



Community Development Human Service Presentation

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President & CEO

August 29, 2023

OUR CHARGE

In our critical pursuit to opens doors to quality, equitable housing options across the city of Atlanta, Atlanta Housing seeks to **CREATE** quality affordable housing, to **ELEVATE** those we serve, 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.

26,196

Households Served
in FY 2022 including:

3,227 households serving those
with disabilities

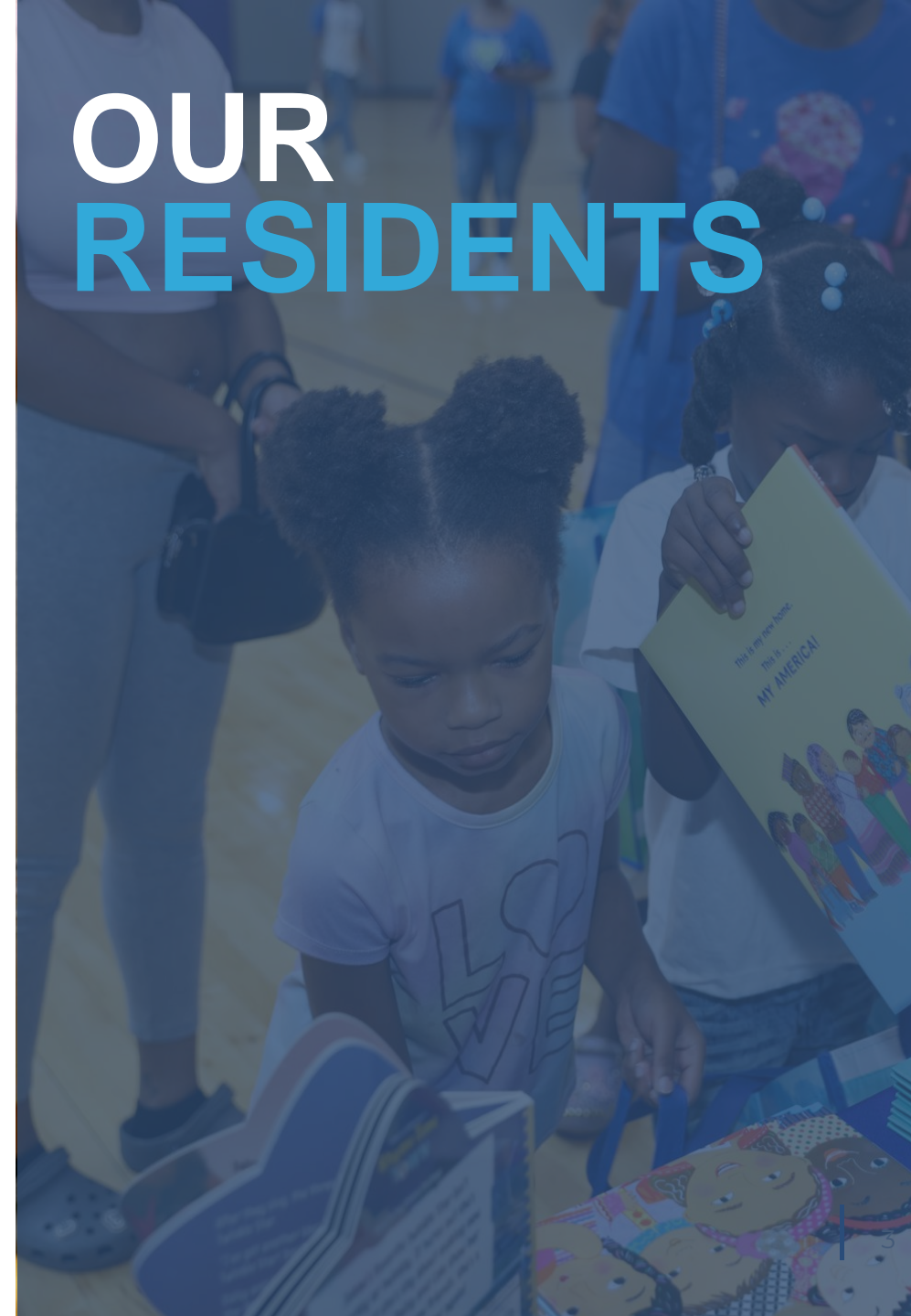
7,978 senior households

7,978 households with children

96%
of families have
extremely low to
very low income

79%
make **less than**
\$30,650 annually

OUR RESIDENTS



STRATEGIC GOALS FY 2023-2027

GOAL 1: Create or Preserve 10,000 Housing Units

GOAL 2: Enhance Housing Assistance Resources for Atlantans in Need

GOAL 3: Create Opportunities for Individuals, Families, and Children to Thrive

GOAL 4: Build or Expand Partnerships to Pool Resources and Maximize Impact for the Benefit of Families

GOAL 5: Communicate the Impact of Atlanta Housing's Work to Atlanta

GOAL 6: Strengthen Atlanta Housing Operations



FY 2023 HIGHLIGHTS PUTTING PEOPLE FIRST



Opportunities to Thrive

3,525

Youths Served

- After School Programs
- Summer Camps
- Holiday Camps
- Atlanta Achievers



\$62,000+

- Scholarships awarded to 12 assisted youths

433

Adults Assisted with Workforce Readiness

- Job Training
- Job Placement
- Work Shops
- Job Fairs

2,107

Seniors Served

- 1,500+ In-home Service Hours
- Health
- 10,000+ Meals Delivered
- Activities

\$229M

Total Assistance



Vouchers Administered for Families

20,800+

Good Neighbor Program

903

Residents Participated



\$27.8M

For At-Risk Families

HAVEN & Emergency Housing Vouchers

\$22.7

for

1,541

Special Purpose Vouchers

HAVEN HomeFlex
\$4.5M

for

658

Units

Home Again

\$593K

for

264

Emergency Assistance Awards

176

New Homeowners



Total DPA Allocation

\$3.8 M

\$4.8M

on contracts eligible for DBE & Resident participation

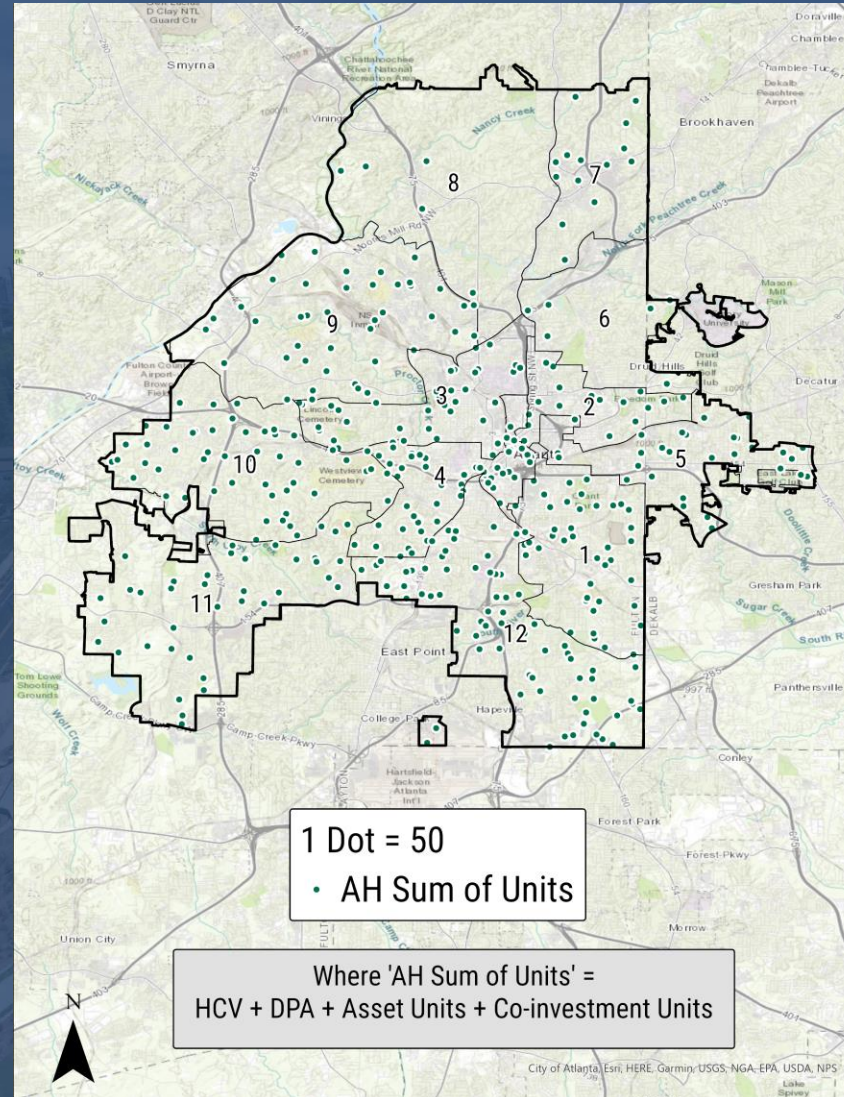


FY 2023 HIGHLIGHTS **AH** INTERNSHIP PROGRAM

- Program provided resident scholars opportunities for professional development and exposure to Atlanta Housing operations.
- **14 interns** participated in the paid internship program.
- Skill development included resume building and interviewing, financial literacy, public speaking, and service collaboration.



AH-ASSISTED DEVELOPMENTS AND UNITS



FY 2023 HIGHLIGHTS

ROOSEVELT HALL

- Former community center and leasing office for University Homes
- Adaptive Re-use using Moody-Nolan design team
- \$12 million rehabilitation by FS360 ; **Completed February 2023**

Retail/Café Space

Technology Center & Library

Rooftop Special Event Space

Rear Event Lawn/Urban Gardening Space

Choice Neighborhood & AUCC Offices



GOAL ONE: CREATE OR PRESERVE

10,000
units

In alignment with Mayor Dicken's goal of creating and preserving 20,000 affordable units, AH has set a goal of creating or preserving 10,000 units over the next 5 years.

CREATE & PRESERVE

FY 2023 GOAL ONE RESULTS

AH Created or Preserved
1,629 Affordable Units in FY 2023



Rendering of Ashley Scholar's Landing II

DEVELOPMENT

- **114** New Affordable Units on AH Land

HOMEFLEX

- **243** New HomeFlex & Other Affordable Units
- **879** HomeFlex Units renewed

HOMEOWNERSHIP

- **176** DPA Awards

RECAPITALIZATION

- **243** RAD conversions

CREATE & PRESERVE OVERVIEW OF GOAL ONE

AH Plans to Create & Preserve
10,000 Affordable Units over **5** years



Rendering of Englewood Redevelopment

DEVELOPMENT

- **2,100** New Units on AH Land
- **900** New Co-Investment Units

HOMEFLEX

- **399** New HomeFlex Units
- **2,969** HomeFlex Units renewed

HOMEOWNERSHIP

- **1,500** DPA Awards

PRESERVATION

- **2,000** RAD conversions

CREATE & PRESERVE PROJECTS CURRENTLY UNDERWAY

Civic Center*

1,507 Total Units
(525 affordable units, 40% affordable)

Mechanicsville

136 Total Home Ownership Units
(27 affordable units, 20% affordable)

Englewood

909 Total Units
(690 affordable units, 76% affordable)

Bowen*

2,000 Total Units
(835 affordable units, 42% affordable)

Herndon

412 Total Units
(285 affordable units, 70% affordable)

W. Highlands

223 Total Home Ownership Units
(63 affordable units; 29% affordable)



Over **2,100**
Total Affordable Units
on AH Land

* Some production occurs outside the planning period.

CIVIC CENTER DEVELOPMENT

DEVELOPMENT PROGRAM

1,507 Rental:	305 AH assisted 285 Inclusionary <80% AMI 917 Market
Mixed Use	Retail, Office, Hotel, Educational Performing Arts Center
Affordability	39%

STATUS

Developer: Civic Center Partners (The Michaels Organization, Republic Companies, Sophy Capital)

Infrastructure: In design and entitlements. Construction start late 2024.

Phase I of residential development (R1 – Northeast Sector)

Units: 132 total units (132 AH assisted units for independent seniors)

Financial Closing: 2025

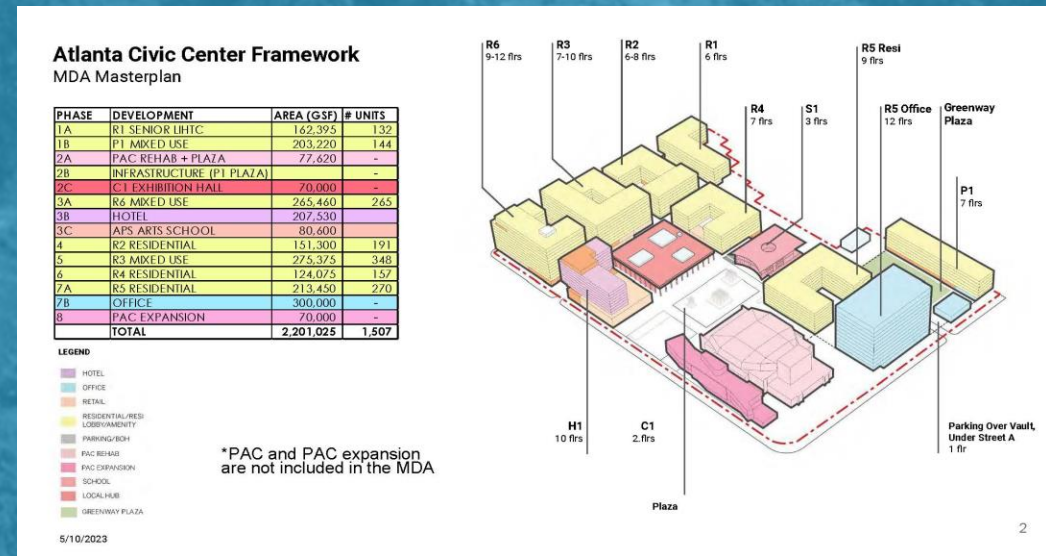
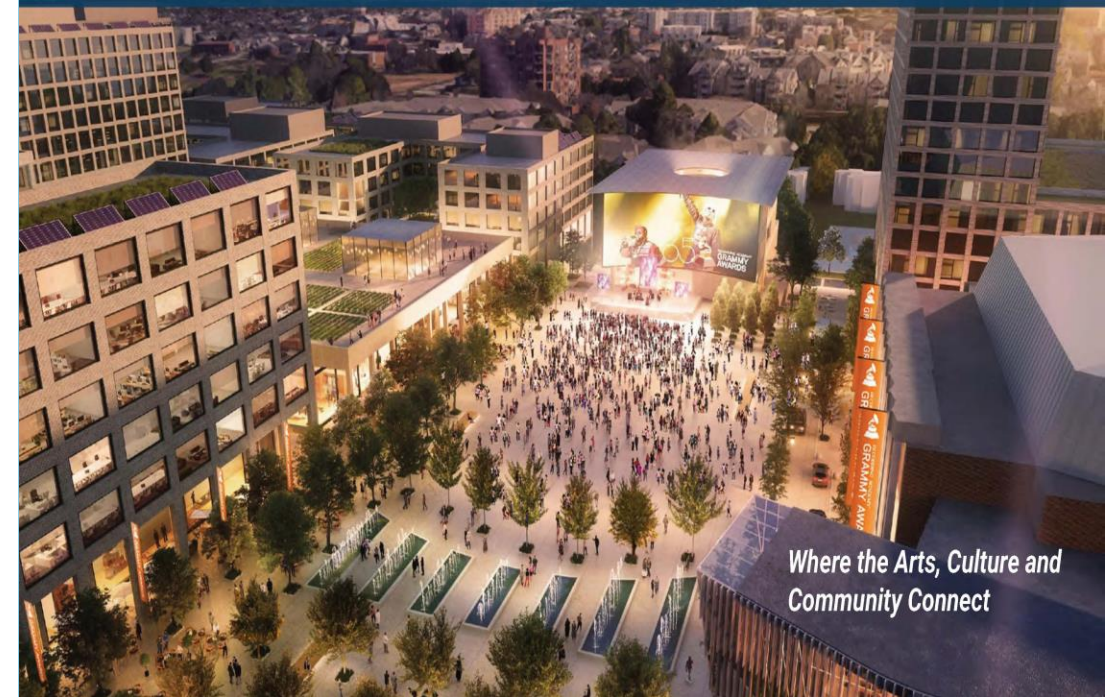
Phase II of residential development (P1 – Southeast Sector)

Units: 144 total units (29 AH assisted; 115 market rate)

Commercial: 6,520 SF; Office 8,720 SF

Financial Closing: 2026

COA District 2



ENGLEWOOD DEVELOPMENT

DEVELOPMENT PROGRAM

828 Rental
495 AH assisted
179 Low Income Housing Tax Credit
154 Market

81 For Sale
16 Affordable

Retail
65 Market
50,000 SF

Greenspace

Affordability 76%

STATUS

Site Infrastructure

September 2023. Construction start

Senior Phase IB

Developer: The Benoit Group

Units: 160 AH assisted affordable units for independent seniors

Financial Closing: December 2023

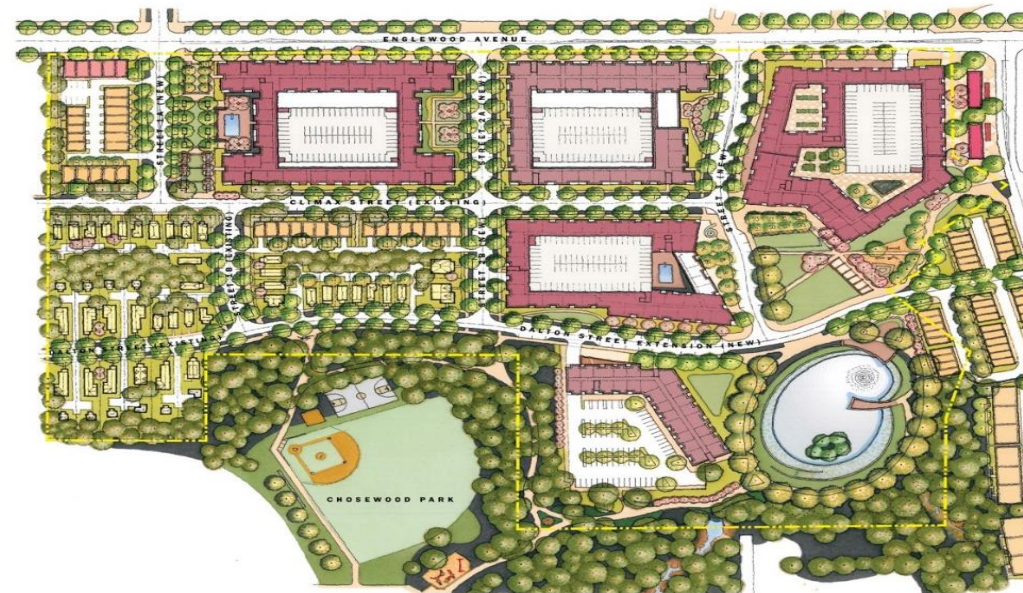
Multifamily Phase IA

Developer: The Benoit Group

Units: 200 total (100 AH assisted, 60 LIHTC, 40 market)

Financial Closing: March 2024

COA District 1



HERNDON SQUARE DEVELOPMENT

DEVELOPMENT PROGRAM

477 Rental:	249 AH assisted
	126 Low Income Housing Tax Credit
	102 Market
32 For Sale	7 Affordable
	25 Market
Retail 29,000 SF	
Community Space	10,000 SF
Affordability	75%

STATUS

Developer: Hunt Development Group; Oakwood Development; Pennrose (Program Manager)

Senior Phase I: 97 AH assisted affordable units completed and leased

Multifamily Phase II

Units: 201 units (80 AH assisted, 90 LIHTC and 31 market)

Financial Closing: December 2023

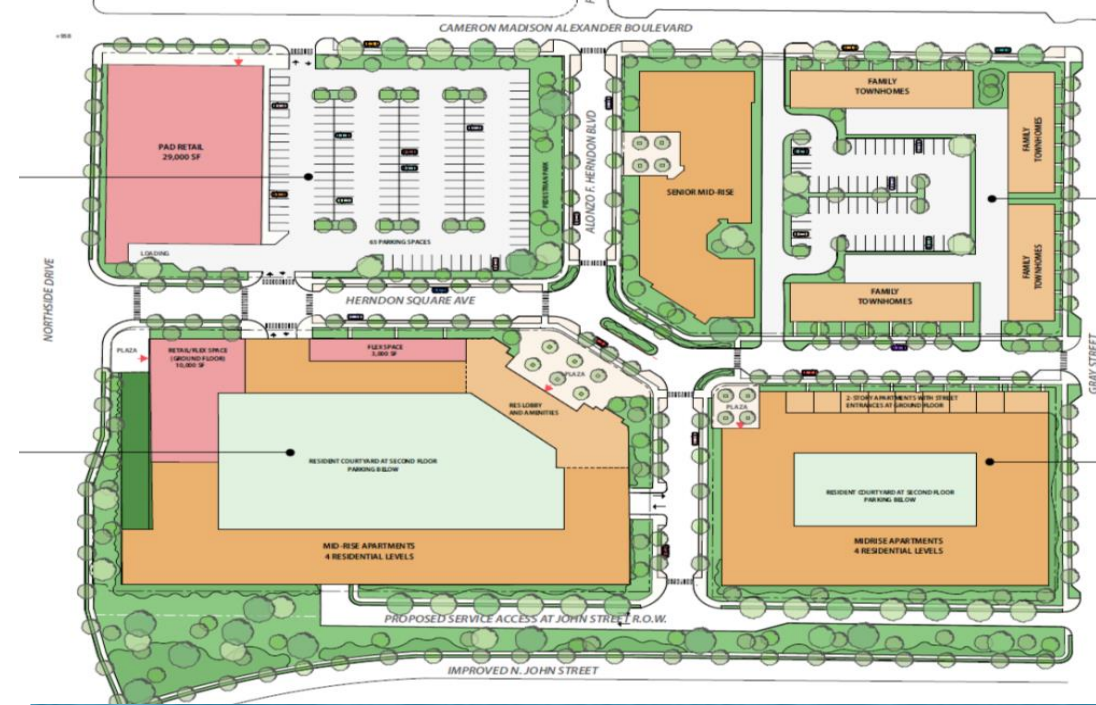
Multifamily Phase:

Units: 180 total (72 AH assisted, 36 LIHTC and 72 market)

Financial Closing: 2025

Retail: 2025 / 2026

COA District 3



SCHOLARS LANDING DEVELOPMENT PROGRAM

(UNIVERSITY CHOICE NEIGHBORHOODS)

DEVELOPMENT PROGRAM

479 Rental:	229 AH assisted 103 LIHTC / Workforce 147 Market
78 For Sale:	16 Affordable TH / Condo 32 Market Townhomes 30 Market Condo
Commercial	Roosevelt Hall Retail, Office, Community
18,000 SF	
Affordability	62%

STATUS

University Choice Neighborhood grant close-out: September 2023.

Developer: Integral Development

Residential: Rental Phases I, IA/B, IC Completed (269 units)

Residential: Phase II rental (Ashley Scholars Landing II) closed in July 2023; 24 month construction

Units: 212 total (90 AH assisted, 24 LIHTC, 98 market)

COA District 4



SCHOLARS LANDING DEVELOPMENT STATUS

PHASES	UNITS
Oasis	60 senior independent living rental - COMPLETE
Ashley I A/B	135 multifamily rental - COMPLETE www.AshleyScholarsLanding.com
Ashley IC (under construction)	72 multifamily rental. COMPLETED
Ashley II	212 multifamily rental (JULY 2023 CONSTRUCTION START)
Homeownership	40 for-sale townhomes (SEPTEMBER 2023 CONSTRUCTION START)
TOTALS	519 total units (65% AFFORDABLE)
Roosevelt Hall	Complete

BOWEN HOMES DEVELOPMENT

DEVELOPMENT PROGRAM

1,800 Rental: 251 AH assisted
 494 LIHTC/Inclusionary <80% AMI
 50 Inclusionary > 80% AMI
 1005 Market

200 For Sale: 80 Affordable
 120 Market

Affordability 41%

STATUS

Developer: McCormack Baron Salazar and The Benoit Group (joint venture)

Choice Neighborhood Implementation Grant award to AH and COA: July 2023

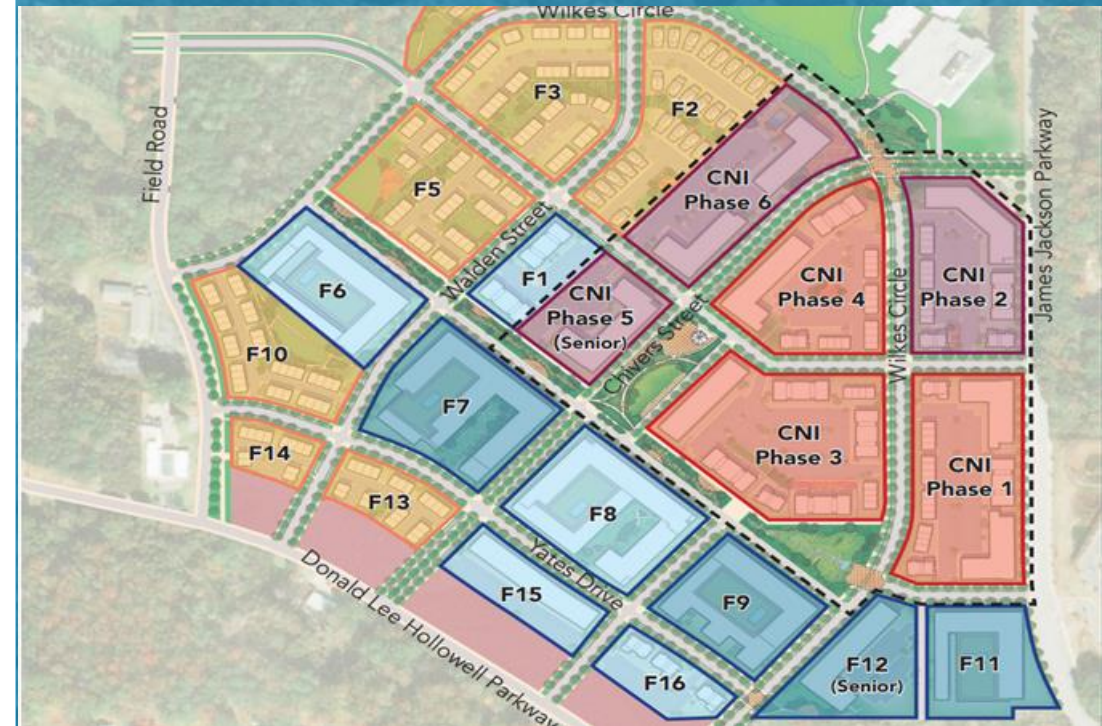
Infrastructure: In design and entitlements. Construction start 2023 on first phase of storm water management (COA CDBG funding)

Phase I Multifamily

Units: 151 total units (48 AH assisted, 49 LIHTC, 10 workforce, 44 market)

Financial Closing: 2024

COA District 9



BOWEN NON-RESIDENTIAL AMENITIES

- 1-acre Central Park
- 0.7-acre Memorial Plaza
- 1.29-acre Linear Stormwater Park
- 21,600 square feet of ground floor space:
 - Management + amenity spaces
 - Community center
 - Neighborhood-serving retail + services



BOWEN CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT INVESTMENT

- AH and COA applied for HUD Choice Neighborhood Implementation Grant (CNIG) in January 2023. Awarded \$40M HUD Choice Neighborhood Implementation Grant in July 2023.
- Awarded \$1M of Community Development Block Grant funds in Q1 2023 for storm water pond. Project is in design with construction to begin in Q4 2023.
- Developer seeking 4% Low Income Housing Tax Credit award in 2023.
- Financial Closing: November 2024

CNIG INVESTMENTS: \$563,290,331

Bowen CNI Grant Budget: January 2023						
Category	CN	AH	COA	IA	Other	Total
Housing	\$22,000,000	\$49,000,000			\$234,686,590	\$305,686,590
People	\$12,100,000	\$5,987,657			\$23,506,731	\$41,594,388
Neighborhood	\$5,900,000	\$6,350,000	\$17,773,233	\$10,000,000	\$175,986,120	\$216,009,353
Total	\$40,000,000	\$61,337,657	\$17,773,233	\$10,000,000	\$434,179,441	\$563,290,331

WEST HIGHLANDS DEVELOPMENT

DEVELOPMENT PROGRAM FINAL PHASES

For Sale Homes in 3 Phases 223

Affordable 64

Market 159

Affordability 29%

STATUS

Developer: Brock Built Homes

Phase 1: 103 total units (21 affordable). Closing August 2023.

Phases 2 and 3: 120 units (43 affordable). Closing 2024.

COA District 9



MECHANICSVILLE DEVELOPMENT

DEVELOPMENT PROGRAM FINAL PHASES

For Sale Homes	136
Affordable	27
Market	109
Affordability 20%	

STATUS

Developer: Columbia Residential and SUMMECH CDC

Phase 1: 136 total units (27 affordable). Closing 2024.

COA District 4



CREATE & PRESERVE NEW UNITS CO-INVESTMENT



360 Peachtree

Collaborative effort between AH and local, state, non-profit, PHAs, or other entities that **help ensure long-term affordability of units** in amenity-rich or emerging areas.

900+

Affordable Units through the
Co-Investment Program

3 rental projects closed

(London TH, Madison Reynoldstown, and Juanita H. Gardner Village)

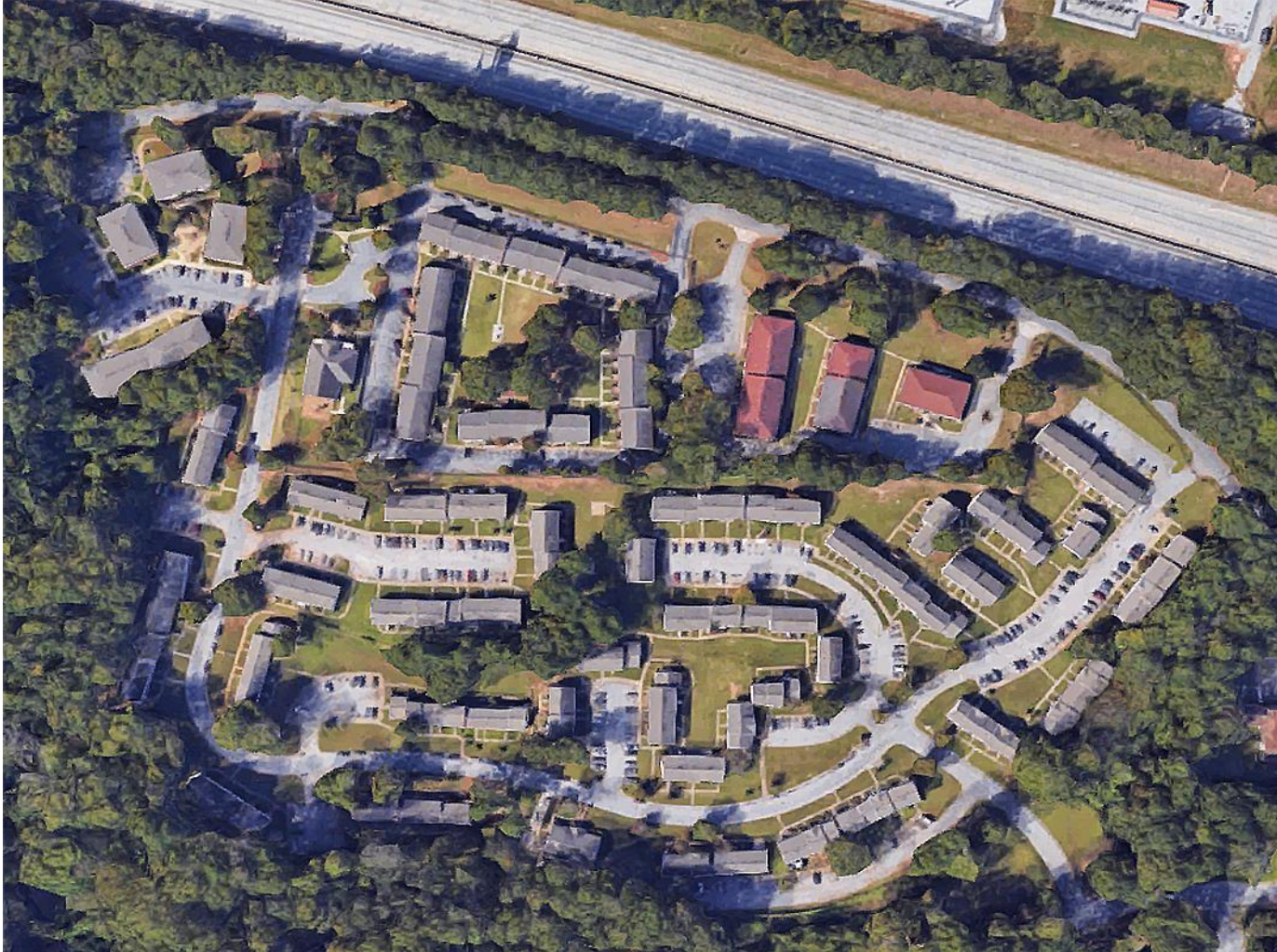
- \$18,229,366 committed
- 424 total units: 404 affordable units (304 HomeFlex) and 20 market units
- AH land acquisition (extra cost): \$2,680,000 -
Land acquisition by AH ensures long term affordability

5 rental projects in pipeline to close in FY 2023

(Flats & Villas at Stone Hogan, Heritage Village, Sylvan Hills II, and 360 Peachtree)

- \$36,802,456 committed
- 948 total units with 812 affordable (87 HomeFlex) and 136 market units
- AH land acquisition (extra cost): \$7,040,020 - ensures long term affordability

CO-INVESTMENT PROGRAM: LONDON TOWNHOMES STATUS



- Southwest Atlanta
- 200 Total Units
- 180 Affordable Units
 - <60%AMI 150 HomeFlex Vouchers to reduce naturally to 100
- Closed: August 2020
- Total Development Cost = Approximately
 - **\$38.6M**
- AH's Investment: **\$7.5M**
- Existing Co-operative undergoing renovations and conversion to a multifamily rental community.
- **Construction Completed**

CO-INVESTMENT PROGRAM: MADISON REYNOLDSTOWN STATUS



- 890 Memorial Drive, SE
- Up to 116 Total Units
 - 116 Affordable Units
 - 40%, 60%, and 80% AMI
 - ±2,700 square feet of retail
 - Up to 46 HomeFlex Vouchers
- Financial Closing:
 - October 2021
- Construction Period:
 - November 2021 - 2023
- Total Development Cost
 - = Approximately \$43.6M
- Immediate access to Atlanta Beltline Eastside Trail, grocery, pharmacy, MARTA, restaurants and retail within ¼ mile
- In Construction

THANK

YOU!

QUESTIONS?



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