



ATLANTA
HOUSING

FY 2019 Accomplishments
July 1, 2018 – June 30, 2019

A Presentation to the City of Atlanta CDHS Committee

PEOPLE BY PROGRAM

Atlanta Housing households are served through the following rental assistance programs:

10,973 Housing Choice (Section 8) *

4,480 Public Housing

2,894 Revitalized PH (MIXED Communities)

1,495 Senior Public Housing

91 Family Public Housing

459 Rental Assistance Demonstration (RAD)

(PH units converted to Project-Based Voucher units under the RAD Program)

7,637 Property-Based Rental Assistance (PBRA; a.k.a. HomeFlex) *

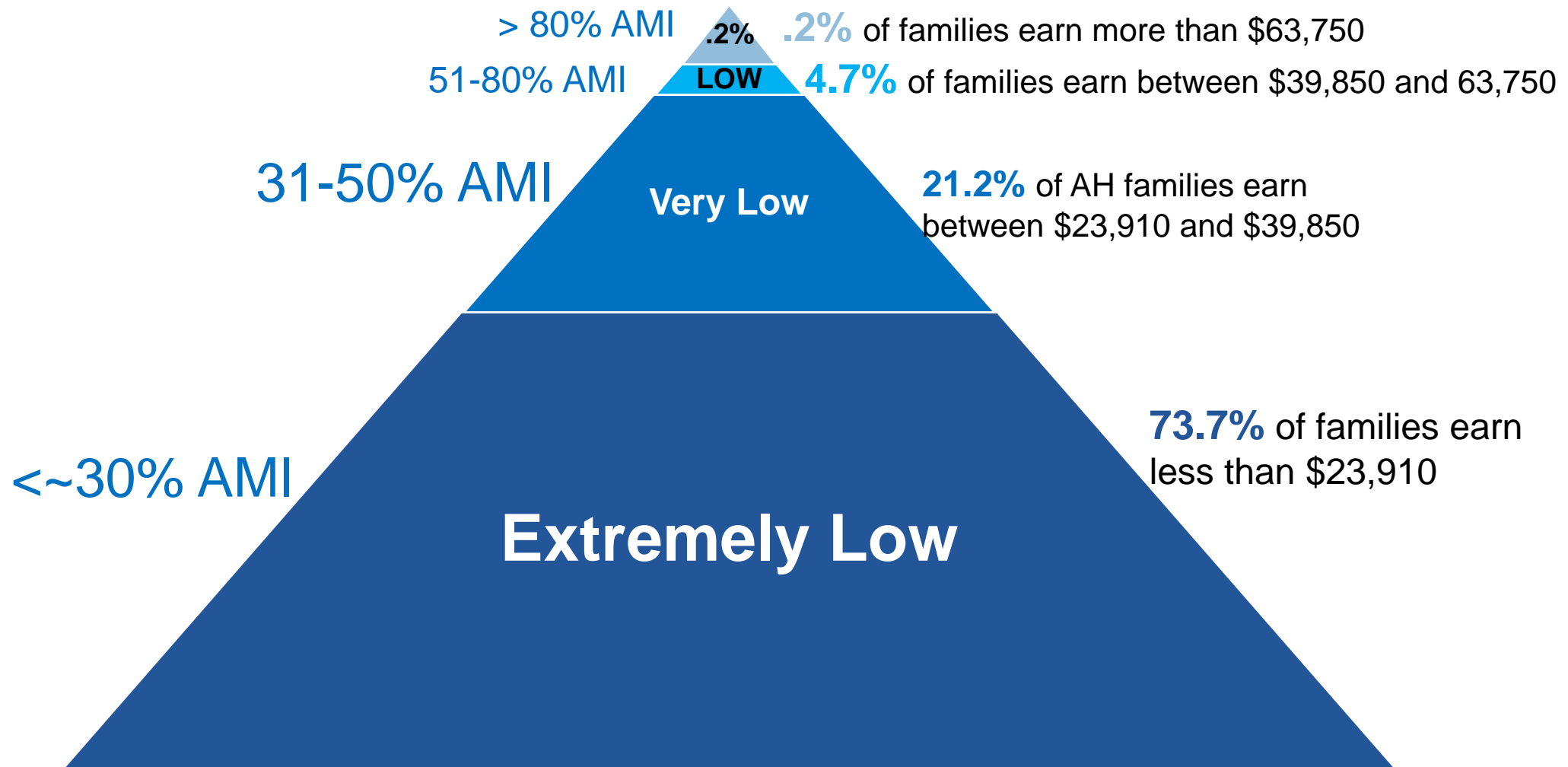
993 Homeownership Down Payment Assistance (DPA)

380 Home Again*

24,922 Households Served (FY 2019)

* HAVEN population is interspersed in the indicated program numbers

94.9% of Atlanta Housing-assisted families are considered *Very* or *Extremely Low-Income*



FY 2020 AH PRIORITY DEVELOPMENT PROJECTS

The AH Board of Commissioners has approved approximately \$106 million of investment dollars in the FY2020 budget, running from July 1, 2019 through June 30, 2020.

New Construction Commencing in FY2020: \$38.5 Million

Ashley Scholars Landing, Herndon Square, Madison Reynoldstown, West Highlands, Westside Properties

Invest Atlanta Co-Investment: \$29.6 Million

Predevelopment/Planning/Due Diligence: \$15.47 Million

North Avenue, Palmer House, Englewood Manor, Bowen Homes, Civic Center, Bankhead Courts, Hollywood Courts

Land Swap: \$6.2 Million

Purchase Englewood North from City of Atlanta for Jonesboro South

Preservation – Rental Assistance Demonstration Program: \$9.3 Million

Peachtree Road, Marietta Road, Villages of East Lake I and II, Columbia RAD Portfolio, Hightower Manor

ATLANTA HOUSING REAL ESTATE DEVELOPMENT

A Snapshot of the Year Ahead

Atlanta Housing (“**AH**”) is leveraging its public land assets and financial resources to expedite the development of affordable housing and healthy communities.

Three (3) delivery mechanisms:

New Development on
AH-Owned Land with
Private Sector
Development
Partners

Preservation of
Existing Properties
through HUD’s
Rental Assistance
Demonstration (RAD)
Program

Creation of Affordable
Units through AH’s
HomeFlex Program
with Private Sector
Property Owners

NEW AFFORDABLE HOUSING DEVELOPMENT



CHOICE ATLANTA

New Affordable Housing Development - Underway

Ashley Scholars Landing I A/B is a mixed-income project in development partnership with

Integral Development

- 15-month construction period
- Project is **50% complete**
- **108 affordable units**; 27 market units
- Atlanta Student Movement Boulevard, SW, District 4

108 Affordable Units
planned for lease-up
January 2020!



CHOICE ATLANTA

New Affordable Housing Development - Progressing

Ashley Scholars Landing IC is a mixed-income project in development partnership with **Integral Development**

- Pre-development activities underway
- Financial **closing** planned for **December 2019**
- \$15.5M for public improvements, remedial site work, and vertical construction
- 50 units; **100% affordable**
- Uses Choice Neighborhood and MTW Funds
- Ashley Scholars Landing II (**212 units**) **closing** planned for **summer 2020**
- Atlanta Student Movement Boulevard, SW, District 4

Close to beginning
construction on
50 Units
100% Affordable
at Ashley Scholars
Landing IC!



HERNDON SQUARE

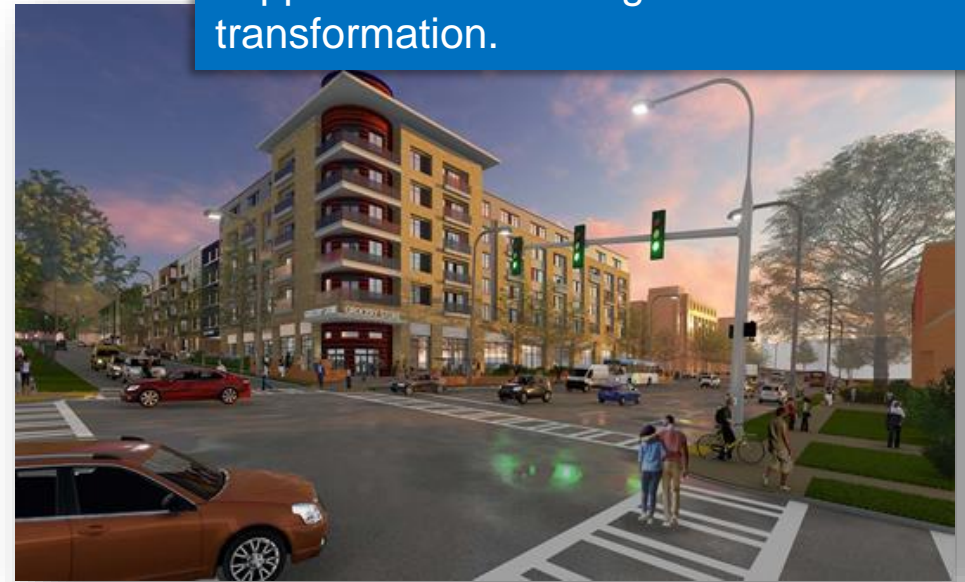
New Affordable Housing Development – Underway

Mixed-income project in development partnership with **Hunt Development Group** and **Oakwood Development**

- Current infrastructure work on ½ the site estimated at \$13.3M, including a \$7M loan from Westside Future Fund
- **97 senior units – 100% affordable**
- 4% LIHTC* application under review at GA Department of Community Affairs
- Herndon Square **total development 718** mixed-income units – **Phases I - V**

*Low-Income Housing Tax Credit

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



**500 Northside Drive and Cameron Madison
Alexander Boulevard, NW, Council District 3**

MADISON REYNOLDSTOWN

New Affordable Housing Development – Progressing

- Mixed-use project in partnership with **Atlanta Beltline**
- Development Partner: **Rea Ventures Group**
- **116 units - 100% affordable**
- 19-month construction period
- Financial closing **December 2019**



890 Memorial Drive, SE, Council District 5



WEST HIGHLANDS

New Affordable Housing Development – Progressing

- Development Partner: **Perry Redevelopment LLC**
- Rental Completed – Managed by Columbia Residential
- Unit production: **326 For Sale units** completed – Brock Built Homes. FY 2020 Homeownership production includes:
 - **42 new starts** – 36 in May, 6 in June, of which **7 are affordable units**
 - **51 new units** planned for FY 2020 – 41 Townhomes and 10 Single-Family Homes, of which **10 are affordable units**
- Perry Boulevard, NW, Council District 9



Construction is ongoing
93 New Starts
w/ 36 in May, 6 in June
and 51 in FY 2020.
Includes
17 affordable units!

ENGLEWOOD SOUTH

New Affordable Housing Development – Progressing

- Preparing former PH site for development
- Development Partners: **The Benoit Group** and **The Michaels Group**
- Master planning site underway
- Pre-development due diligence activities
- **507 units** on **30 acres** – preliminary plans
- Englewood Avenue, SE, Council District 1

Infrastructure
construction, **first
phase of housing
development,**
planned for 2020!





RENTAL ASSISTANCE DEMONSTRATION (RAD)

Allows AH to preserve affordable housing by recapitalizing and rehabilitating public housing (PH) units. AH is able to convert PH units to Section 8 Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) units.

This conversion allows AH to secure debt and equity to make repairs and build reserves. RAD eliminates the uncertainty of funding related to Congressional appropriations.

1,325 units preserved as affordable planned for FY 2020

PH units planned for conversion:

Subsidy & Rehab Conversions

Hightower Manor High Rise	129
Marietta Road High Rise	196
Peachtree Road High Rise	129
Villages of East Lake I & II	271

Subsidy Only Conversions

11 MIXED - Communities	600
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RAD CONVERSIONS

Public Housing Units Converted to Project-Based Voucher units

**Conversion
puts AH at 47%
completion**

PRE-DEVELOPMENT ACTIVITIES TO PREPARE VACANT LAND FOR DEVELOPMENT

PREDEVELOPMENT ACTIVITIES ¹ TO ADVANCE DEVELOPER SELECTION AND HOUSING DEVELOPMENT						
Property	Complete	July - Sept 2019	Oct - Dec 2019	Jan - Mar 2020	April - June 2020	July 2020 - June 2021
Bankhead	Environmental Testing	Due Diligence			Concept Master Plan; Stormwater Management Plan	Develop Infrastructure; Issue RFP; Select Developer
Bowen	Environmental Testing	Environmental Remediation; Due Diligence		Infrastructure / Stormwater Management Plan / Issue RFP (Phase 1)	Issue RFP For Developer; Infrastructure Development	Phase 1 Housing Development
Civic Center	Environmental Testing	Delineation	Historic Property Assessment		Community Outreach	Concept Master Plan
Englewood South	Environmental Testing Survey	Concept Master Plan; Stormwater Management Plan		Infrastructure and Stormwater Management Development / Housing Development		Housing Development
Hollywood		Environmental Testing	Historic Property Assessment	Due Diligence		Concept Master Plan
North Avenue	Environmental Testing	Issue RFP For Developer	Developer Selection; Master Planning		Housing Development	
Palmer	Environmental Testing	Issue RFP For Developer	Developer Selection; Master Planning		Housing Development	

¹Predevelopment Activities Include: Environment Testing / Remediation if needed; Survey, Geotech, Hydrology, Sustainability/Ecology Assessment, Concept Master Planning, Infrastructure / Stormwater Management Plan, Traffic Study, Development of Regional Impact, Entitlements

5,741 units under contract
with **25 property owners** as of June
30, 2019

HOMEFLEX

Locally designed
Project-Based Rental Assistance
(PBRA) that creates affordable units
here at home

640 new affordable units planned for FY 2020 **at 11 properties** that are approved and under construction

HomeFlex Properties

Sterling at Candler Village	170
Manor at Dekalb Medical	175
Legacy at Vine City	105
Summerdale	50
Quest Holly Apartments	40
Springview Apartments	24
395 James P. Brawley (WFF 1)	15
507 English Avenue (WFF 2)	6

HomeFlex – Permanent Supportive Housing

Capitol View	24
Thrive Sweet Auburn	23
The Abbington at Ormewood Park	8

HOMEFLEX

Locally designed
Project-Based Rental Assistance
(PBRA) that creates affordable units
here at home

HOUSING CHOICE VOUCHER (a.k.a. Section 8)

Assisted Affordable (Housing Choice Voucher Program)



Monitor approximately **11,000 vouchers**, conventional, VASH, HUD special program and AH program vouchers.

More than **1,500 new vouchers** issued in FY 2019.

AH expects to issue **1,160 new vouchers** in FY 2020.

DOWN PAYMENT ASSISTANCE (DPA)



Provided **269 DPA awards**
during FY 2019, a **55%** increase over FY
2018.

The average DPA Award was **\$20,932** and
average home cost was **\$166,549**, a 6%
increase over FY 2018 for families with incomes
ranging from
\$18,754 to \$61,830 annually.

Pictured left: Kelcie Evans; featured by CNBC about her first-time homebuyer experience with Invest Atlanta and AH's DPA Programs.

DOWN PAYMENT ASSISTANCE (DPA)

27% of DPA awards were given to para-professionals and professionals in **Education, Healthcare, and Public Safety** career fields with incomes ranging between **\$35,949** to **\$47,523** annually.

AH provided DPA to **152 women and 87 men** with an **average income of \$42,812** annually.

41% (104) of AH awards were layered with other DPA awards (~20k ea.).

CEO SEARCH

- AH has retained the services of The Goodwin Group, an executive search firm, to attract and recruit **President and Chief Executive Officer** candidates for AH's Board of Commissioners to consider
- AH'S CEO search is actively in process



QUESTIONS?

Atlanta Housing
230 John Wesley Dobbs Avenue
www.atlantahousing.org