



ATLANTA

HOUSING

FY 2020

OVERVIEW

Eugene E. Jones, Jr.

Atlanta Housing Housing Choice Voucher Program



- AH's Housing Choice Program consist of 1,108 Tenant Based Vouchers comprised
 - 8,078 MTW Vouchers
 - 1,615 Mobility Vouchers
 - 1,392 HAVEN * (Supportive Housing)
 - 18 Homeownership vouchers

- **AH's Support the City's Coronavirus Relief Goals:**

- AH established COVID Response Supportive Vouchers Housing Program which AH reallocated 100 vouchers to support chronically homeless families residing in hotels.
- COVID Voucher Program- AH will provide 50 more vouchers to assist families with long-term stable
- The Home Again Covid-19 Assistance will support 80 families with short-term housing solutions.
- AH Rent Relief program processed 906 interims reducing the rent burden for families impacted by the loss of income related to COVID-19.

* Inclusive of VASH, FLOW, Housing First Vouchers, Family Unification Voucher, Georgia Housing Vouchers, Near Elderly and Mainstream for the Disabled and Elderly, Supportive Housing Atlanta Public School

Atlanta Housing Housing Choice Voucher Program



AH's 2020 Accomplishments

- Housed 1,125 new families
- Housed 215 HAVEN families and developed 3 new HAVEN programs in partnership with Partners for Homes, ICPSH, RISE II, and HUD
- Processed 684 Housing Choice COVID-19 Interims paying \$273,274 in additional assistance on behalf of families impacted as a result of job loss.
- Enrolled 23 new Large Multi-family and 13 new Small Multi-family communities
- Enrolled 496 new landlords

FY 2021 Goals

- House 2,000 new families from AH's tenant based waiting list and partnership referrals
- Increase landlord participation by 30%
- Increase voucher utilization 9% achieving 90% utilization
- Increase VASH allocation
- Submitting application for HUD Choice Mobility Demonstration NOFA

CM - HomeFlex Projects

- **Springview Apartments**
- **Westside Future Funds - 395 J.P. Brawley**
- **Westside Future Funds - 507 English Ave.**
- **Quest Holly Apartments**
- **Herndon Square Senior**
- **Capitol View Apartments**
- **Quest Courts Apartments**
- **Academy Lofts @ Adair Park**
- **55 Milton Ave SW**

Herndon Square Senior Cont.

Exterior - taping of seams (Tyvek weather wrap. Placement of Ardex, bathrooms



PROJECT INFORMATION

- **AH Project Status:** GREEN
- **Description / Scope:** Construct one 4-story building with basement/maintenance area, ground floor common areas and two courtyards
- **Total Number of Units:** 97
- **Total Cost of Project:** \$13,225,000 (\$11,270,000 from AH)
 - Phase 1 vertical construction only

MILESTONES

Key Action	Completion Date	Status
Comcast Easement – Charles F. handling	8/21/20	AH legal reviewing
Section A framing sign off	Complete	On target

STATUS/CHALLENGES

Status:

- Exterior wall prepping underway, to start the installation of siding.
- Plumbers running piping throughout the 1st and 2nd levels
- Installation of ductwork underway at the 2nd and 3rd floor levels

Challenges:

- West elevation water vault relocation discussion underway by team. Still unresolved, Water Shed to provide a date to relocate

CM – RAD Conversions

- **Villages of East Lake**
- **Marietta Senior Tower**
- **Peachtree Senior Tower**

Villages of East Lake Cont.

New cabinetry building 900 Lakeside



Demolition of siding at building 200 Clubside



PROJECT INFORMATION

- **AH Project Status:** GREEN
- **Description / Scope:** Renovation
- **Total Number of Units:** 542 units (271 RAD), (271 Market Rate)
- **Total Cost of Project:** \$25,327,494; AH Funding \$18,269,103
 - Tax Credit: 4%

MILESTONES

Key Action	Completion Date	Status
Certification of Occupancy	8/15/2021	
UFAS Certification	10/31/2021	
Davis-Bacon Cert.	10/31/2021	
Building PTOs	8/15/2021	

- **Construction Progress: 36%** as of 8/18/20 Pay Application

STATUS/CHALLENGES

Status:

- Demolition ongoing in building 1100 Lakeside
- Removal of siding and wrap underway at Clubside community, ongoing
- Windows and doors installation complete at building 300 Clubside

Challenges:

- Catching up on activities that was delayed during the shutdown.

Grocery Box Programs

Provided by The City of Atlanta, Fulton County and USDA Grant Program

The City of Atlanta

Each week, program approved residents living at five high-rise communities received a “box” of produce and shelf-stable items.

Fulton County

Five different residents at the 11 high-rise communities received a “box” of produce, meat and shelf-stable items each week.

USDA Grant

AH-Owned Family Communities received a “box” of produce and shelf-stable items.

Fulton County

Residents who need assistance are provided with 5 full-sized prepared meals each week.

Donations provided by Local Churches, Support Services and Officials

Residents received donations of goods from local churches, city and state officials and other community support service organizations in the area.

Water

Sanitation
Items

Shelf-
Stable
Items &
Produce

Paper
Goods

Hot
Meals

Mental and Behavioral Health Services

During the COVID-19 pandemic, residents at the high-rise communities receive supportive services to help them cope with anxiety, loss of person to person contact and engaged community activities.

Confidential Health Coach services are provided to interested residents to assist with any concerns or needs they have throughout the ongoing pandemic.

Highrise and Family Communities



Resident Wellness Checks

Each week, all head of household residents are contacted by a member of site staff. Residents are given an opportunity to chat which provides them much needed social engagement. Needs or requested services are noted, and the site Resident Services Coordinator ensures services are provided.

Communication

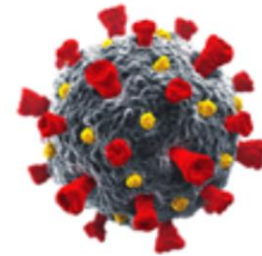
Residents are provided regular updates on the COVID-19 pandemic, CDC postings and general community information.

Communication is disseminated via posters, flyers and individual call blasts to each resident.

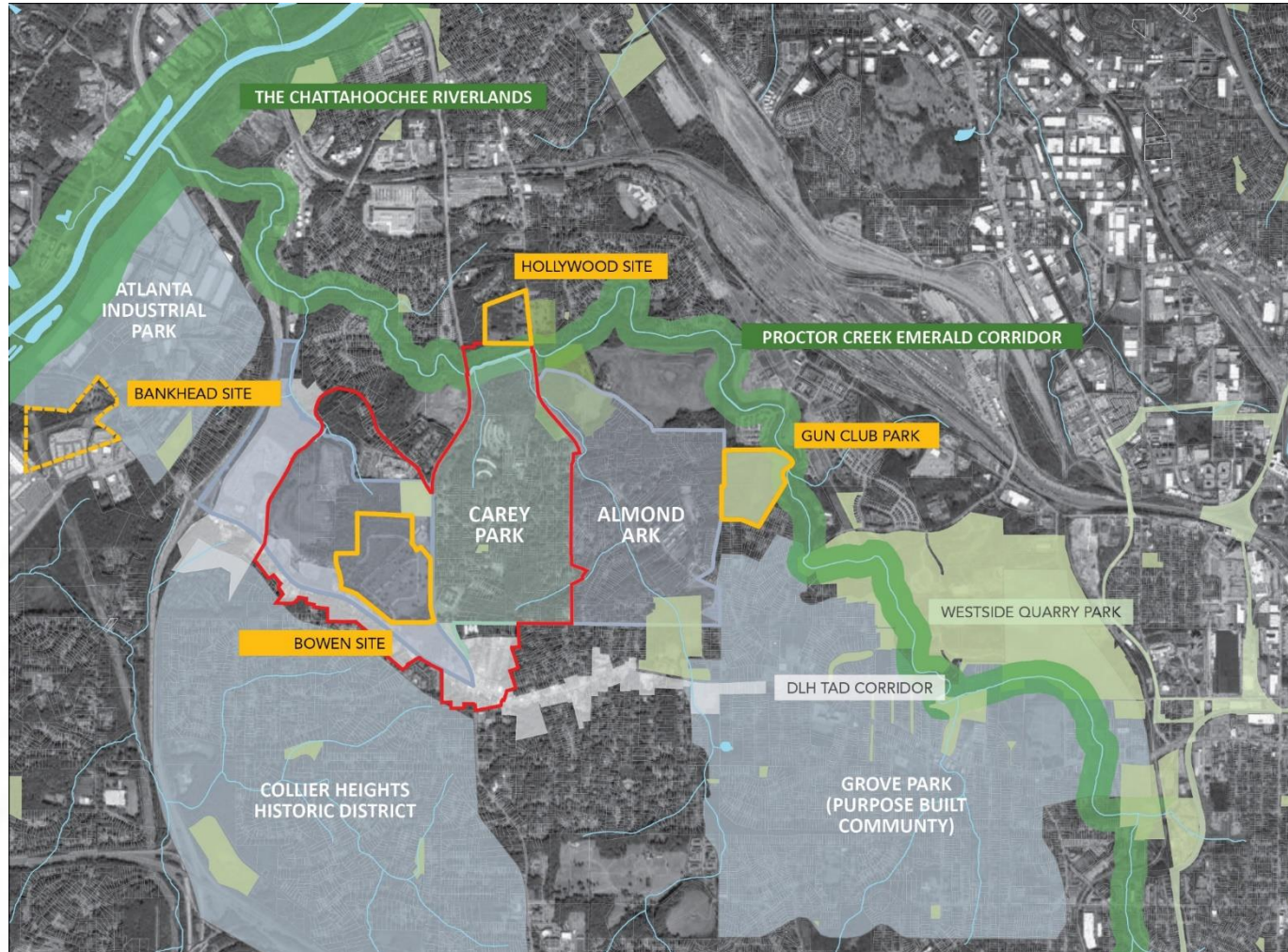
Coronavirus (COVID-19)

Our page, atlantahousing.org/covid19, will be updated with resources and AH operations relevant to residents.

The **Centers for Disease Control and Prevention** and **Georgia Department of Public Health** remain the primary sources for accurate and up-to-date information regarding the latest on the coronavirus.



CHOICE NEIGHBORHOODS PLANNING GRANT NW ATLANTA



BOWEN HOMES

Built: 1964

Demolition: 2008

Acres: approx. 74

Status: Vacant Land

NPU-G

District 9 – Dustin Hillis

Advantages

- Identified as growth area per COA
- Proximity to Proctor Creek & Chattahoochee River
- Development in the area
- Commercial potential along DLH Parkway

TRANSFORMATIVE PLAN - KEY ELEMENTS

- Economic Development
 - Commercial Revitalization Along Donald Lee Hollowell Parkway
 - Create Conditions For Additional Investment In Future Bowen Mixed-use
- Environmental Stewardship
 - Remediate Contaminated Land That Can Be Re-used As Productive Open Space
 - Restore Proctor Creek Tributaries In Partnership With Existing Groups
 - Preserve Tree Canopy In Critical Areas
- Equitable Housing
 - Mixed-income Rental Housing
 - Mixed-use Development With Access To Services And Employment Opportunities
 - Establish Programs To Assist Current Neighborhood Homeowners From Gentrification Pressure
 - Workforce Development Center And Other Potential Community Amenities
 - Sustainable (Green) Infrastructure And Development With Access To Greenspace On Site And Connections To Other Neighborhood Assets
- Award Ceiling: \$450,000
 - Estimated # Of Awards: 10
- Application Submission Deadline: SEPTEMBER 14, 2020
 - Project Start Date: January 11, 2021
 - Project End Date: January 11, 2023

ATLANTA HOUSING PIPELINE OF REAL ESTATE ACTIVITIES THROUGH JUNE 2021

PLANNING

- Submit CN Planning Grant For Bowen Homes
- Civic Center Master Planning
- Herndon Phase II Retail / MF
- Englewood: Benoit MF/Sr
- Englewood: Michaels PI / MF
- Vacant Land Due Diligence (Bowen, Hollywood, Thomasville)

RFP

- October: Palmer / North Avenue
- December / January : Hollywood / Johnson Road

PROGRAM ROLL-OUT

- Co-Investment
- MTW Blended Subsidy

CONSTRUCTION

- Bowen Environmental
- Civic Center Remediation
- Englewood – Complete Civil Drawings. To Begin Construction in Early 2021

EVENT

- Developer Forum (Potential Late Fall)

Atlanta Housing Development Pipeline Planned Real Estate Closings



AUGUST / SEPTEMBER 2020

Co-Investment

- London Townhomes 8/31

Land Acquisition (Co-Investment)

- Harmony at Bakers Ferry

OCTOBER – DECEMBER 2020

DCA Pre-App First Priority

- Madison Reynoldstown

Land Acquisition

- Hill Street / Jonesboro Land Swap With COA
- Heritage at West Lake (Co-Investment)

Co-Investment

- Haven at South Atlanta

2021 THRU JUNE 30th

Choice Neighborhoods

- Ashley SL 1C

AH Vacant Land: DCA Pre-App First Priority

- Englewood: Phase 1

Co-Investment: DCA Pre-App First Priority

- East Medina Phase 1
- Stone Hogan
- McCauley Park

RAD (Preservation)

- Castleberry Hills II
- Hightower Manor
- Barge Road
- Columbia Village

Co-Investment

- Sylvan Hills II
- Verbena Land Acquisition



ATLANTA

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FY 2020

OVERVIEW

Q&A