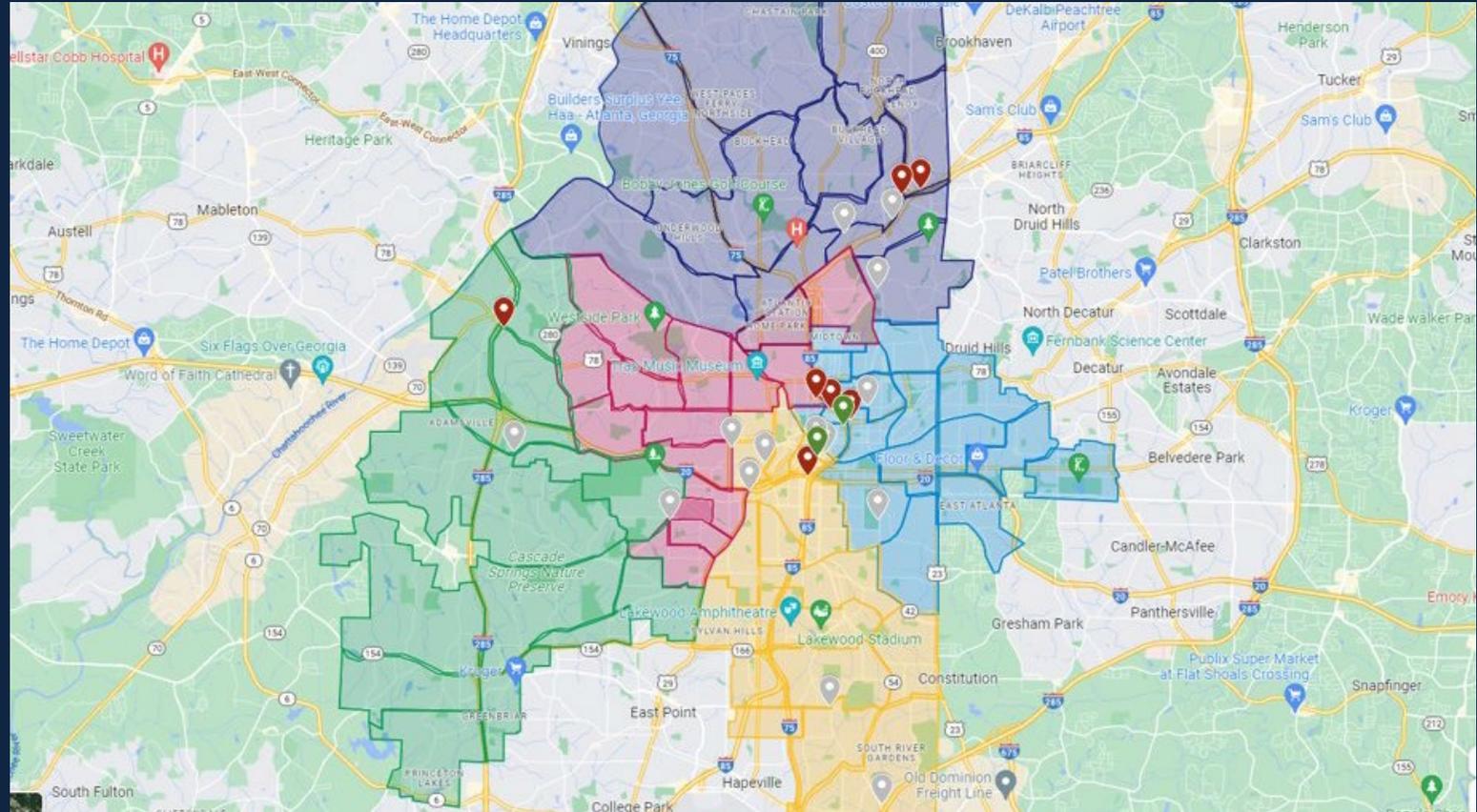
Partners for HOME's plan to stably house
1,500 households



LIFT 2.0



LIFT 2.0: Outreach to RRH



LIFT 2.0: Outreach to RRH Encampment Decommissioning

	Central	Dobbs	Pryor	Folk Art Park
Hotel	29	9	39	12
Shelter	5	1	9	3
Declined Services	3	0	10	6
Diverted	5	0	31	2
Not present on day of closure	6	0	12	3
Total	145/185 assisted with housing solutions prior to closure			





CLOSING ENCAMPMENTS IN THE CITY OF ATLANTA

Partners for HOME believes every resident in the City of Atlanta deserves a safe and stable home. Our Encampment Closure Plan guides community stakeholders on processes and timelines related to compassionately closing encampments.

WHY DO ENCAMPMENTS EXIST?

People reside in encampments when there is a lack of shelter available to meet their needs or they have made a choice to reside in an encampment over available shelter.

WHAT DOES COMPASSIONATE CLOSING MEAN?

Encampment closings can be a traumatic experience for individuals who live within them. In addition to ongoing requests to relocate, closings can cause residents to lose personal belongings such as identification documents and medication, as well as reduce their trust in receiving assistance from outreach team members.

Partners for HOME has adopted a compassionate encampment closing plan to maintain a resident's dignity and trust, while providing clear steps to address concerns from the community.

Encampment Closure Plan

Phase 1: Identification (Days 1-15)

Convene relevant stakeholders to identify and prioritize closure.

Phase 2: Assessment (Days 15-30)

Assess encampment and engage residents about resources.

Phase 3: Resources (Days 30-60)

Coordinate resident needs with available resources.

Phase 4: Notification (Days 60-75)

Residents notified by outreach, City and volunteers about closure.

Phase 5: Transportation (Days 75-90)

Transportation offered to resources identified by outreach.

Phase 6: Cleaning (Days 90-100)

Public departments clean former encampments and mitigate returns.

Phase 6: Monitoring (Days 100+)

Police monitor former encampment sites and redirect attempts to resettle.

PARTNERS FOR
HOME

www.partnersforhome.org



partnersforhome.org



REPORTING ENCAMPMENTS IN THE CITY OF ATLANTA

Partners for HOME believes every resident in the City of Atlanta deserves a safe and stable home. Our Encampment Reporting Plan guides community stakeholders on processes related to reporting encampments.

WHAT ARE ENCAMPMENTS?

In the City of Atlanta, a homeless encampment is defined as:

- A site with 3+ structures and/or 7+ individuals. Structures can include a cardboard box, tent, makeshift shelter, sleeping bag, etc. that someone resides in that they might refer to as home base.
- Not in a place designated for recreational camping or outdoor sleeping.
- Present for 1+ week.

WHY DO ENCAMPMENTS EXIST?

People reside in encampments when there is a lack of shelter available to meet their needs or they have made a choice to reside in an encampment over available shelter.

To report a person experiencing homelessness, call 311.
To report an encampment [email Partners for HOME](mailto:Partners for HOME).

Encampment Reporting Plan

Information Needed

When reporting an encampment, make sure to share the approximate number of persons in encampment, types of structures present, and location of encampment, including cross streets.

Reporting Usage

Encampment reports are used to direct outreach workers to areas of engagement and provide services if desired by encampment residents.

Outreach

Outreach teams will assess the area and work with residents who choose to navigate the process to permanent housing. Participation is not mandatory.

Closure

Reporting an encampment may not result in immediate decommissioning of the encampment or movement into housing. Encampments that are decommissioned follow an [Encampment Closure Plan](#) developed for the City of Atlanta.



www.partnersforhome.org



LIFT 2.0: HOTEL OPERATOR



LIFT 2.0: UNIT ACQUISITION



146

Units in
pipeline

32

Applications
submitted

12

Applications
pending

1

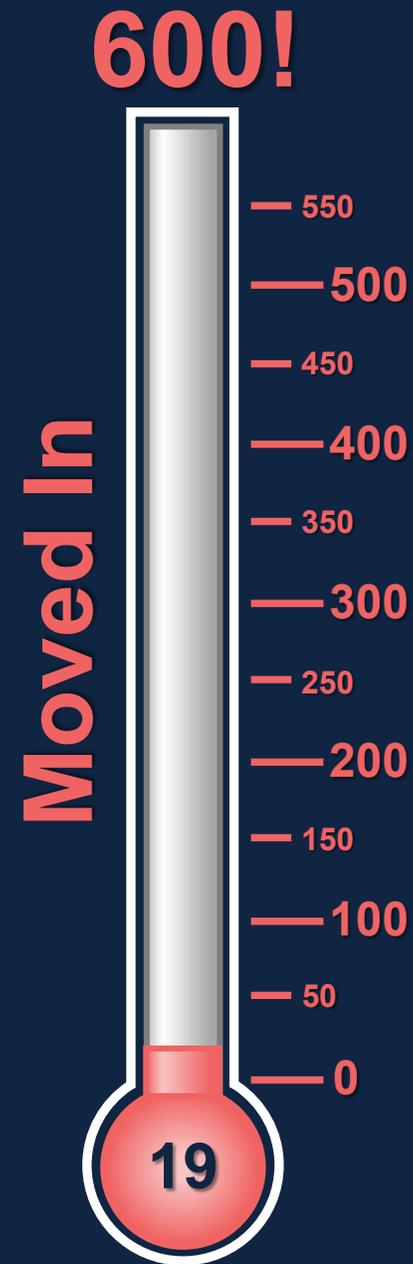
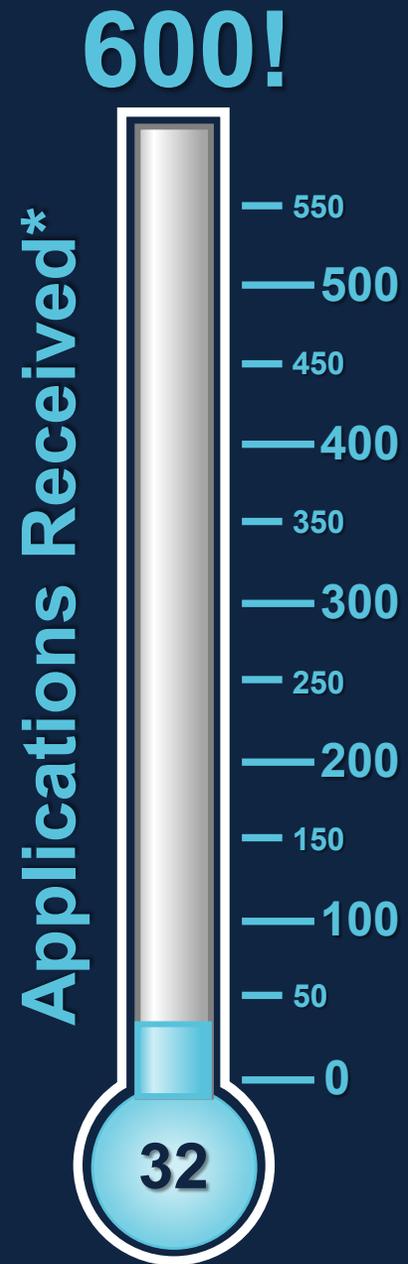
Approved
(not moved in)

*Excluding rejected

19

Move-ins





*Excluding rejected applications



LIFT 2.0: RENTAL ASSISTANCE



Project Community Connections, INC.

- Security, Deposit, Renters Insurance, Rental Payments, and Utility Payments
- Training and Administrative Support
- Oversight of Tenant Balances



Next Steps



Housing Navigation for those in hotel



560 units to be acquired



4 encampment decommissioning



Expand outreach to RRH capacity through panel RFP



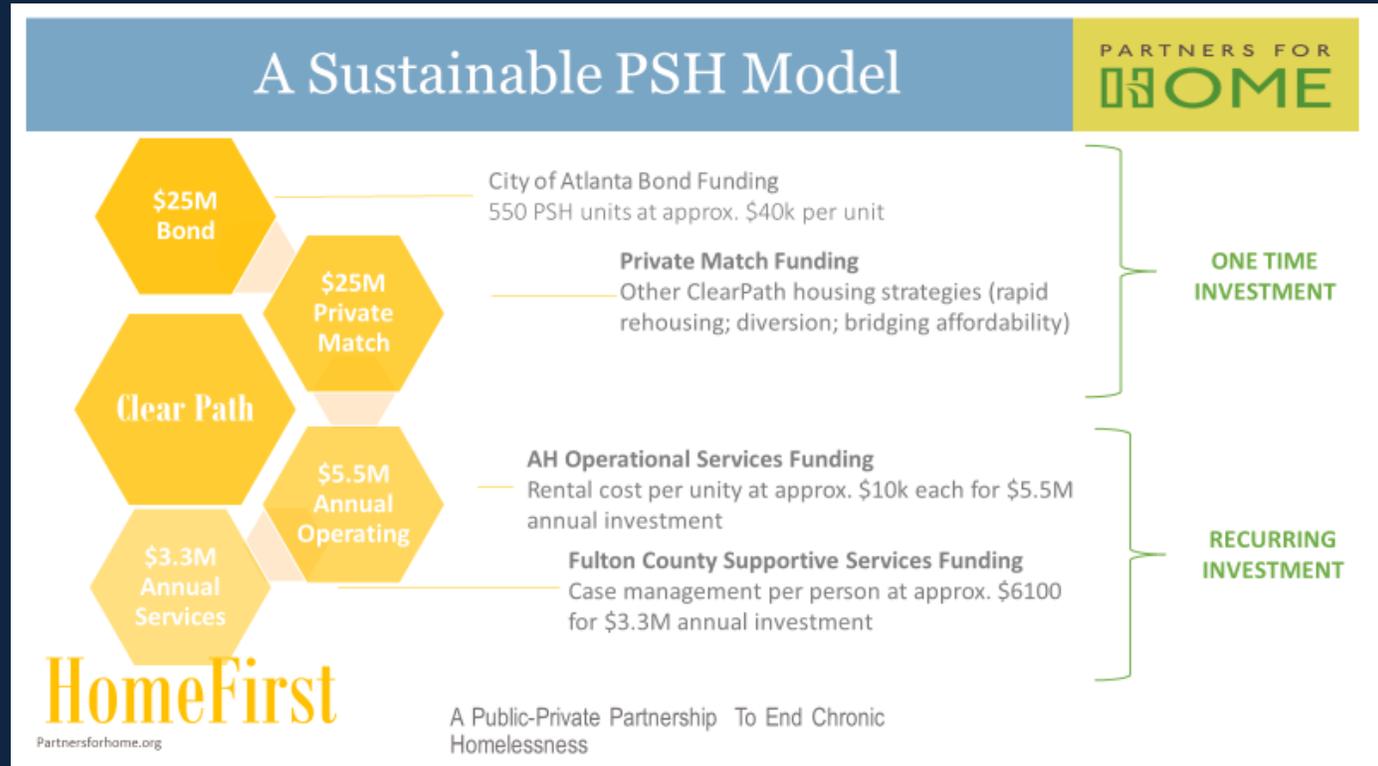


Permanent Supportive Housing Pipeline

Goal: 550 new units of permanent supportive housing



Investing \$22M to build 550 new units - \$40K/unit



PIPELINE

STATUS	Target Unit Date	NAME	OWNER/ APPLICANT	CONSTRUCTION TYPE	TOTAL PSH UNITS	TOTAL UNITS
Applications Approved/Closed						
Approved/Closed	PLACED IN SERVICE 8/2020	Dwell at the Alcove	Fursorage	Rehab	9	19
Approved/Closed	PHASED COMPLETION:Nov 2020-Dec 2021	Capitol View	Columbia	Preservation/ Rehab	24	120
Approved/Closed	March 2022- HCV	Quest at Dalvigney	Quest CDO	Rehab	12	12
Approved/Pending	TBD	Abbington at Ormewood	Rea Ventures	Rehab	8	42
Approved/Closed	22-Apr	Covenant House	Covenant House	New Construction	30	30
Approved/Closed	22-Jul	Stanton Park	Parallel Hsg/Woda	New Construction	10	56
Approved/Closed	23-Jan	Intrada Westside	Vecino Group	New Construction	25	163
Approved/Closed	22-May	55 Milton	Prestwick	New Construction	18	156
Approved/Closed	22-Nov	Thrive Sweet Auburn	Mercy Housing/PCCI	New Construction	23	117
Approved/Closed	Fall 2023	1265 Lakewood	Prestwick	New Construction	16	160
Approved/Closed	Fall 2023	The Mallory	Prestwick	New Construction	14	116
Approved/Closed	Fall 2023	McAuley Park	Mercy Care	New Construction	30	180
Approved/Pending	Summer 2024	1055 Arden	Prestwick	New Construction	6	58
Approved/Closed	21-Nov	Edgewood Court	AHS	Rehab	4	50
Approved/Closed	Now through attrition	Centre Villas	Community Solutions	Rehab	66	130
Approved/Pending	TBD	Heritage at West Lake	Quest CDO	Preservation/ Rehab	102	102
Approved/Closed	Occupied Dec 2021	Adair Lofts	SI Lending LLC	Rehab	5	35
Approved/Pending	Summer 2023	111 Moreland	Sugarman	New Construction	42	42
Approved/Pending	Through attrition	1200 Mobile	10streetVntrs/ARRC Partners	Rehab	10	40
Approved/Pending	23-Dec	Holly Street	Quest	New Construction	9	40
Approved/Closed	2025+	Atl Hotel 277 Moreland	Sugarman	Rehab	54	54
Approved/Pending	2025+	Sylvan Hills	EQ	New Construction	45	227
Total APPROVED					562	1949
Applications Received/Under Review						
Under Review - CALIBRATION	Under Review	Undisclosed	Undisclosed	-	20	218
Under Review - CALIBRATION	Under Review	Undisclosed	Undisclosed		8	60
Unit Count (including Approved and Under Review)					590	2227

Highlighted = Units online now



55 Milton

This multifamily complex includes 156 mixed income affordable units on Southside Beltline Trail.

- 18 PSH dedicated units
- The building includes a community room with a kitchen, a fitness center, a business center, a library, a laundry room, a community garden, a coffee shop and a picnic area
- Funding Leveraged: HomeFirst (\$720K) BeltLine TAD Loan (\$2M), 4% Low Income Housing Tax Credits (\$4.9M)



DLH Development

Multifamily development located in Grove Park that will include:

- 163 residential units made up of 30, 50, 60 and 80% AMI.
- 25 PSH units for young adults
- Commercial/retail space and community gardens.
 - Small store with produce for sale, healthcare provider; arts studio for recording; agrihood or aqua-gardens.



General Information

2174, 2176 Donald Lee Hollowell Parkway

- Applicant: Vecino Bond Group, LLC.
- HomeFirst PSH Capital Financing: \$1M
- Operating Subsidies: 25 out of 165 units
- Other sources:
 - Low Income Housing Tax Credits (4%)
 - MLK/DLH Tad Grant \$1M
 - Conventional Loan \$10.7M



McAuley Park

Multifamily development located in Old Fourth Ward that will include:

- 170 affordable housing units for families (Phase 1). 30 PSH units
- 100 affordable housing units for seniors (Phase 2).
- Mercy Care healthcare and medical center expansion providing behavioral health, dental and visions services.



General Information

424 Decatur Street

- Applicant: St. Joseph's Health System and Penrose
- HomeFirst PSH Capital Financing: \$1.2M
- Operating Subsidies: 30 out of 180 units (17%)
- Other sources:
 - DCA HOME Loan
 - 9% LIHTC
 - Eastside TAD



1265 Lakewood

Proposed multifamily development located near Southside Beltline Trail that will include:

- 16 PSH units out of 160 total units.
- All units serving seniors 55+.
- Nearby access to Southeast Beltline Trail.



General Information

1265 Lakewood Avenue

- Applicant: Prestwick Development Company
- HomeFirst capital financing: \$640,000
- DCA HOME Loan: \$3.5M
- Conventional Loan: \$13M
- Low Income Housing Tax Credits:

Thrive Sweet Auburn

Under construction mixed-income development located in Old Fourth Ward that will include:

- 23 PSH units out of 117 units total.
- Units for families and individuals.
- Nearby access to King Memorial MARTA station.



General Information

302 Decatur Street

- Applicant: Mercy Housing/PCCI
- HomeFirst PSH Capital Financing: \$1.2M
- Operating Subsidies: 30 out of 180 units (17%)
- Other sources:
 - 9% LIHTC
 - Eastside TAD
 - Conventional Loan: \$12.1M
 - National Housing Trust Fund: \$3M



Capital View

Preservation of a naturally occurring affordable development. Completed 1 and 2-bedroom development located in Pittsburgh on Westside Beltline Trail that includes:

- 24 PSH units out of 120 total units.
- 100% long-term affordable housing units.
- Nearby access to Westside BeltLine Trail, West End shopping and public transportation.



General Information

1191 Metropolitan Parkway, SW

- Applicant: Columbia Residential
- HomeFirst PSH Capital Financing: \$960,000
- Other sources:
 - Low Income Housing Tax Credits (4%);
 - Conventional Loan (\$3,250,000);
 - DCA HOME (\$4,000,000),
 - City of Atlanta Housing Opportunity Bond (\$1,500,000)



Abbingtion at Ormewood

Proposed mixed-income development located in Ormewood Park that will include:

- 8 PSH units out of 42 units total.
- 7,500 sf green space.
- Nearby access to public transportation, library, grocery/shopping, and Eastside BeltLine Trail.



525 Moreland Avenue

- Applicant: REA Ventures
- HomeFirst PSH Capital Financing: \$320,000
- HomeFirst Operating Subsidies: 8 (42 total units of affordable housing)
- Other sources:
 - Invest Atlanta Housing Opportunity Bond (\$300,000);
 - Low Income Housing Tax Credits (applying for);
 - Conventional Loan (\$1,300,000)
- 100% affordable (all below 58% AMI)

The Mallory

Proposed multifamily development located in Dixie Hills that will include:

- 14 PSH units out of 116 total units.
- All units serving seniors 55+.
- Nearby access to West Lake MARTA Station.
- Includes community room, fitness center, business center with computer stations, library, community garden, wellness room, and a laundry room.



General Information

251 Anderson Avenue

- Applicant: Prestwick Development Company
- HomeFirst Capital Financing: \$560,000
- 4% Low Income Housing Tax Credits (\$11.5M),
- DCA HOME Loan (\$2.75M)

Stanton Park

Under construction multifamily development located in Peoplestown that will include:

- 10 PSH units out of 56 total units.
- 44 units for residents at or below 60% AMI.
- Elevator access
- Walking distance to Southeast Beltline Trail, Publix and public transportation.



General Information

Corner of Hank Aaron Drive and Boynton Avenue

- Applicant: Woda Cooper/Parallel Housing
- HomeFirst Financing: \$400,000
- Beltline TAD: \$2M
- Low-income housing tax credits: \$5.4M

Dwell Alcove

Completed 1-bedroom developments located in Grove Park/Dixie Hills that includes:

- 9 PSH units out of 19 total units.
- Community based programming with YMCA, Uplift Georgia, summer lunch programs and afterschool programs.



General Information

340 Dixie Hills Circle

- Applicant: Fursorge
- HomeFirst Financing: \$360,000
- Conventional loan: \$700K

Adair Lofts

Under construction micro-unit development located in Adair Park that will include:

- 5 PSH units out of 35 units total.
- Live/work space for artists and creatives.
- Office space, auditorium, community event space, and coffee shop/cafe.
- HomeFirst financing: \$200,000
- Housing Opportunity Bond: \$1.5M
- Historic Tax Credit: \$900K
- State Tax Credit: \$1.1M



Quest Village at English Avenue

Proposed multifamily development located in Atlanta that will include:

- 12 PSH units out of 12 total units.
- 1 and 2-bedroom units with washer/dryer and outdoor community space.
- Green Certification.



General Information

694-700 Dalvigney Street

- Applicant: Quest Community Development Org.
- HomeFirst Financing: \$480,000
- Invest Atlanta: \$246K
- City of Atlanta HOME: \$800K



Heritage at West Lake

Proposed mixed-income development located in East Atlanta that will include:

- 102 PSH units out of 102 total units.
- 1-bedroom.
- Onsite health service provider, community farm, commercial space and nearby access to public transportation.



General Information

239 West Lake Avenue

- Applicant: Quest Community Development Org.
- HomeFirst Financing: \$4,080,000
- New Market Tax Credits: \$6.1M
- Atlanta Housing: \$2.5M
- Westside Future Fund: \$9.7M

1200 Mobile Street NW

Proposed studio development located in Hunter Hills that will include:

- 10 PSH units out of 40 total units.
- Fully furnished.
- Units for residents at or below 60% AMI.
- Resource access in Hunter Hills neighborhood.
- Nearby access to Joseph E. Boone MARTA station



General Information

1200 Mobile Street

- Applicant: Twin Pillars
- HomeFirst Financing: \$400,000
- Conventional loan: \$3.34M
- Partnership equity: \$288K
- Atlanta Affordable Housing Fund: \$1.12M

Edgewood Center II

Proposed studio development located in Atlanta that will include:

- Additional 4 units added to 46 SRO units for formerly homeless persons.
- Adaptive-reuse build to include storefronts under residential units.
- Shared living spaces and amenities.
- Nearby access to public transportation.



187 Edgewood Avenue

- Applicant: Affordable Housing Solutions
- HomeFirst Financing: \$160,000
- State Housing Trust Fund: \$250K
- Federal Home Loan Bank AHP: \$500K
- Low Income Housing Tax Credit
- Historic Tax Credits: \$710K



Centra Villa

Affordable housing development located in Southwest Atlanta that includes:

- 66 PSH units out of 132 total.
- PSH units for veterans using HUD-VASH, vouchers SSVF RRH.
- Nearby access to public transportation.



General Information

1717 Centra Villa Drive

- Applicant: Community Solutions
- HomeFirst PSH Grant: \$2.64M
- Conventional loan: \$7.6M
- Atlanta affordable housing fund: \$1.7M

Covenant House Georgia

Youth housing development located in Atlanta that will include:

- 30-unit, time-limited independent living units for young adults ages 18-24.
- Nearby access to public transportation.
- Onsite supportive, wrap around services.



General Information

1559 Johnson Road NW

- Applicant: Covenant House
- HomeFirst Financing: \$1,500,000
- Philanthropy: \$2.9M
- Operating subsidy: 30 units

1055 Arden

Multi-family mixed income affordable development located in Atlanta that will include:

- 82 total affordable units
- 11 dedicated PSH units
- Nearby access to public transportation and Westside BeltLine Trail.
- On site amenities including fitness center, business center, community garden, wellness room, interior gathering areas and gazebo/picnic area



General Information

1055 Arden Ave

- Applicant: Prestwick
- HomeFirst Financing: \$440K
- Low Income Housing Tax Credits
- Conventional Loan

111 Moreland

New construction development located in Atlanta that will include:

- 42 single room occupancy PSH units.
- Nearby access to public transportation, shopping, and Eastside BeltLine Trail.
- Onsite supportive, wrap around services.



General Information

111 Moreland

- Applicant: Stryant
- HomeFirst Financing: \$960K
- Invent Atl Housing Opp Bond: \$1.5M
- City of Atlanta HOME: \$2M
- Atlanta Affordable Housing Fund: \$2.5M
- Operating subsidy: 42 units

Atlanta Motel

Motel development located in Atlanta that will include:

- 54 studio permanent supportive housing units.
- Nearby access to public transportation and shopping amenities and Eastside Beltline Trail.
- Onsite supportive, wrap around services.



277 Moreland Ave

- Applicant: Stryant Investments
- HomeFirst Financing: \$2.1M
- BeltLine TAD: \$556K
- City ARP HOME: \$2.7M

Sylvan Hills

New construction development located in Atlanta that will include:

- 227 mixed income affordable and market units
- 45 dedicated PSH units
- Nearby access to public transportation.
- Onsite supportive, wrap around services.

General Information

1950 Sylvan Road SW

- Applicant: EQ Housing
- HomeFirst Financing: \$840,000
- Operating subsidy: 21 units
- AH Construction Loan: \$11.5M
- IA HOBFF Loan: \$1.5M
- City of Atlanta HOME Loan: \$500K



Holly Street

Affordable multifamily development located in Atlanta that will include:

- 40 1 and 2 bd units for Seniors
- 9 dedicated PSH units
- Nearby access to public transportation.
- Onsite supportive, wrap around services.



General Information

339 Holly Street

- Applicant: Quest Development
- HomeFirst Financing: \$360K
- DCA HOME CHDO: \$2.1M
- Atlanta HOME: \$2M
- DCA NHTF: \$2.9M
- Home Depot Fdn: \$550K
- AHP: \$500K
- Operating subsidy: 9 units

Next Steps

- Unlock \$10M in PSH funds through Housing Affordability Bond
- Secure project based rental assistance and services funding
- Seek opportunities for private matching fund

