



ATLANTA  
HOUSING  
LIVE • WORK • THRIVE

FY 2019

MTW ANNUAL PLAN

Presentation to the City of Atlanta CDHS Committee  
July 10, 2018

# OUR BENEFICIARIES



AH provides housing opportunities to five general groups.

**93%** of AH's participating families are very low- or extremely-low income.

**23,180** Total Households Served (FY 2017)

**1,436** Supportive Housing Units

**3,106** Disabled Households

**6,116** Senior Households

**8,196** Families with Children

**10,136** Working Families

# THE STRATEGY

AH believes in the potential of the individual. We take a people-centered, holistic approach that creates opportunities for those we serve to live, work, and thrive in innovative, safe and healthy communities.



**LIVE**

**Quality Affordable Housing**



**WORK**

**Family Independence +  
Student Achievement**

**Digital Literacy + Health +  
Volunteerism**



**THRIVE**

**Long-Term Economic  
Viability + Trust + Integrity**

A family of three is walking on a wooden boardwalk. The father, on the left, is wearing a blue button-down shirt and jeans, holding the hands of a young girl in the middle. The mother, on the right, is wearing a green sweater and jeans, also holding the girl's hands. The girl is wearing a patterned dress and a denim jacket. They are all smiling and looking towards each other. The boardwalk has a metal railing with a chain-link fence. In the background, there is a city skyline with many skyscrapers under a clear blue sky. The lighting suggests it's late afternoon or early morning, with long shadows on the boardwalk.

LIVE

STRATEGY I.

BETTER LIVING

IS THE GATEWAY TO A BETTER

LIFE.

CREATING MODERN, DISTINCTIVE, QUALITY COMMUNITIES

# LIVE

AH will redefine its approach to affordable housing development to emphasize community development alongside the creation of innovative live-work-thrive spaces that feature:

- Amenities (grocery stores, doctors' offices)
- Public Infrastructure (public transportation, storm water management systems, etc.)
- Environmental Sustainability
- Proximity to Commercial Centers and Jobs
- Quality Schools/Education
- Parks/Greenspace
- Public Safety

# HERNDON SQUARE

ATLANTA, GA  
(former Herndon Homes)

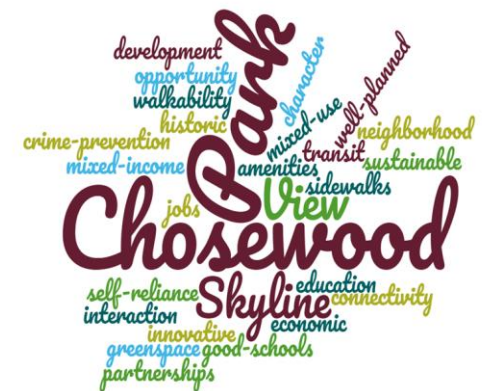


Redevelopment of Herndon Homes as a “walkable” and vibrant mixed-use district to support a broader neighborhood transformation

<b>DEVELOPER</b>	Hunt Companies Inc. and Oakwood Development Group
<b>OWNER</b>	Atlanta Housing
<b>USES</b>	<p>Residential (approximately 700 units)</p> <ul style="list-style-type: none"> <li>• 578 mixed-income rental and 32 home-ownership units</li> <li>• 97 senior housing units</li> </ul> <p>Institutional/Community</p> <ul style="list-style-type: none"> <li>• A new health and wellness center and S.T.E.A.M. center</li> </ul> <p>Commercial</p> <ul style="list-style-type: none"> <li>• Retail – including a grocery store</li> </ul>
<b>DATE</b>	Phase 1– Herndon Senior (97 affordable units) Construction start December 2018
<b>TRANSACTION TYPE</b>	Mixed-use, mixed-income urban redevelopment
<b>COST</b>	\$215 M total development cost

# ENGLEWOOD MANOR

DEVELOPER	The Michaels Organization & The Benoit Group
OWNER	Atlanta Housing
USES	Residential <ul style="list-style-type: none"> <li>Mixed-use multifamily housing in proximity to BeltLine</li> <li>Lower-density housing (single family, townhomes, duplexes) adjacent to surrounding Chosewood community</li> </ul> Commercial/Retail/Civic
DATE	Master Planning: Fall 2018 Infrastructure Development: Fall 2018 – Spring 2019 Housing Development: 2019
TRANSACTION TYPE	Mixed-use, mixed-income urban redevelopment
SIZE	26 Acres – Englewood Manor 20 Acres – Englewood North (acquired land)



# CIVIC CENTER

<b>DEVELOPER</b>	TBD via Procurement RFP
<b>OWNER</b>	Atlanta Housing
<b>USES</b>	Residential <ul style="list-style-type: none"><li>• Overall goal for the site is a minimum of 30% affordable housing</li><li>• Estimated 420 units to be developed by AH, of which a minimum of 250 units would be affordable to low-income households</li></ul> Commercial/Retail/Civic
<b>DATE</b>	AH acquisition of land closed November 2017; community and public outreach process commenced December 2017
<b>TRANSACTION TYPE</b>	Mixed-use, mixed-income urban redevelopment
<b>COST</b>	Estimated +\$300 M total development cost



# CHOICE ATLANTA



Truly Living Well Urban Farm



UCN Scholarship Program 2017 Recipients

<b>DEVELOPER</b>	MBS-Integral UCNI, LLC (Integral Development & McCormack Baron Salazar)
<b>OWNER</b>	Atlanta Housing
<b>GOALS</b>	<p>Onsite Housing – Scholars Landing (redevelopment of the former University Homes by Integral Development 488 units total)</p> <ul style="list-style-type: none"> <li>• Senior Assisted Living (60 units)</li> <li>• Multifamily Residential (395 units)</li> <li>• For-Sale Townhomes (33 Townhomes)</li> </ul> <p>Offsite Housing – University Commons by McCormack Baron Salazar (mixed-use mixed-income redevelopment on 7.7 acres on the former Morris Brown site)</p> <p>Commercial with Community Focus + Offices (adaptive re-use of Roosevelt Administration Building)</p>
<b>DATE</b>	Multifamily (135 units) closing scheduled for September 2018
<b>TRANSACTION TYPE</b>	Mixed-use, mixed-income urban redevelopment
<b>SIZE</b>	<ul style="list-style-type: none"> <li>• \$30 million Implementation Grant from HUD, plus \$400 million in leverage commitments for housing, neighborhood improvements and supportive services</li> </ul>

# OFFERINGS | CHOICE ATLANTA

## RETURN TO COMMUNITY

**PEOPLE. NEIGHBORHOOD. HOUSING.**

**CHOICE NEIGHBORHOODS** is an initiative funded by a grant from the U.S. Department of Housing and Urban Development (HUD) focused on:

Using the \$30 million Choice Grant, the former University Homes site is being redeveloped to create 588 homes\*: **455 mixed-income rental units** (229 of which will be affordable); and **33 homes for purchase**, 7 of which will be affordable **plus 100 units previously developed at the Veranda at Scholars Landing**. In partnership with the City of Atlanta AH is focused on also revitalizing the three surrounding neighborhoods in the city's Westside: **Vine City**, **Ashview Heights**, and the **Atlanta University Center** neighborhood, collectively known as the **University Choice Neighborhood (UCN)**.



\*Note: development includes 488 Choice Neighborhood units plus 100 previously-developed units at The Veranda at Scholars Landing

# CHOICE ATLANTA

## ACCOMPLISHMENTS TO DATE

HOUSING	NEIGHBORHOOD	PEOPLE
<p><b>HUD approved- Scholars Landing Housing Plan</b></p> <ul style="list-style-type: none"> <li>• 488 Total Units*               <ul style="list-style-type: none"> <li>• 229 Rental – Replacement</li> <li>• 24 Rental – LIHTC</li> <li>• 78 Rental – Workforce (80-120% of AMI)</li> <li>• 124 Rental – Market Rate</li> <li>• 33 Homeownership</li> </ul> </li> </ul> <p><b>HUD approved- Oasis Personal Care Home Unit Conversion</b></p> <ul style="list-style-type: none"> <li>• Converts 12 units to market-rate</li> <li>• Improve financial viability at facility</li> <li>• 48 affordable; 12 market-rate</li> </ul>	<p><b>HUD approved – Neighborhood Plan</b></p> <ul style="list-style-type: none"> <li>• Cops on the Block - 6 parcels sold at discount to produce 5 officer homes</li> <li>• \$500k Quest II (WestSide Works) Investment</li> <li>• \$500k Harland Boys and Girls New Club Investment</li> <li>• CollegeTown 3-acre Urban Farm established</li> <li>• Five <i>Return to Community</i> Farmers Markets exposed 563 attendees and 74 Former University Homes (FUH) residents to local farmers and service providers</li> </ul>	<p><b>HUD approved – People Plan</b></p> <ul style="list-style-type: none"> <li>• 293 (75%) Former University Homes Residents (FUH) in case management</li> <li>• 269 FUH residents have health insurance</li> <li>• 237 FUH residents have a medical home</li> <li>• Sponsored job fair resulted in 59 hires</li> <li>• \$40,000 in scholarships awarded to 21 youth</li> <li>• \$92,575 in microgrants awarded to 21 grantees</li> </ul>

# CHOICE ATLANTA

## HOUSING

**Scholars Landing** – 588 units on and off-site will be developed to replace University Homes located in the middle of Atlanta University community. (**Note:** development includes 488 Choice Neighborhood units plus 100 previously-developed units at The Veranda at Scholars Landing).

AH will close on 135 units at **Ashley I.**

Acquisition of **vacant lots and dilapidated homes** in Choice Neighborhoods target areas to stabilize neighborhood and market values.

**Rental and owner-owner-occupied housing** will be developed.

**Land Swap** - Explore and implement land swaps, dispositions and other acquisition opportunities within the Choice Neighborhoods plan area to advance development.

# CHOICE ATLANTA

## NEIGHBORHOOD

- **Land Acquisition to Support Neighborhood Stabilization.** AH, Invest Atlanta or its partners will acquire land for the development of new mixed-use, mixed-income rental, and for-sale housing, neighborhood development, and/or future greenspace/urban agriculture.
- **Acquisitions.** AH will purchase up to 45 vacant or dilapidated properties for the development of affordable and workforce rental or for-sale housing that may be part of a mixed-income and/or mixed-use development.
- **Owner-Occupied Rehabilitation Program.** Implement an owner-occupied rehabilitation program to assist low-income homeowners with making façade improvements and critical home repairs.
- **Video Surveillance Camera/Tag Readers.** Install cameras and tag readers to enhance public safety.
- **Place-making Enhancements.** Install aesthetically pleasing flower planters and landscaping, including edible plants, artwork, and other enhancements to improve neighborhood corridors and routes to school.

# CHOICE ATLANTA

## NEIGHBORHOOD (CONT.)

- **Roosevelt Hall.** Continuation of activities to support the adaptive reuse of the historic Roosevelt Administration Building by a member of the Housing Implementation Entity, or the procurement of a new development partner.
- **Blighted Property Removal.** In partnership with the City of Atlanta Police Department Code Enforcement, AH will provide funding to support demolition of vacant structures to stabilize and improve neighborhood conditions.
- **Community Facilities.** Support the development of community facilities to serve the UCN to include the redevelopment of the Harland Boys and Girls Club in Ashview Heights.
- **Urban Agriculture.** Support the addition of greenspace, community gardens, urban farms and a farmer's market; establishment of healthy living/farming demonstration programs; an urban agriculture masterplan and working group activities to support improving the local food economy and food security.
- **Historic Preservation and Recognition.** Will implement measures to preserve historically significant structures and develop commemorative projects and install markers that will identify and highlight the UCN's rich civil rights and cultural history.
- **Public Safety.** Implement projects and activities that enhance safety within the UCN to include: neighborhood clean-up; safe route to school initiatives; neighborhood watch; and Crime Prevention through Environmental Design (CPTED) projects.

# CHOICE ATLANTA

## PEOPLE

- Work with partners to leverage resources that support families.
- Continue case management and people-development support with education, health and workforce programming.
- Continue to support community and stakeholder engagement to build capacity, including but not limited to micro-grants and scholarships.



# WEST HIGHLANDS

Former Perry Homes

DEVELOPER	Perry Homes Redevelopment, LLC <ul style="list-style-type: none"><li>• Columbia Residential (Multi-family)</li><li>• Brock Built Homes (For-sale)</li></ul>
OWNER	Atlanta Housing
USES	Residential (700 rental/786 for-sale) <ul style="list-style-type: none"><li>• 568 multi-family rental units (310 affordable units)</li><li>• 132 affordable senior housing units</li><li>• 786 for-sale (326 closed, 87 affordable)</li></ul> Institutional/Community <ul style="list-style-type: none"><li>• Westside Atlanta Charter School</li><li>• Heman E. Perry Park</li></ul> Commercial <ul style="list-style-type: none"><li>• Small neighborhood-serving retail</li></ul>
TIMELINE	All rental complete. Homeownership to be complete by 2022
TRANSACTION TYPE	Mixed-use, mixed-income redevelopment
COST	Over \$250MM to date





# OFFERINGS | MIXED COMMUNITIES- AMENITY RICH ENVIRONMENTS

**MIXED COMMUNITIES** are rich in amenities with access to good school, quality shopping and more. Each of the sites listed below has been developed as mixed-income projects, incorporating more than 4,000 affordable housing units into quality communities.

Ashley Auburn Pointe I

Ashley Auburn Pointe II

Ashley CollegeTown I

Ashley CollegeTown II

Ashley Courts at Cascade I

Ashley Courts at Cascade II

Ashley Courts at Cascade III

Ashley Terrace at West End

Atrium at CollegeTown

Capitol Gateway I

Capitol Gateway II

Centennial Place I

Centennial Place II

Centennial Place III

Centennial Place IV

Columbia Commons

Columbia Creste

Columbia Estate

Columbia Grove

Columbia Park Citi

Columbia Heritage

Columbia High Point (Senior)

Columbia Mechanicsville Apartments

Columbia Senior Residence at

Mechanicsville

Columbia Senior Residence at MLK

Columbia Tower at MLK Village

Gardens at CollegeTown

Magnolia Park I

Magnolia Park II

Mechanicsville Crossing

Mechanicsville Station

Parkside at Mechanicsville

Piedmont Senior Tower

Tenth & Juniper

Veranda at Auburn Pointe

Veranda at Auburn Pointe II

Veranda at Auburn Pointe III

Veranda at Carver

Villages at Castleberry Hill I

Villages at Castleberry Hill II

Villages at East Lake I

Villages at East Lake II

Veranda at CollegeTown

Veranda at Scholars Landing

Villages at Carver I

Villages at Carver II

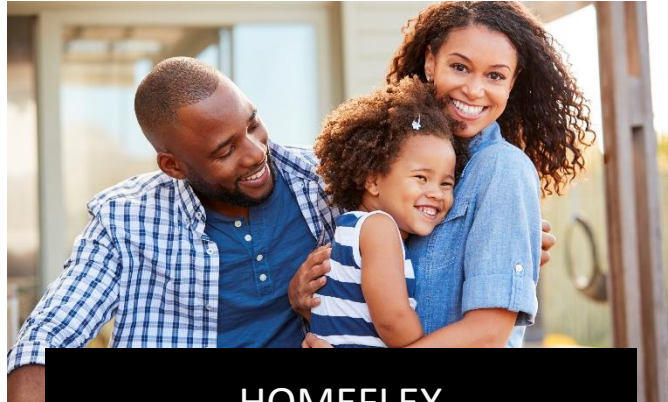
Villages at Carver III

Villages at Carver V

# HOMEFLEX

## CONSERVING AFFORDABLE HOUSING IN ATLANTA

Through **HomeFlex** (formerly Project-Based Rental Assistance), partnerships between AH and private developers increase quality rental options for those we serve. Under HomeFlex, AH encourages private-sector owners of multifamily developments to reserve a portion of their units of eligible residents.



HOMEFLEX



HOMEFLEX FOR SENIORS



HOMEFLEX FOR SUPPORTIVE HOUSING

**HomeFlex** currently supports **5,139** affordable housing units (on privately-owned land or in privately-owned buildings, and **MIXED Communities**) and is leveraged to create another **1,746** tax credit units.

# HOMEFLEX

## AFFORDABLE HOUSING PRESERVATION AND CREATION



PROJECT NAME (DEVELOPER)	UNITS	COMPLETION
<b>Preservation</b>	Total: 250 HomeFlex: 199	Dec 2017
1. Lakewood Christian Manor (National Church Residences)		
<b>Creation</b>	Total: 102 HomeFlex: 74	Feb 2018
2. Veranda at Groveway (Integral)		
3. Phoenix House (Project Interconnections/Tapestry)	Total: 69 HomeFlex: 44	Feb 2018
4. The Remington (The Benoit Group)	Total: 160 HomeFlex: 160	Mar 2018
5. Gateway at Capital View (Prestwick)	Total: 162 HomeFlex: 162	April 2018
6. Sterling at Candler Village (The Benoit Group)	Total: 170 HomeFlex: 170	May 2018
7. Manor at Indian Creek II (Prestwick)	Total: 75 HomeFlex: 75	Oct 2018
8. Manor at DeKalb Medical (Prestwick)	Total: 175 HomeFlex: 175	Mar 2019
9. Quest Holly Apartments (Quest CDO)	Total: 40 HomeFlex: 40	Mar 2019
10. Summerdale Commons II (Tristar)	Total: 105 HomeFlex: 50	May 2019

# HOMEFLEX

## NEW HOMEFLEX COMMUNITIES AND UNITS PROJECTED FOR FY 2019

COMMUNITY	TYPE	# OF NEW UNITS
Manor at DeKalb Medical	Senior	175
Quest Holly Apartments	Senior	40
Manor at Indian Creek II	Senior	75
Summerdale Commons II	Family	100

# HOUSING PRESERVATION

## OCCUPIED AND VACANT UNITS

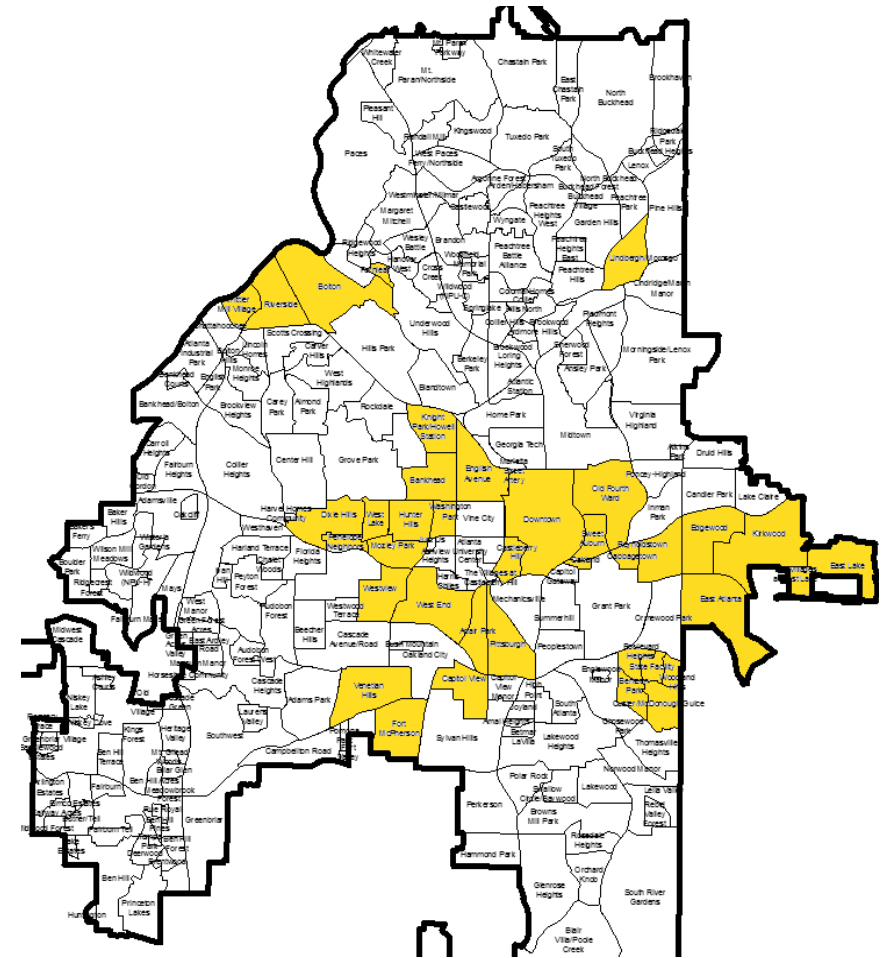
### SUMMERDALE COMMONS

<b>OWNER/ DEVELOPER</b>	Summerdale Apartments, LLC – a collaboration between TriStar and Enterprise Community Investment
<b>GOALS</b>	Housing rehabilitation <ul style="list-style-type: none"><li>• Phase II: Rehabilitation of occupied units (100 units/50 HomeFlex) in good condition</li><li>• Phase I Rehabilitation mostly vacant units (144 units/24 HomeFlex) in poor condition</li></ul>
<b>TIMELINE</b>	Phase II: Mar – Sep 2018 Phase I: May – Dec 2018
<b>TRANSACTION TYPE</b>	Housing preservation of previous public housing units. Implement TriStar model for housing
<b>SIZE</b>	<ul style="list-style-type: none"><li>• \$9.6 million – No AH capital investment</li><li>• Allows AH to add 74 HomeFlex units to households served</li></ul>



# ANTI-DISPLACEMENT

- AH is proactive in taking measures to mitigate the crippling effects of displacement and gentrification.
- AH will pilot a preference for persons living in census tracts at the greatest risk of displacement at its new developments.
- The areas at risk of displacement are identified in a 2017 City of Atlanta study that will be updated bi-annually.
- AH plans to implement the preference at the first available opportunity, beginning with a pilot program to test implementation before applying it on a larger scale.



*\*Yellow tracts are those qualifying for preference*

# HOUSING CHOICE VOUCHER PROGRAM

## EXTENDING THE POWER OF CHOICE

The Housing Choice Voucher Program (HCVP) provides more than **10,000 families** with the means to obtain affordable housing by putting the power of choice in their hands.

**AH will continue to enhance HCVP to ensure that privately-owned housing options are available in the City of Atlanta. Initiatives include:**

- Technology Enhancement for Property Owners
- Clearer Rent Determination Process
- Property Owner Referral Program
- White-Glove Account Management Services
- Property Protection Program
- 5-Star Tenant Program
- Energy Efficiency Incentives

# LIVE

## HAVEN- HELPING PEOPLE GET ON THEIR FEET

**AH supports more 1,900 HAVEN families in the following programs:**

- Family Unification Program
- Veterans Affairs Supportive Housing
- FLOW (Pilot)
- Home Again (Pilot)
- Georgia Housing Voucher Program Conversion
- Next Step Youth Self-Sufficiency Program
- Housing First Voucher (Pilot)
- Special Voucher for Homeless Students

**And HomeFlex for Supportive Housing in the following communities:**

- Adamsville Green
- Park Commons
- Pavilion Place
- Columbia at Sylvan Hills
- Commons at Imperial Hotel
- Columbia Tower at MLK Village
- Gardens at CollegeTown
- First Step/Donnelly Courts
- Oasis at Scholars Landing
- Odyssey Villas
- O'Hern House
- Quest Village III
- Seven Courts
- Summit Trail
- Villas of H.O.P.E.
- Welcome House



# AH-OWNED COMMUNITIES

AH is preserving 1,793 rental units in its AH-Owned Communities which house seniors and disabled adults and two small family communities.

- Barge Road Highrise
- Cheshire Bridge Road Highrise
- Cosby Spear Highrise
- East Lake Highrise
- Georgia Avenue Highrise
- Marian Road Highrise
- Marietta Road Highrise
- Martin Street Plaza
- Peachtree Road Highrise
- Hightower Manor Highrise
- Westminster

In FY 2019, AH will continue implementing HUD's "Smoke-Free" Rule at its properties.

# RENTAL ASSISTANCE DEMONSTRATION (RAD)

## PRESERVING PUBLIC HOUSING

### What is RAD?

- Program created by HUD in 2012 to recapitalize and rehabilitate public housing units
- Enables conversion of public housing properties into Section 8 project-based vouchers or project-based rental assistance
- Section 8 funding stream allows housing authority to secure debt and equity to make repairs and build reserves
- Eliminates uncertainty of funding related to Congressional appropriations



# HOUSING PRESERVATION



UNITS 149 Unit Senior High Rise

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LOCATION Midtown

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DEVELOPER Columbia Residential

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DATE Reopening Summer 2018

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UNITS 208 Unit Senior High Rise

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LOCATION Buckhead

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DEVELOPER The Michaels Organization

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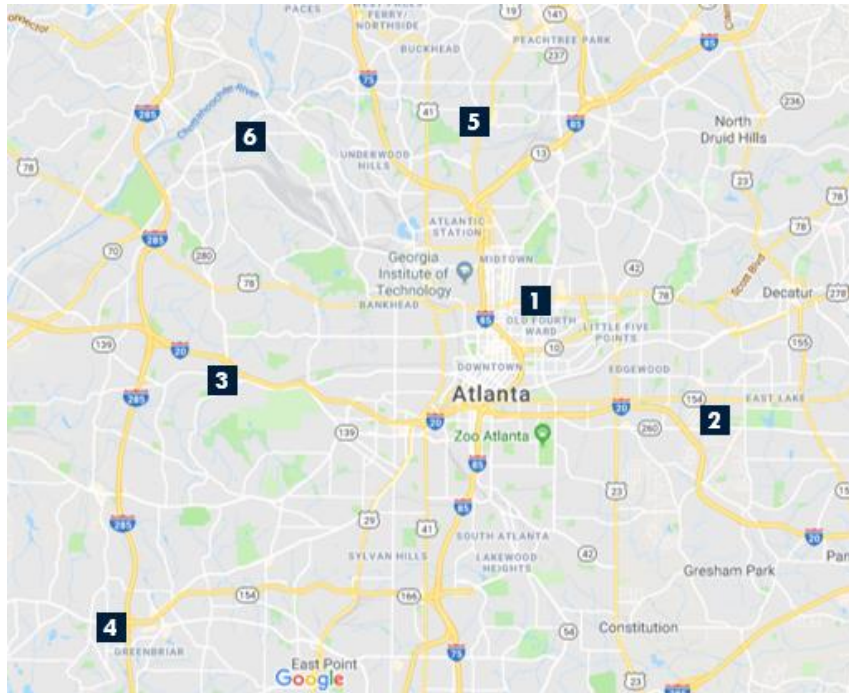
DATE Groundbreaking December 2017

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# RAD

## AFFORDABLE HOUSING PRESERVATION

The following AH-owned properties received the RAD CHAP on 1/16/18 and will close and begin rehab in the next 12-18 months.



PROJECT NAME (DEVELOPER)	UNITS
1. <b>Cosby Spear Highrise</b> (Columbia)	282
2. <b>East Lake Highrise</b> (Columbia)	149
3. <b>Hightower Manor Highrise</b> (Columbia)	129
4. <b>Barge Rd. Highrise</b> (Michaels)	129
5. <b>Peachtree Rd. Highrise</b> (Michaels)	196
6. <b>Marietta Rd. Highrise</b> (Michaels)	129



**OFFERINGS | DOWNPAYMENT ASSISTANCE ---  
MAKING THE AMERICAN DREAM  
A REALITY**

**AH's Down Payment Assistance (DPA) Homeownership Program has provided more than 550 eligible first-time homebuyers with financial assistance to purchase homes throughout the city of Atlanta.**

STRATEGY II.

WORK

ECONOMIC,  
EDUCATIONAL &  
WELLNESS

OPPORTUNITIES CREATE AN ENTRYWAY  
TO INDEPENDENCE.

# FY 2019 FOCUS

Expand economic, educational and wellness opportunities through community partnerships and support services.

## **OUTCOME-FOCUSED SERVICE DELIVERY MODEL:**

**RESPONSIVE** – Residents will receive timely and appropriate services that support their ability to progress toward self-sufficiency.

**EFFICIENT** – Staff and Service providers will ensure that all residents have an opportunity to develop and reach their full potential by implementing defined, consistent service provision practices that will generate greater effectiveness and system value.

**IMPACTFUL** – Services will be monitored and evaluated regularly to assess performance, analyze the impact of our investments and identify new innovations that are areas of opportunity.

# FY 2019 KEY PRIORITIES

## WORK: CREATING AN ENTRYWAY TO INDEPENDENCE

1. Work and Planning to Increase Self-Sufficiency in Areas of Opportunity
2. Human Development Services Reorganization
3. Family Independence, Workforce Development, Student Achievement, Health & Volunteerism





## FOCUS AREA 1

# FAMILY INDEPENDENCE

AH will continue to support our working families with innovative programs that focus on economic advancement.

**Working Families by the Numbers-** Unique to AH, this program sets a requirement for non-elderly and non disabled adults.

**99%** compliance in **HomeFlex** Communities  
**97%** compliance in **MIXED** Communities  
**65%** compliance in **Housing Choice**  
**83%** compliance in **AH-Owned** Communities

FOCUS AREA 2

# WORK STUDENT ACHIEVEMENT

Since 2003, AH has awarded more than **\$530,000** in scholarships to **137** deserving students through the Atlanta Community Scholars Award (ACSA) and the University Choice Neighborhoods Scholarship (UCNS).

**AH will increase its investments in student achievement through:**

- Additional scholarship investments
- Internship program development
- Targeted partnerships with Atlanta Public Schools
- Innovative after-school, tutoring and summer transitional programs

# ATLANTA COMMUNITY SCHOLARS AWARDS

AH has awarded over **\$530,000** in scholarships to AH assisted families

Scholarships are **funded through AH employee donations** and licensing fees

Additional awards are made through the **University Choice Neighborhood Initiative**



FOCUS AREA 3

DIGITAL

WORK

LITERACY/CONNECTIVITY

AH is proud participant of HUD's ConnectHome program, a public-private collaboration to narrow the digital divide for families with school-age children who live in HUD-assisted housing.

In our continued efforts to prepare and equip AH-assisted families for the technology age, AH will enter into strategic partnerships to provide:

- Basic digital literacy training programs for youth, adults and our seniors
- No- and low-cost internet connectivity programs
- Free S.T.E.M. programs for school-age children

# COMCAST

## PARTNERSHIP

- Press Announcement on **October 4, 2017 @ Cosby Spear**
- **Expansion of Internet Essentials** to seniors in metropolitan Atlanta counties
- **Digital Literacy Training** made available to seniors at AH high-rise communities
- Comcast is **providing computers** to AH's ACSA and Choice Scholarship recipients



FOCUS AREA 4

# HEALTH AND WELLNESS

# WORK

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- No- and low-cost internet connectivity programs
- Free S.T.E.M. programs for school-age children

## FOCUS AREA 4

# HEALTH AND WELLNESS

AH's signature health and wellness program, Aging Well encourages and empowers older adults to actively age in place and control decisions that affect their lives and the aging process.

PHYSICAL

INTELLECTUAL

EMOTIONAL

SOCIAL

SPIRITUAL

OCCUPATIONAL

ENVIRONMENTAL

Designed to address the “Seven Dimensions of Whole Person Wellness,” this program will be expanded to promote a healthy lifestyle through physical environment, activities and events, and supports services for **ALL**.

FOCUS AREA 5.

# SERVICE THROUGH VOLUNTEERISM

**AH CARES** is a volunteer program organized to allow AH staff, family and friends an opportunity to participate in corporate-sponsored volunteer projects to impact the community and support entities such as schools, nonprofits and community development organizations.

*Pictured: AH Volunteers with students at a local school.*



STRATEGY III.

# THRIVE

KEEPING OUR FINANCES IN CHECK IS

JUST GOOD

BUSINESS.

# FY 2019 KEY PRIORITIES

## THRIVE: KEEPING OUR FINANCES IN CHECK

1. Leveraging co-investments to build and preserve low-income housing
2. Enhancing AH's New Paradigm to ensure measured and timely development
3. Examining tools such as self-development and local blended subsidy programs
4. Developing a robust Small Business and Section 3 Program

# TOOL: SMALL BUSINESS AND SECTION 3

AH is dedicated to creating opportunities for small businesses and our participants to thrive. AH will seek to validate this effort through a series of programs and outreach efforts.

FY 2019 initiatives include:

- **Creation of a Section 3 training fund**
- **Enhanced contracting requirements and compliance**
- **Expanded workshops, seminars, and networking opportunities**

## AH MEASUREMENT OF SUCCESS

# THRIVE

# of Affordable Units Brought onto an AH Program + 652

32.4 mil Dollars Invested and Leveraged in New Real Estate Developments in Modern, Quality, Mixed-Income Communities

# of Senior Adults Housed 6,791

476,400 Dollars Invested in Education and Education Initiatives

63 Families Successfully Transitioned from an AH Program Paying 100% of Their Own Housing Costs

We have established key performance indicators to measure the success of our flagship programs (as of 12/31/17):

# of Families Served 23,180

# of New Homeownership DPA Opportunities Created 66

# of Veterans Housed/Served 232

# of Homeless/At-Risk Families Housed/Served through Supportive Housing 2,100

# of Families Compliant w/ AH's Work Requirement 5,706



ATLANTA  
HOUSING

L I V E • W O R K • T H R I V E

THANK YOU



230

230

