

Atlanta Housing

Live. Work. Thrive.

CDHS Committee Presentation

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What We Do



Increase affordable housing opportunities



Provide services to improve our residents' quality of life



Invest in our neighborhoods

Who We Serve

Atlanta Housing serves households with low and moderate incomes, including families, seniors, veterans, individuals with disabilities, and residents who are experiencing or at-risk of homelessness.

More than **25,000** families served in FY2020, including:

- **3,546** households with individuals with disabilities
- **7,458** senior households
- **8,087** households with children

95% of families make less than **\$34k** per year

Safe, Quality Places to Live

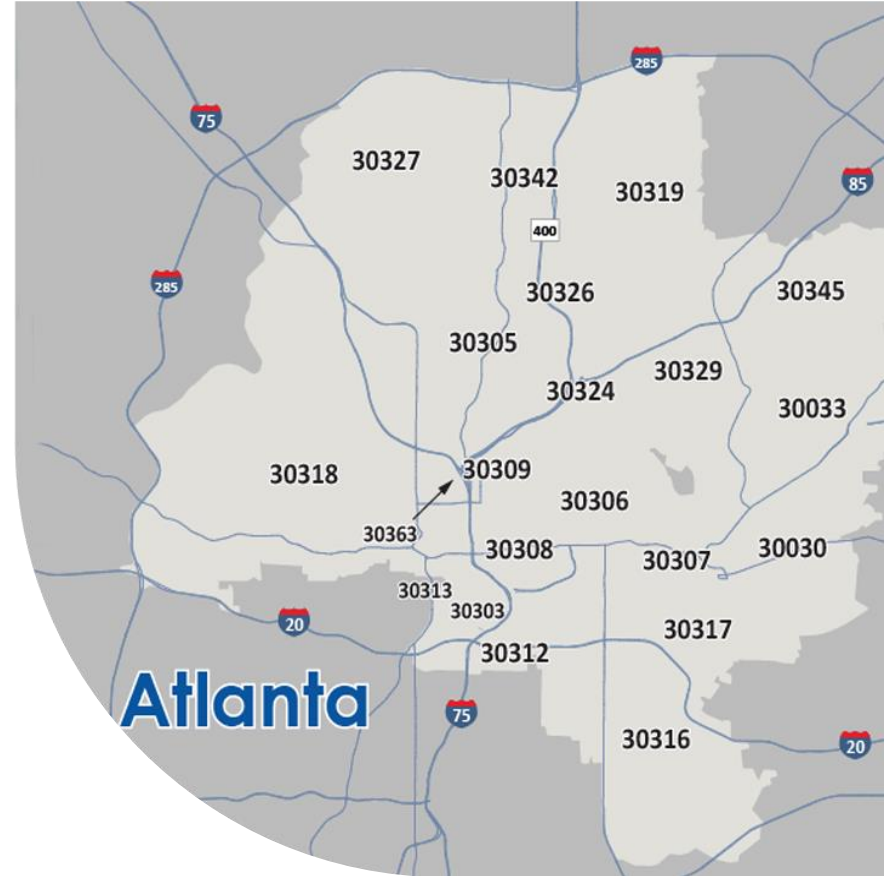


Atlanta residents face a range of housing needs. While some residents are experiencing or facing homelessness, others are simply looking for more affordable rental opportunities, and others are preparing to purchase their first homes. Atlanta Housing exists to provide a spectrum of safe and dignified housing opportunities.

Safe, Quality Rental Homes

Our Residential Communities

- More than **10,000** affordable units in **112** developments
- Actively rehabilitating aging properties through the **Rental Assistance Demonstration (RAD) Program**
- Between FY20-21, Atlanta Housing is aiming to preserve over **1,500** affordable units through the RAD program



Atlanta Housing Service Area

Safe, Quality Rental Homes

- Private property owners dedicate a portion of their units for eligible residents through a HomeFlex contract
- Long-term, affordable options for our residents without our direct ownership or management of the units
- Rental subsidies are provided directly to the property owners and remain with the unit at the property
- Formerly referred to as the project-based rental assistance (PBRA) program

HomeFlex

Atlanta Housing
provides rental
assistance to residents
living in

6,320

privately-owned units
kept affordable by
HomeFlex contracts

Safe, Quality Rental Homes

Housing Choice Voucher Program

- Also known as the Section 8 program
- Participating recipients pay 30% of their income toward their monthly rent while Atlanta Housing pays the balance
- Certified inspection team works hard to ensure that all homes meet our enhanced inspection standards
- Staff focused on enhancing both tenant and landlord experiences

11,000+
households

supported through served
through the program in
FY2020

1,049

new units

from participating landlords
and property owners

Supporting Homeownership

Down Payment Assistance Program

While home prices are rapidly rising in Atlanta, we recognize the need to support low- and moderate-income residents seeking to gain intergenerational wealth by purchasing a home

- Provides eligible homebuyers with down payment assistance to purchase homes in the city of Atlanta
- Eligible homebuyers can receive up to **\$20,000** in assistance and certain voucher participants, veterans, and education, healthcare, and public safety professionals can receive up to **\$25,000** in down payment assistance

232

households

provided with

\$4.9 million

through the down payment assistance initiative in FY2020

Supportive Housing

- Includes short-term and permanent supportive housing
- Using the housing first model, we offer stable housing paired with intensive case management and support services for individuals and families transitioning out of chronic homelessness

Collaboration with Partners for Home, the City's Continuum of Care, Veterans Administration, Atlanta Public Schools, Georgia Division of Family and Children Services, and Georgia Department of Behavioral Health and Developmental Disabilities

Haven

1,418

vouchers
allocated toward
special voucher
programs in FY2020

599

HAVEN Units
supporting disabled
and formerly
homeless or as-risk
Households

244

Home Again
families Served in
FY2020

550

committed units
of HomeFlex
funding for PSH
NOFA with Partners
for Home

Creating and Preserving Affordable Homes

Development Activity

Planning the redevelopment of several vacant former public housing sites

- Herndon
- Englewood
- Bowen
- North Avenue
- Palmer House
- Johnson Road



These developments will involve an estimated **\$180 million** in Atlanta Housing investment.

Along with leveraged investments primarily from the Department of Community Affairs, Invest Atlanta, and the private sector, the AH funds will and create **1014** affordable homes, as well as **1,997 market rate units**, by 2027.

Creating and Preserving Affordable Homes

Co-Development Sites

Currently working with development partners on a number of other sites across the city

- Estimated **\$16.7m** in Atlanta Housing investment
- **658** affordable homes (816 total homes)
- Harmony at Bakers Ferry, Heritage Village at West Lake, Sylvan Hills II, Phoenix Ridge

Co-Investment Fund

In partnership with Invest Atlanta, Atlanta Housing participates in the Co-Investment Fund Program to leverage and optimize public resources

- Estimated **\$53.7m** in Atlanta Housing investment
- **1,203** affordable homes (1,430 total homes)
- Madison Reynoldstown, London Townhomes, Beltline Crossing, Villas at Stone Hogan, Flats at Stone Hogan

Resident Services and Opportunities



Atlanta Housing is committed to doing more than providing housing. We have worked to develop meaningful community partnerships to better serve our residents at all stages of life.

Economic Mobility

- Offer residents with case management services to help them connect **with career and entrepreneurial development resources** so they can work toward earning livable wages
- Connect residents with **educational, childcare, transportation, and health services**
- **5-Star Tenant Program** provides financial literacy, credit counseling, and other related services to help residents meet their financial goals - including opening new bank accounts, increasing credit scores, and saving

Youth Engagement

It is critical to invest in our youth, so AH partners with community organizations to connect residents with **after-school programs, immersive learning opportunities, and summer programming**

- Working with Atlanta Public Schools to engage our young scholars in **reading and mentorship programs**, as well as to hold book drives and clothing banks
- **James Allen Community Scholars Award**- employee-funded scholarship for AH-assisted youth, in partnership with the United Negro College Fund

\$692,000

in scholarships
awarded to over

175

students

through the James
Allen Community
Scholars Award

Senior Care

Aging Well is our signature health and wellness program for older adults that helps them actively age in place

- Work with partners to provide safe social engagement opportunities
- Focus on enhancing relationships with family, friends, and the community
- Emphasis on promoting physical and mental wellness
- Goal is to provide a continuum of care for seniors to enable them to remain healthy and live independently with dignity in their homes
- With community health and transportation partners, have been able to assist senior residents with accessing masks and vaccines during the COVID-19 pandemic

Atlanta Housing
invested over

**\$20
million**
in community
spaces and
resources in
senior
communities

Stronger Neighborhoods



We're committed to building stronger neighborhoods across the city, particularly those where our former public housing sites are located. Atlanta Housing is leading the **Choice Neighborhoods Initiative** to revitalize the former University Homes (now known as Scholars Landing) and three surrounding neighborhoods.

University Choice Neighborhoods

Received a **\$30 million** Choice Neighborhood Implementation Grant from HUD

Connecting residents with workforce, educational, and health services in the community

Preserving Roosevelt Hall, the sole remaining building from University Homes, as a space for community and learning

Developing mixed-income housing at **Scholars Landing** and acquiring additional blighted property, developing single-family homes for families with low- and moderate-incomes and assisting legacy neighborhood residents with critical home repairs and façade improvements

When complete, **Scholars Landing** will be **65 percent** affordable and include 512 total homes

- **60** senior independent rentals
- **419** apartments for families
- **33** for-sale townhomes

Atlanta University Center, Ashview Heights, and Vine City neighborhoods

Bowen Homes

- Received a **\$450,000** Choice Neighborhood Planning Grant to conduct a thorough community planning process for the 74-acre former **Bowen Homes site and Carey Park neighborhood**
- Emphasis on meaningful community engagement and outreach with former Bowen Homes residents, as well as current residents in the planning area
- Focus areas include: equitable housing, environmental stewardship, and economic development

Partners include the City of Atlanta, Live Thrive Atlanta, Invest Atlanta, Trust for Public Land, Atlanta Public Schools, Georgia Conservancy, Morehouse School of Medicine, and Pruitt Health, Groundwork Atlanta, and others

Thanks!

Questions?

Stay Connected



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www.AtlantaHousing.org

