

Creating a **ClearPath** for Atlanta's Homeless

CDHS Committee Update

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August 13, 2019

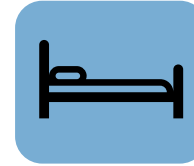
PARTNERS FOR
 HOME

Our Vision For How Atlanta Ends Homelessness

People experiencing, or at-risk of, homelessness will first receive emergency assistance through:



Outreach

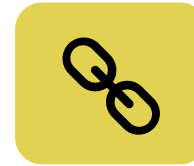


Overnight Shelter

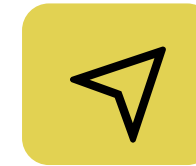
Next they will be:



Assessed



Assigned



Navigated

Using a coordinated and standard process to one of four interventions that will end their homelessness.



Diversion



Income &
Employment



Rapid
Rehousing

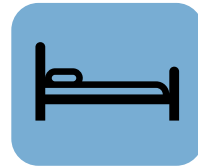


Permanent
Supportive
Housing

System Vision



Outreach



Overnight Shelter

System Components

Outreach Teams

Shelters

System Roles

Outreach Assessors &
Navigators

Shelter Operators



Assessed



Assigned



Navigated

Coordinated Entry System

Assessors

Navigators



Diversion



Income &
Employment



Rapid
Rehousing



Permanent
Supportive Housing

Income Services

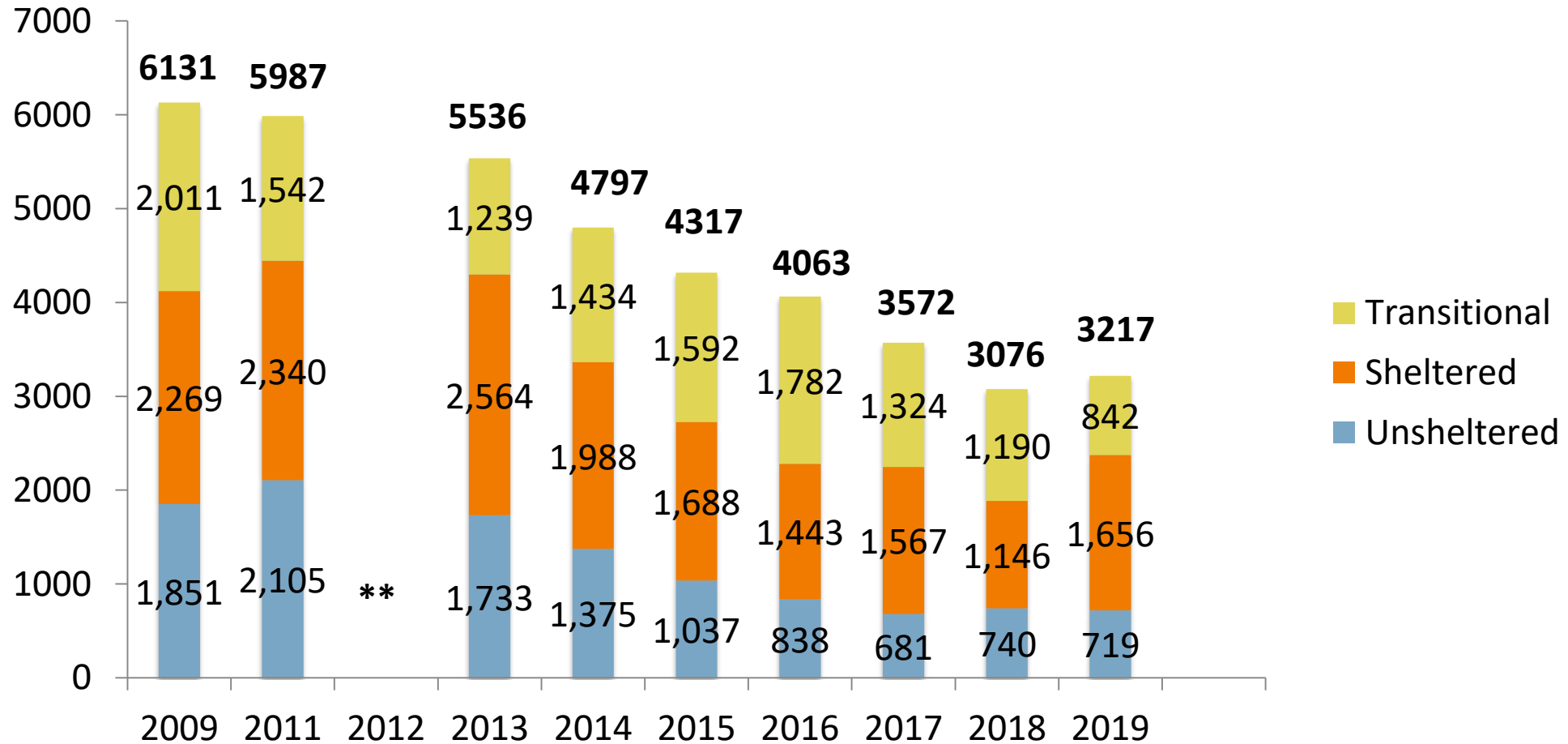
Housing Providers

Diversion Specialists

Income & Housing
Case Managers

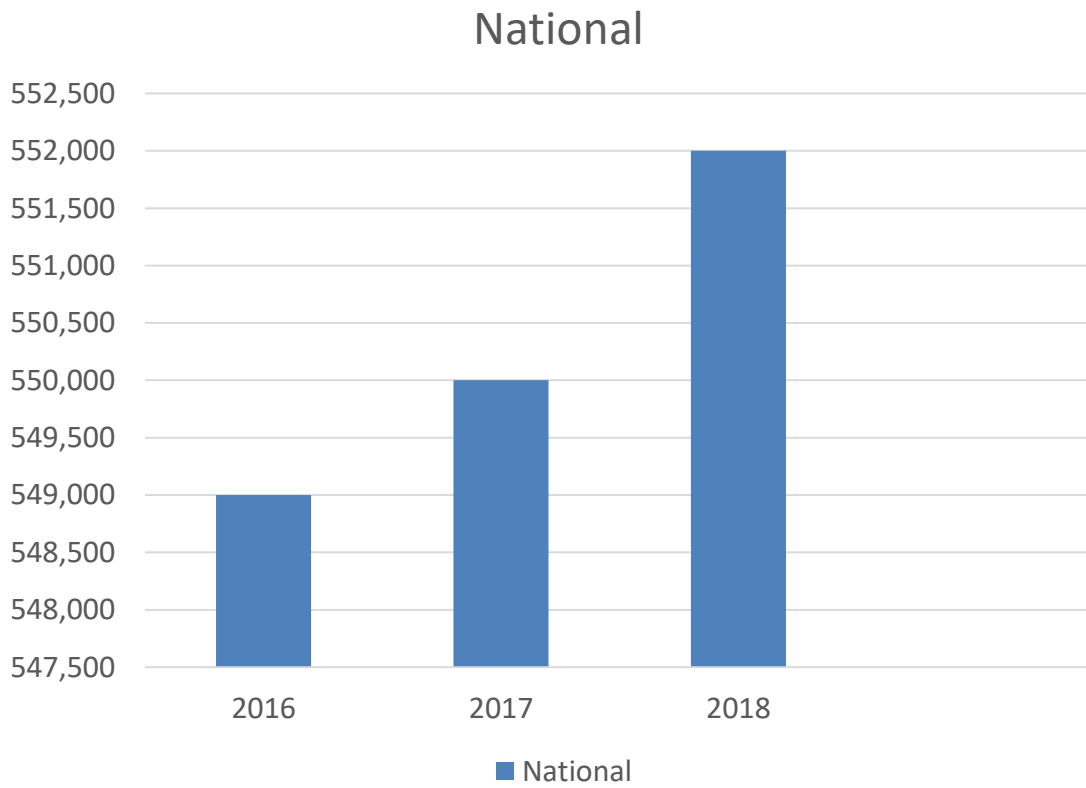
Historical HUD Homeless Count

Since 2018, total population went up by 4.5%
Overall 21% decrease since 2015
31% decrease in unsheltered count since 2015

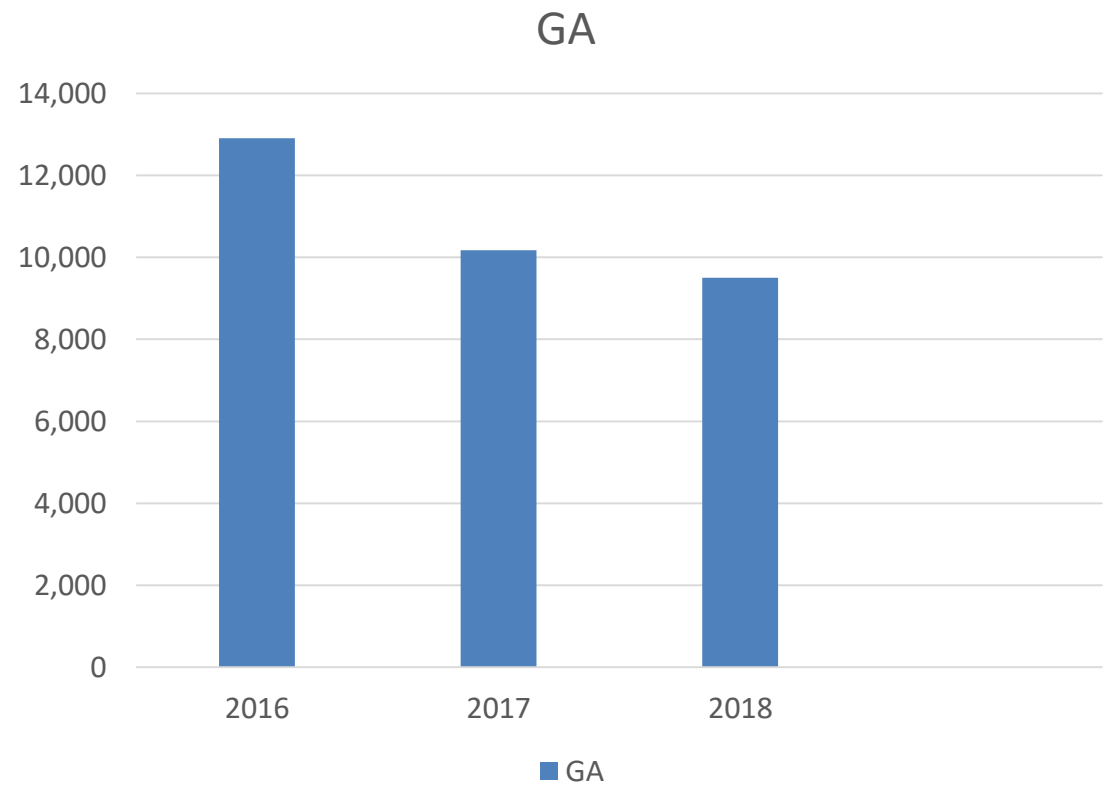


National and State Trends Since 2016

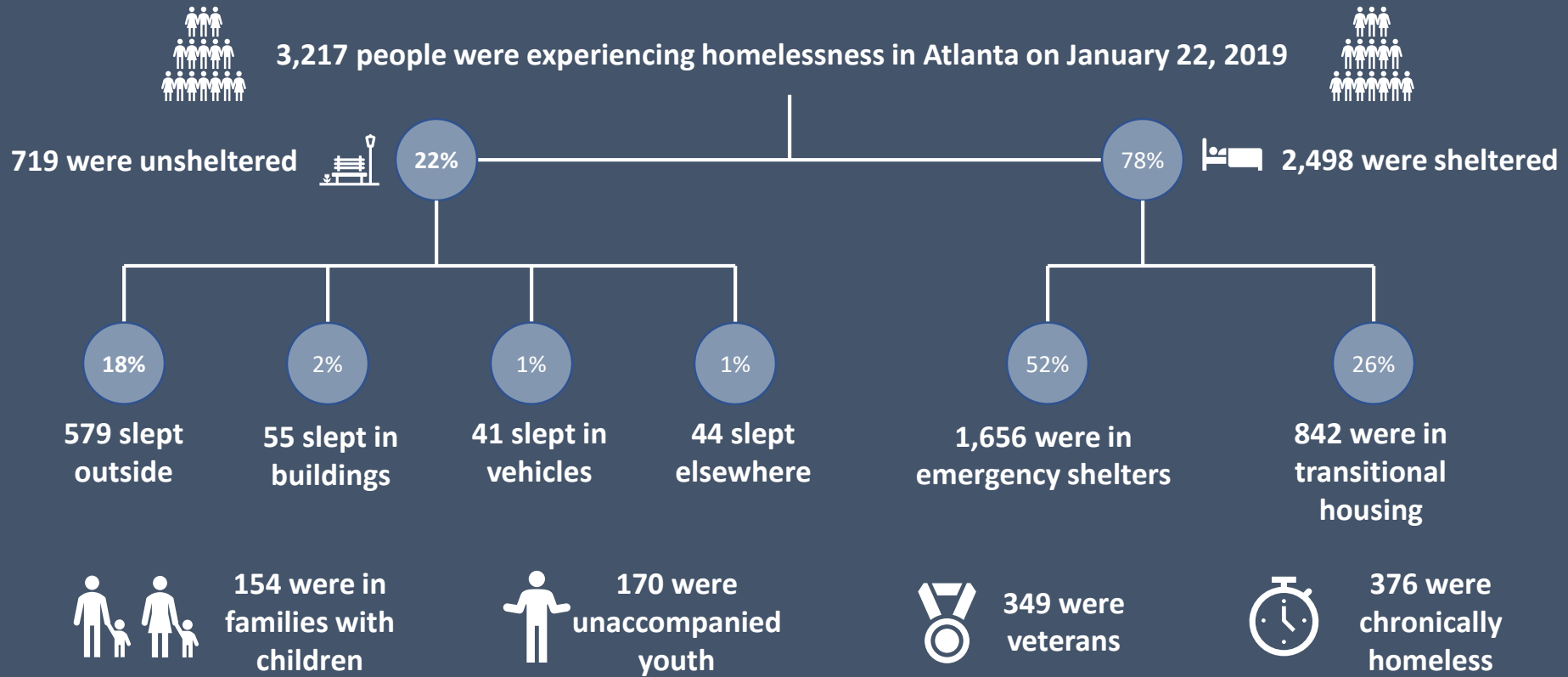
National Trends: 2016-2018



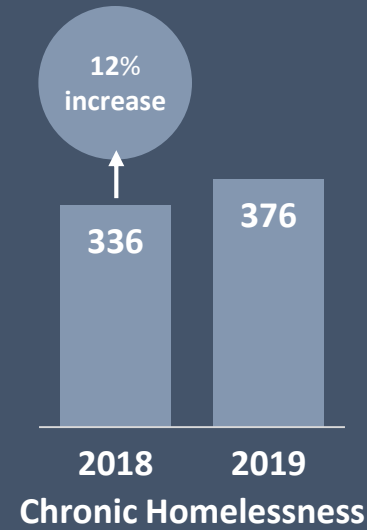
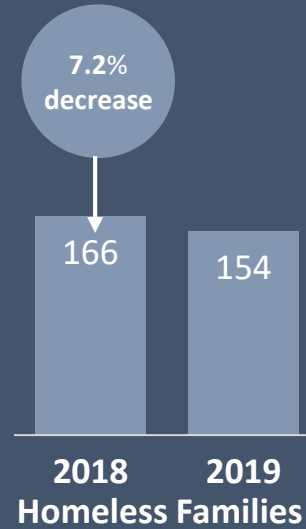
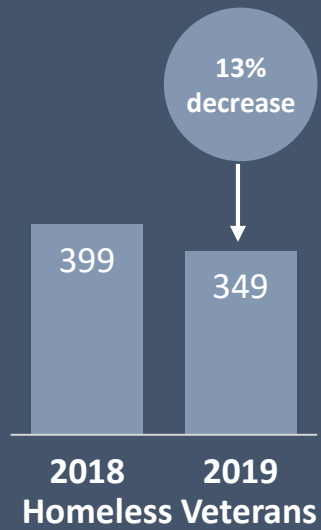
Georgia Trends: 2016-2018



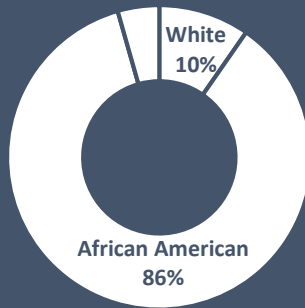
ATLANTA'S 2019 POINT-IN-TIME RESULTS



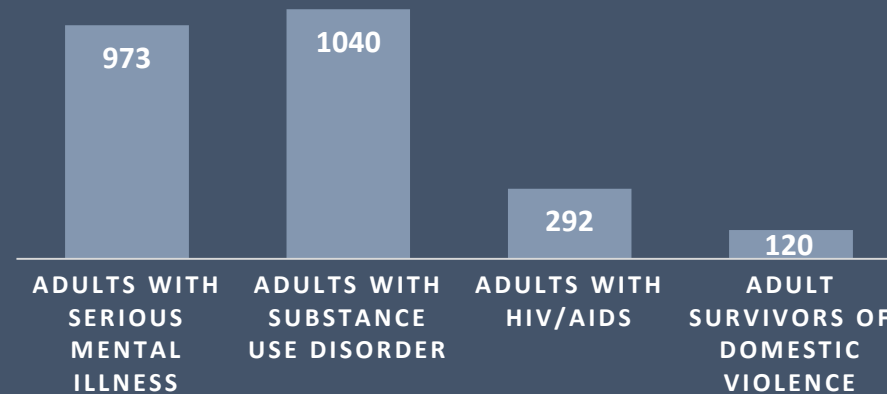
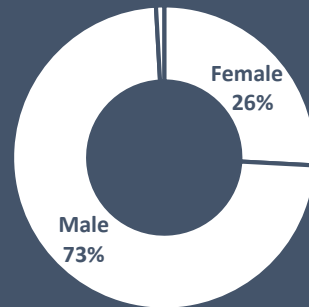
WHAT THE 2019 DATA TELLS US:



RACE



GENDER



83.5% of the unsheltered homeless report their last permanent address within metro Atlanta.



41.9% of the unsheltered homeless report their age as 55 years or older.

Shelter and Transitional

- Emergency shelter increased dramatically due to bed increase (Evolution and Donna Center) and from changes in project types from TH to ES
- 74% increase of chronically homeless in ES and 16% decrease of unsheltered chronics

Key Point in Time Take-Aways

- Unsheltered homelessness is down, and emergency shelter population is up.
- Investments in low barrier shelter and permanent housing are having an effect.
- With continued investments in housing, we expect to see even more dramatic shifts in years to come.
- This is the right trajectory despite the slight increase
- Creating low barrier shelter is effective at assisting chronically homeless--74% increase of chronically homeless in ES and 16% decrease of unsheltered chronics
- Need to create more permanent housing—happening through Pipeline and scale RRH for singles
- PIT is only part of data picture—focusing on real time data showing inflow/outflow, exits to housing and retention in housing
- Also consider, diminishing naturally occurring affordable housing in Atlanta will impact homelessness as seen in many other communities nationally

HomeFirst Investment Strategy Update

\$40MM investment leverages \$207.2MM over next 30 years



Goal:	Approach: Rare, brief and nonrecurring	Progress
End Veteran Homelessness	Refine coordination and targeting	Partnership with Home Depot, VA and SSVF
End Chronic Homelessness	Add 1000 (550 new units) permanent supportive housing units and bridge to Medicaid service funding	200 online; 211 in development Fulton Co Services @ \$105M (\$3.5M*30 yrs)
End Youth Homelessness	Spectrum of youth-focused interventions (Rapid Rehousing, Independent Living Program, Host Homes)	50 RRH 30 Host Homes 30 ILP Units
End Family Homelessness	Scale 300 Rapid rehousing interventions, employment and access to affordable units and employment. Pilot diversion	200 RRH; 100 anticipated in Yr 3 Diversion pilot launched
Leverage, align and strategically allocate resources	Emphasis on maximizing sustainability, e.g., mainstream funding via TANF, Medicaid, LIHTC	TANF—\$1.5MM Fulton Co—\$105MM AH—\$100MM (550 PBRA +117 TBRA) LIHTC—TBD Wells Fargo—\$200K Medicaid—\$300K ESG—\$150K

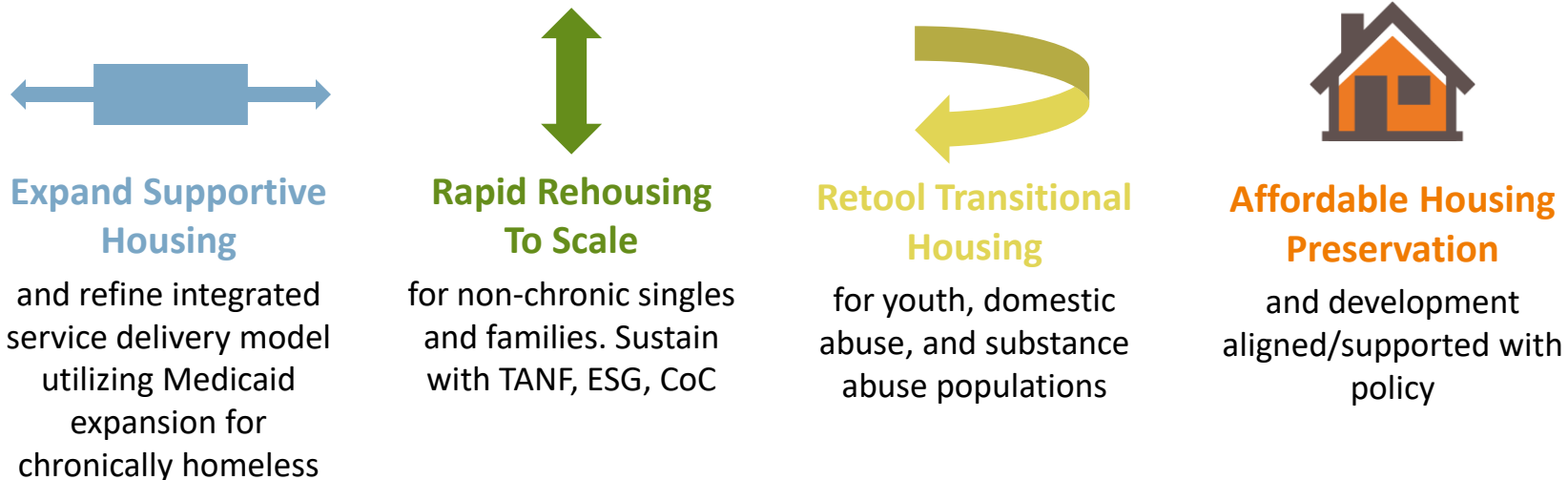
Achieved by the new system design and collective impact model

Guiding Principle 2

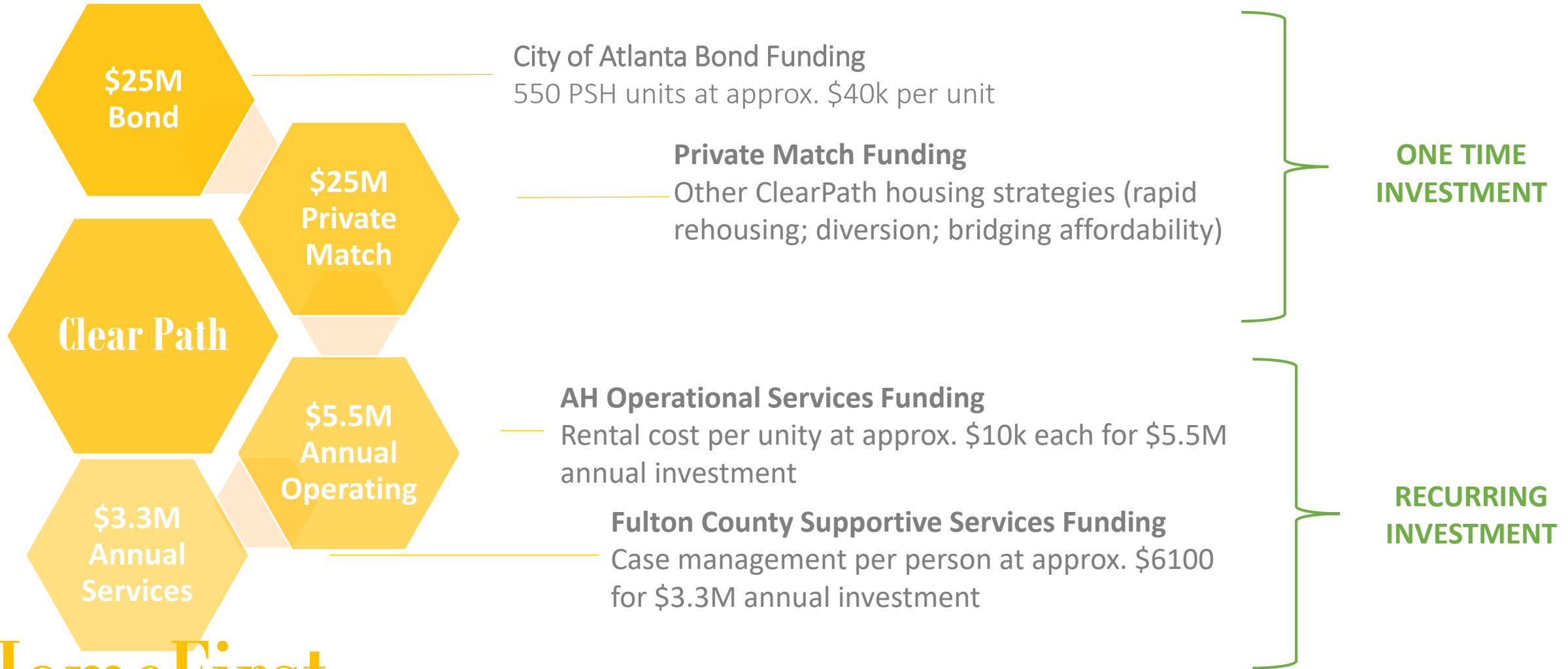
Create The Right-Sized Solutions

Modify and tailor housing entry and support criteria by population

Using Housing First as our foundation:



A Sustainable PSH Model



Notice Of Funding Availability

- Competitive request for proposal process (currently available at www.partnersforhome.org/pshpipeline)
- Seeks proposals from developers for the expansion and development of Permanent Supportive Housing (PSH) Units, increasing the inventory of quality PSH to target vulnerable populations, namely individuals experiencing chronic homelessness
- Development proposals that advance the PSH development goals will gain access to HomeFirst capital development funding and service funding for up to three years
- Applications are received and evaluated on a rolling basis until funds are expended.



HomeFirst

A Public-Private Partnership to End Chronic Homelessness

Operational Plan For The Permanent Supportive Housing Pipeline

A partnership between Partners for HOME (PFH) and Fulton County Department of Behavioral Health & Developmental Disabilities to house and stabilize individuals experiencing chronic homelessness.

DEVELOPMENT & PREPARATION

1



Application submitted and reviewed by PFH



Award approval by 120 days of receipt by PFH



Notification to County of tentative timeline by PFH



Fulton County onboards service delivery partner 60 days prior to unit completion



2



PFH makes all referrals through coordinated entry.



INDIVIDUAL SERVICE PLANNING

3



Fulton County's service delivery partner provides a client driven service plan and weekly in-home visits.

4



Fulton County's service delivery partner provides ongoing case management and tenancy supports.



Fulton County's service delivery partner tethers clients to comprehensive care to ensure stabilization in housing.



PFH's system navigator, navigates clients from homelessness to housing.



Fulton County's service delivery partner assists with move-in

← ONGOING PERFORMANCE MONITORING PROVIDED BY PARTNERS FOR HOME →

PSH APPLICATIONS RECEIVED / ANTICIPATED

Project Type	Location	Total Units	Total PSH	PFH Capital Requested	Notes
New Construction	Old Fourth Ward	117	23	\$920,000	Submitted April 2019/Projected Spring 2020
Preservation/Rehab	Pittsburgh	120	24	\$960,000	Submitted April 2019/Projected Spring 2020
New Construction	Westside	47	27	\$1,080,000	Submitted April 2019/Projected Winter 2019
Rehab	Ft. McPherson	70	70	\$2,800,000	Submitted April 2019/Projected 2020
New Construction	Ormewood Park/EAV	42	9	\$360,000	Submitted April 2019/Projected Fall 2021
Rehab	English Avenue	12	12	\$284,553	Submitted June 2019/Projected Fall 2019
New Construction	Westside	150	16	\$640,000	Submitted June 2019/Projected Summer 2021
Rehab	Adair Park	35	5	\$200,000	Submitted July 2019/Projected Nov 2020
New Construction	Westside	170	25	\$640,000	Submitted July 2019/Projected August 2021
		763	211	\$7,884,553	
New Construction	Westside	30	30		Application Anticipated
Rehab	Westside	120	120		Application Anticipated
New Construction	Summerhill	50	15		Application Anticipated
New Construction	Old Fourth Ward	200	40		Application Anticipated
New Construction	West End	12	12		Application Anticipated
		1175	428		

Thrive Sweet Auburn - Mercy Housing & PCCI
302 Decatur Street
Atlanta, GA 30312



Thrive Sweet Auburn is a proposed 117-unit mixed income development for families and individuals located in the Old Fourth Ward neighborhood of Atlanta. The site is 1/4 a mile walking distance from the King Memorial MARTA station and will combine PSH, affordable, and market rate housing.

General Information

- Applicant: Mercy Housing Southeast and Project Community Connections
- HomeFirst PSH Capital Financing: \$920,000
- HomeFirst Operating Subsidies: 23 (out of 117 total units)
- Other sources: National Housing Trust Fund (\$3,000,000); Mercy Loan Fund (\$787,441);
- Low Income Housing Tax Credits (applying for); Conventional Loan (\$8,849,200)
- 106 units of affordable housing (including 23 PSH units)
- 11 market rate units

Capitol View Apartments - Columbia Residential
1191 Metropolitan Parkway, SW
Atlanta, GA 30310



General Information

- Applicant: Columbia Residential
- HomeFirst PSH Capital Financing: \$960,000
- HomeFirst Operating Subsidies: 24 (out of 120 total units)
- Other sources: Low Income Housing Tax Credits (applying for 4%); Conventional Loan (\$3,250,000); DCA HOME (\$4,000,000), City of Atlanta Housing Opportunity Bond (\$1,500,000)
- 120 units of affordable housing (including 24 PSH units)
- 100% affordable

- Existing 120-unit multifamily apartment complex located at the intersection of University Avenue and Metropolitan Avenue, fronting the Atlanta Beltline Westside trail
- Preserves “naturally occurring affordable housing” in southwest Atlanta, a rapidly gentrifying area, which will include a complete renovation while preserving the historic neighborhood character
- Support through collaboration with the City of Atlanta, the Georgia Department of Community Affairs, Enterprise Community Partners, the Annie E. Casey Foundation, and Columbia Residential.

Abbingtion at Ormewood Park – Rea Ventures
525 Moreland Avenue SE
Atlanta, GA 30316



General Information

- Applicant: Rea Ventures Group, LLC and Brady Development, LLC
- 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)

- Affordable housing component of The Lodge, a proposed master development, which includes the adaptive reuse of the former Kroger grocery store and historic Masonic lodge located on site
- 42 rental apartments targeting working families in the Beltline overlay district.
- In Ormewood Park neighborhood within 1/2 mile of the Beltline trail and 1/4 mile of East Atlanta Village.
- Units will be well furnished with EnergyStar appliances, washer/dryer hookups, low flow plumbing fixtures and high efficiency lighting and HVAC.
- Site amenities: fitness center, health screening center, business/computer center, laundry facility, community garden, and picnic pavilion with grills. A licensed medical care provider will provide on-site health-screening services and information sessions.

Next Steps

- Continue PSH Pipeline work
- Evaluate new Rapid Rehousing investments
- Refine coordination, navigation, & performance reporting and data quality
 - Employment, outreach
 - By name lists and performance dashboards

Thank you!

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