



Community Development Human Service Presentation

November, 28 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

431

Youths Served

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



\$90,500+

- Scholarships awarded to 20 assisted youths

433

Adults Assisted with Workforce Readiness

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

2,167

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



AH Service Highlights

- Homeownership House Party
- Affordable Connectivity Program & Training
- Senior Game Day
- Resident Forum – Housing & Service Update
- Emerging Young Leaders Summit
- Thanksgiving Lunches & Food Distribution
- Santa-For-a-Day – Literacy Initiative
- Teen Summit

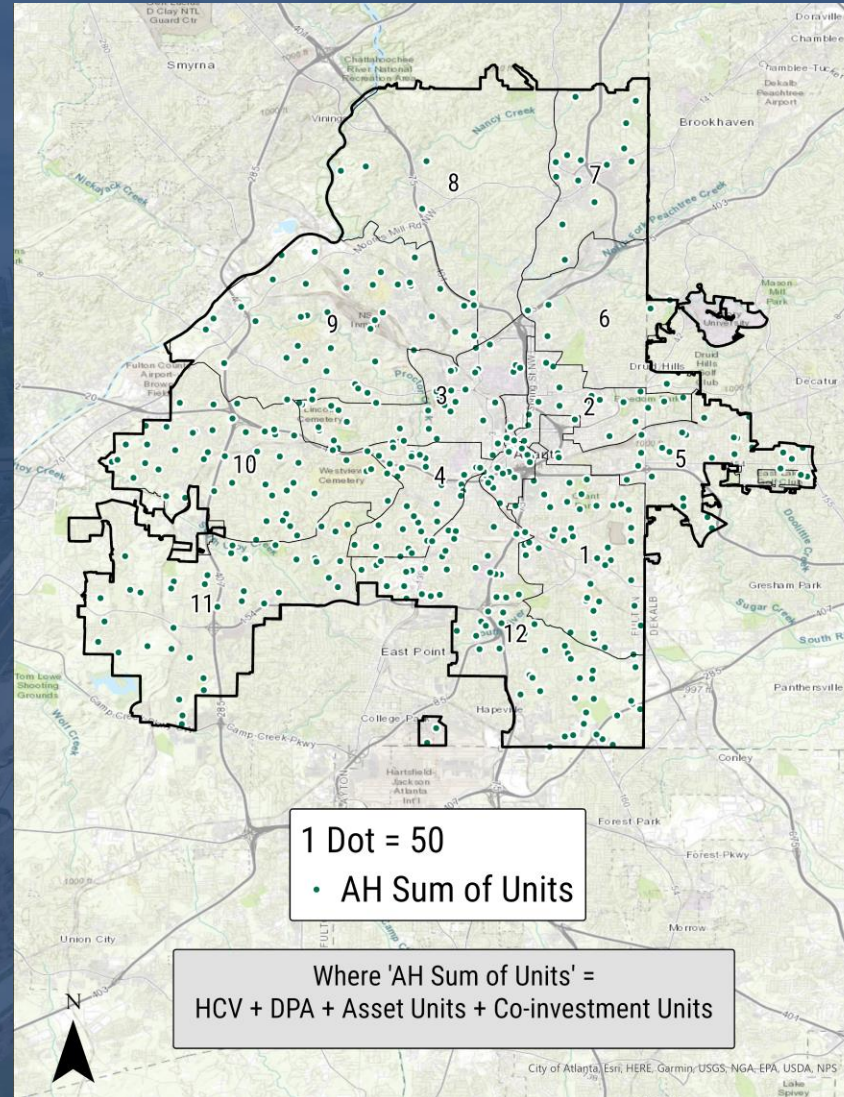


Challenge for Charity



Senior Game Day

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
1,793 Affordable Units in FY 2023



Rendering of Ashley Scholar's Landing II

DEVELOPMENT

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

HOMEFLEX

- **206** New HomeFlex & Other Affordable Units
- **940** HomeFlex Units & Other Units renewed

HOMEOWNERSHIP

- **176** DPA Awards

RECAPITALIZATION

- **357** 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
(590 affordable units, 39% affordable)

Mechanicsville

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

Englewood

909 Total Units
(722 affordable units, 79% affordable)

Bowen*

2,000 Total Units
(875 affordable units, 44% affordable)

Herndon

510 Total Units
(427 affordable units, 83% affordable)

W. Highlands

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



Over **2,700**
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 100% AMI 917 Market Rate
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.

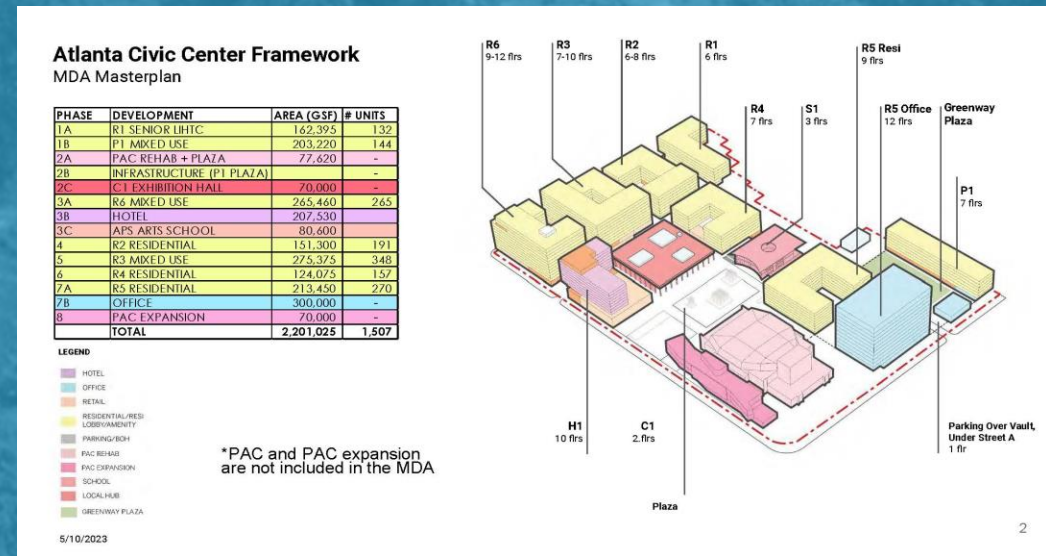
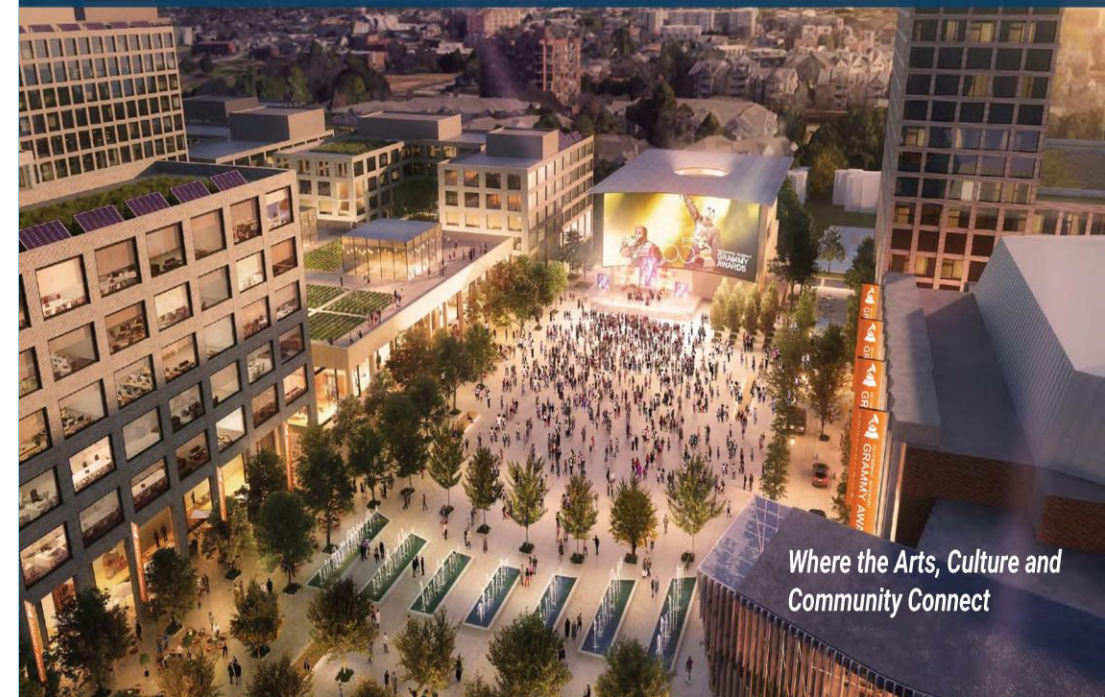
Phase I of residential development (R1 – Northeast Sector)

Units: 148 total units (148 AH assisted units for independent seniors)
Financial Closing: 2025

Phase II of residential development (P1 – Southeast Sector)

Units: 144 total units (29 Inclusionary; 115 market rate)
Commercial: 6,520 SF; Office 8,720 SF
Financial Closing: 2026

COA District 2



ENGLEWOOD DEVELOPMENT

DEVELOPMENT PROGRAM

828 Rental

527 AH assisted

179 Low Income Housing Tax Credit

122 Market

81 For Sale

16 Affordable

65 Market

Retail 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

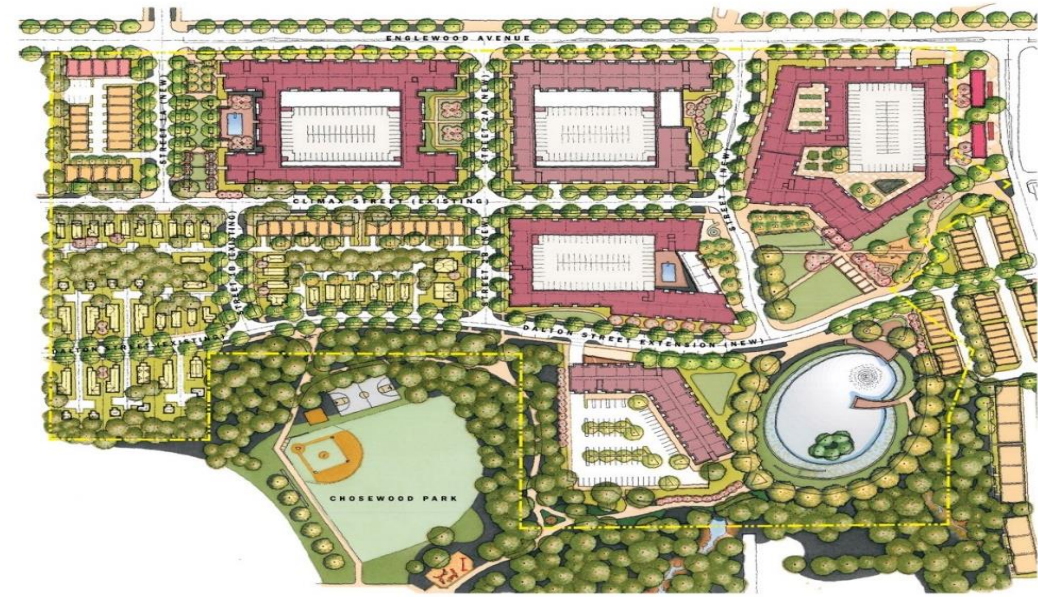
Multifamily Phase IA

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

478 Rental:	258 AH assisted
	162 Low Income Housing Tax Credit
	58 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

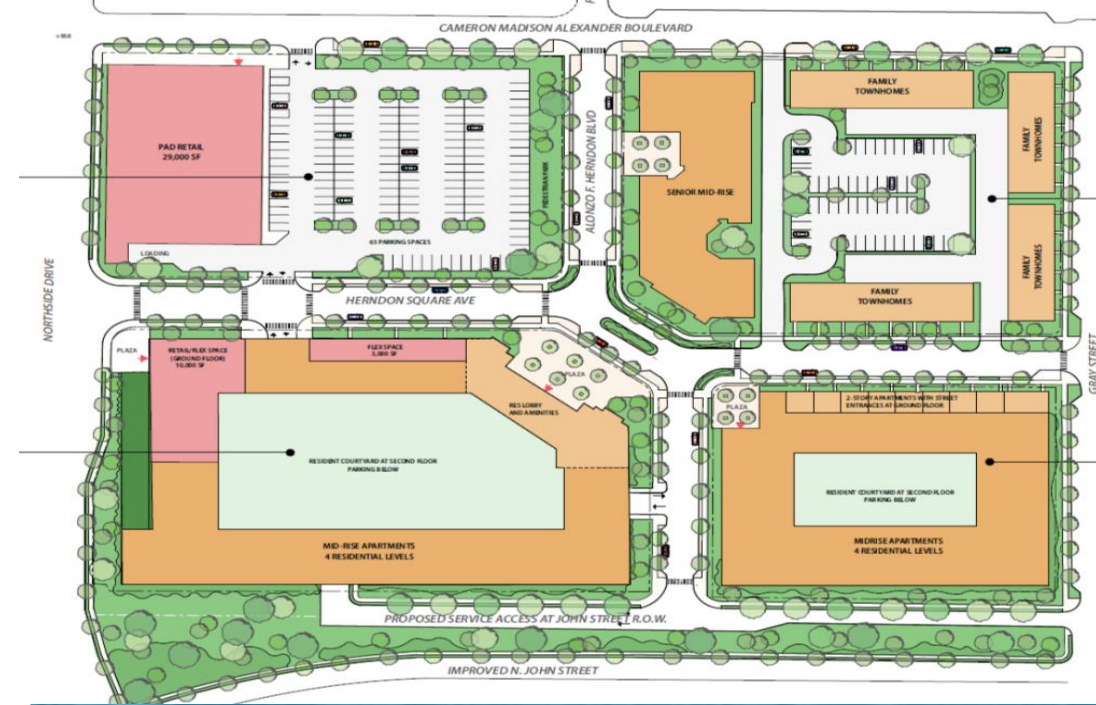
Units: 201 units (80 AH assisted, 90 LIHTC and 31 market)
Financial Closing: December 2023

Multifamily Phase:

Units: 180 total (81 AH assisted, 72 LIHTC and 27 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: Townhomes / Condo

16 Affordable
32 Market TH
30 Market Condo

Commercial: Roosevelt Hall
18,000 SF Retail, Office, Community

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 period

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. COMPLETE
Ashley II	212 multifamily rental (JULY 2023 CONSTRUCTION START)
Homeownership	40 for-sale townhomes (DECEMBER 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/Workforce > 80% AMI 1005 Market
200 For Sale:	80 Affordable 120 Market
Affordability	41%

STATUS

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

\$40M Choice Neighborhood Implementation Grant award to AH and COA: July 2023

Infrastructure: In design and entitlements. Construction start 2024 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 Q1 2024.
- Developer applied for 4% Low Income Housing Tax Credits in 2023.
- Financial Closing: October 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 IN DEVELOPMENT

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). Closed 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.



CREATE & PRESERVE NEW UNITS CO-INVESTMENT



360 Peachtree

AH program to provide gap financing as collaborative effort with public agencies, developers and non-profits to **support financial closings and ensure long-term affordability of units.**

1,300+

Affordable Units through the
Co-Investment Program

3 rental projects closed

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

\$20.9 Committed by AH

\$113.6M Total Development Costs

404 Affordable Units / 424 Total

5 rental projects in pipeline to close in FY 2024

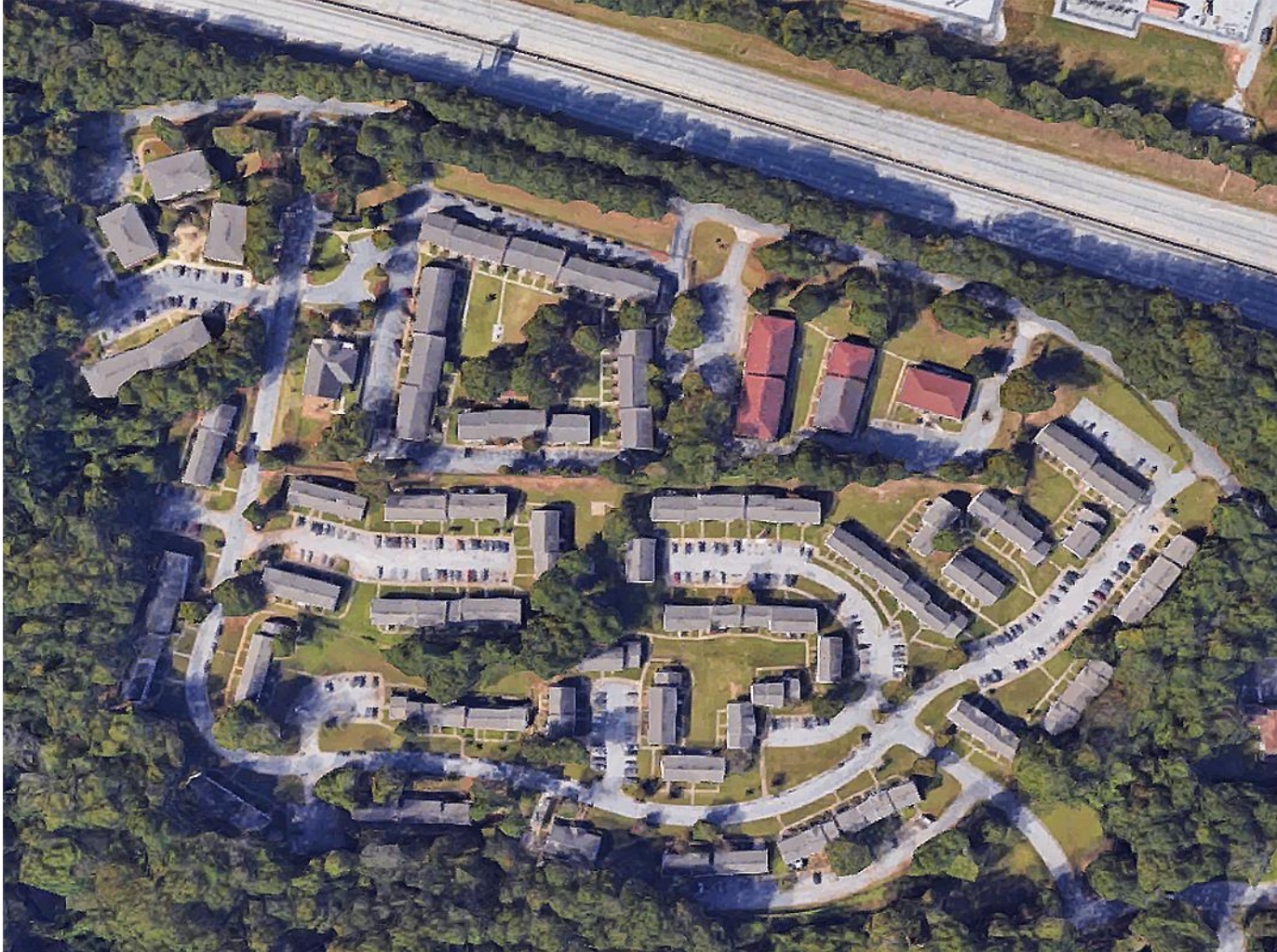
(Flats & Villas at Stone Hogan, Heritage Village, Sylvan Hills II, and 360 Peachtree)

\$41.3M Committed by AH

\$327.6M Total Development Costs

922 Affordable Units / 947 Total

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 - 2024
- 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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