

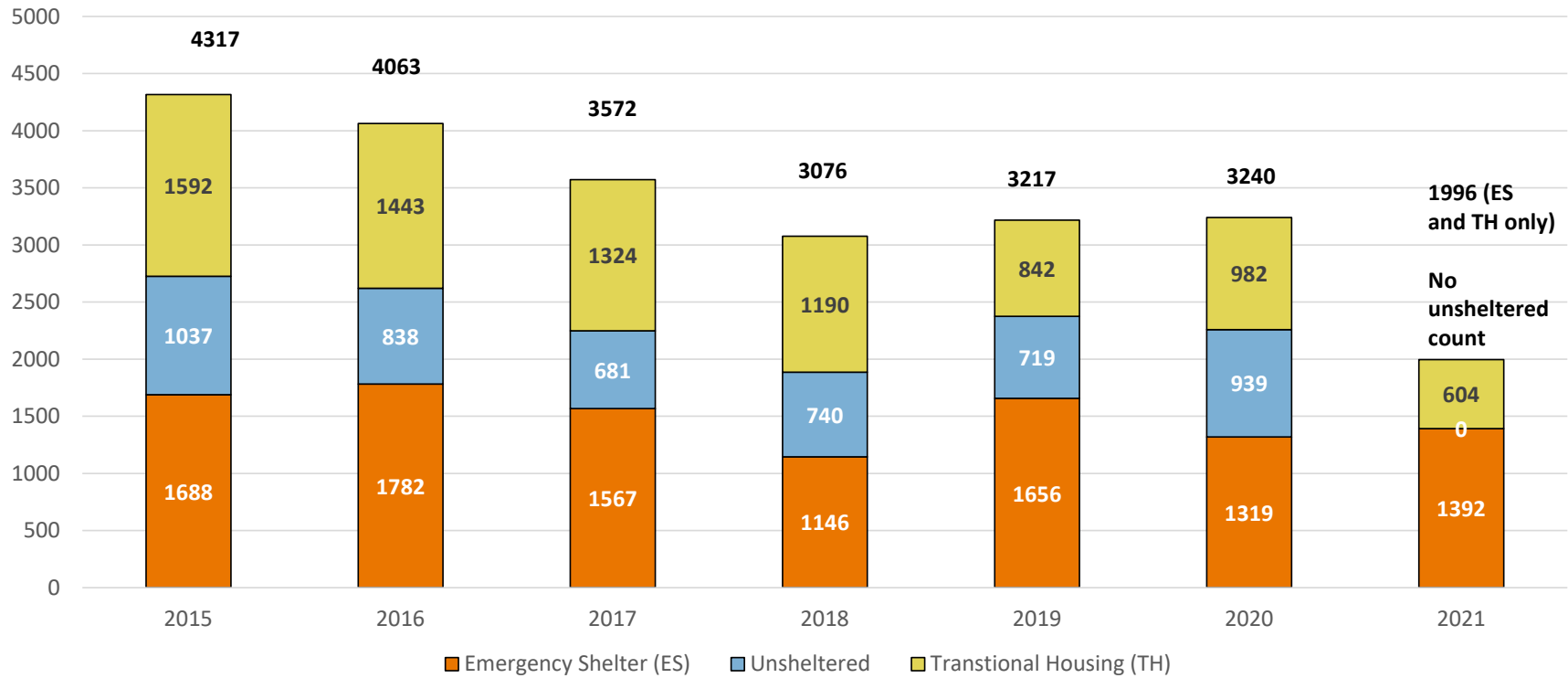


CDHS Update

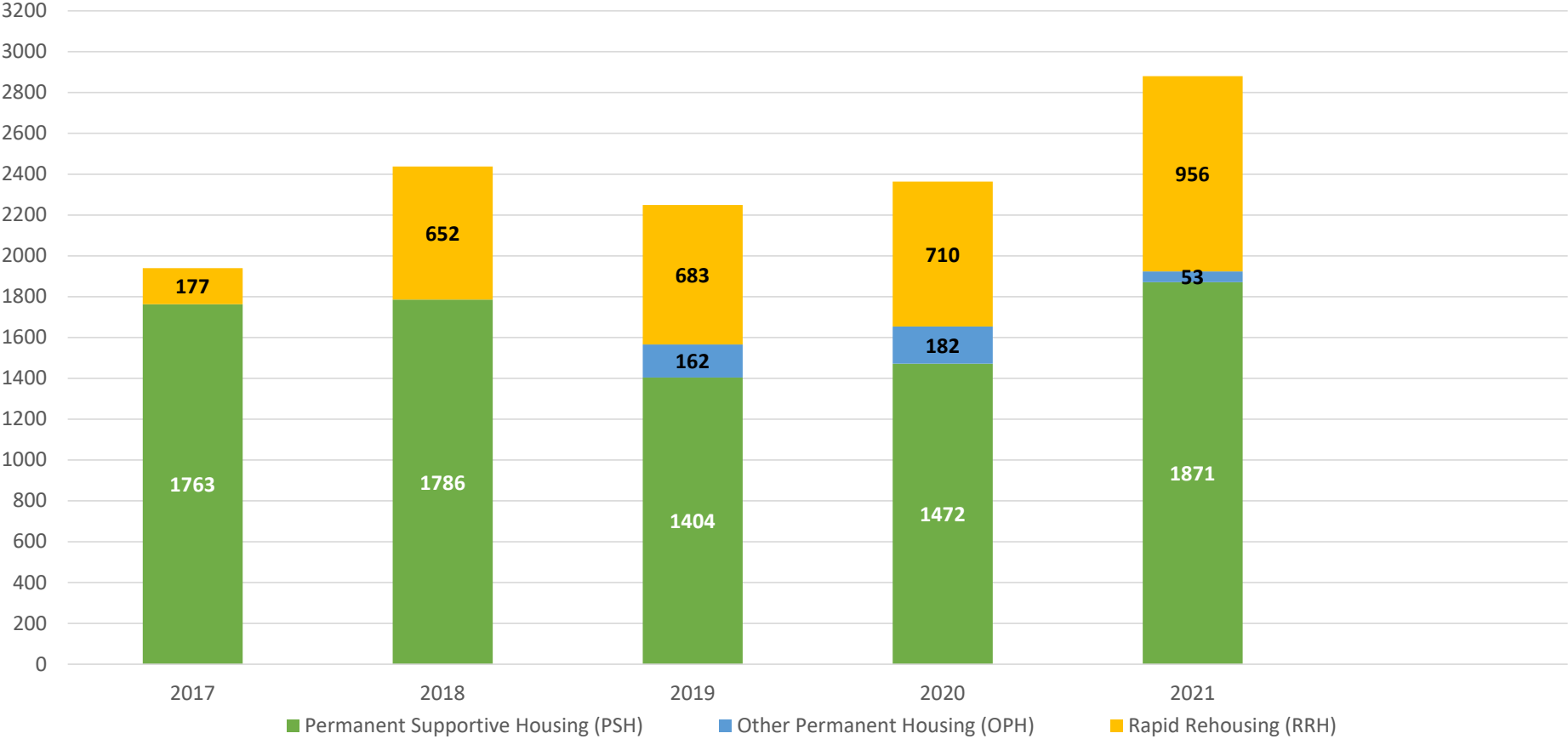
July 13, 2021

Cathryn Marchman

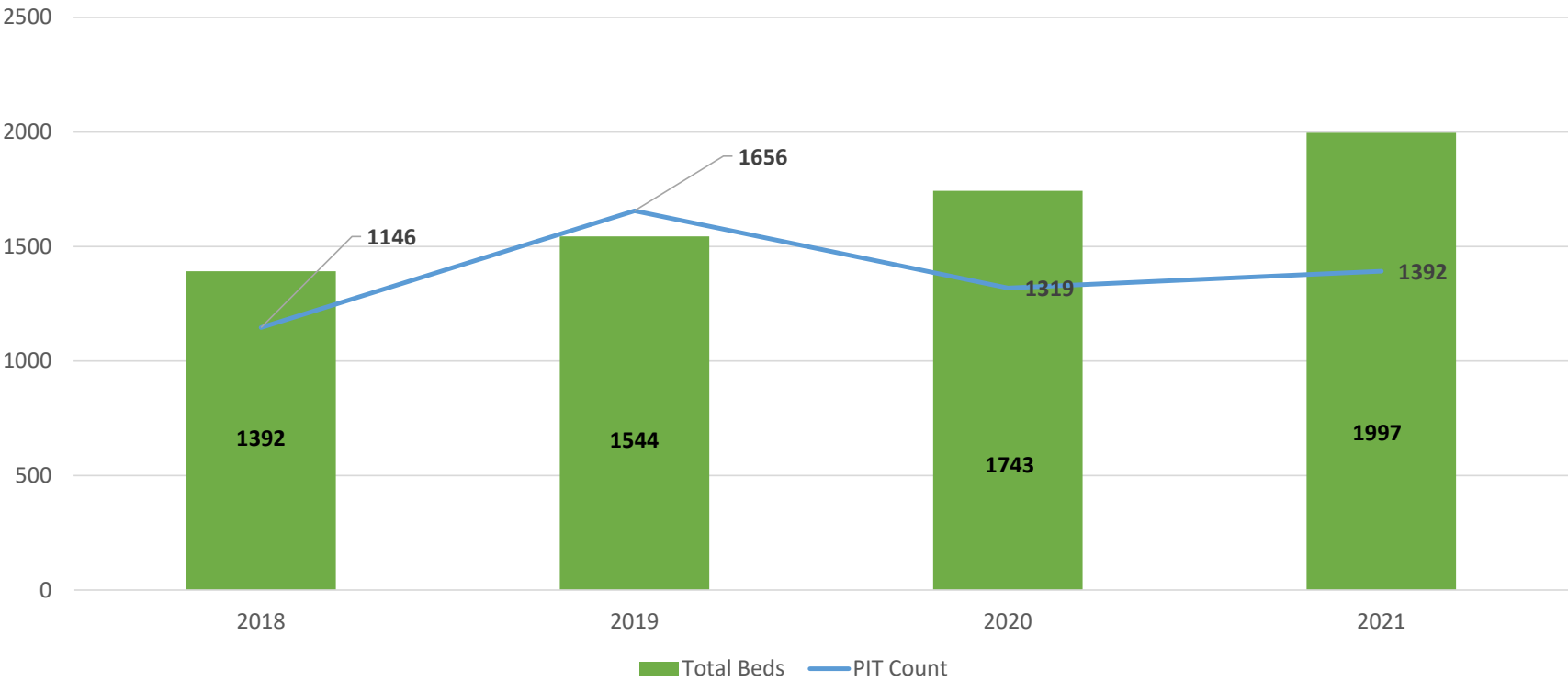
PIT 2021 Update



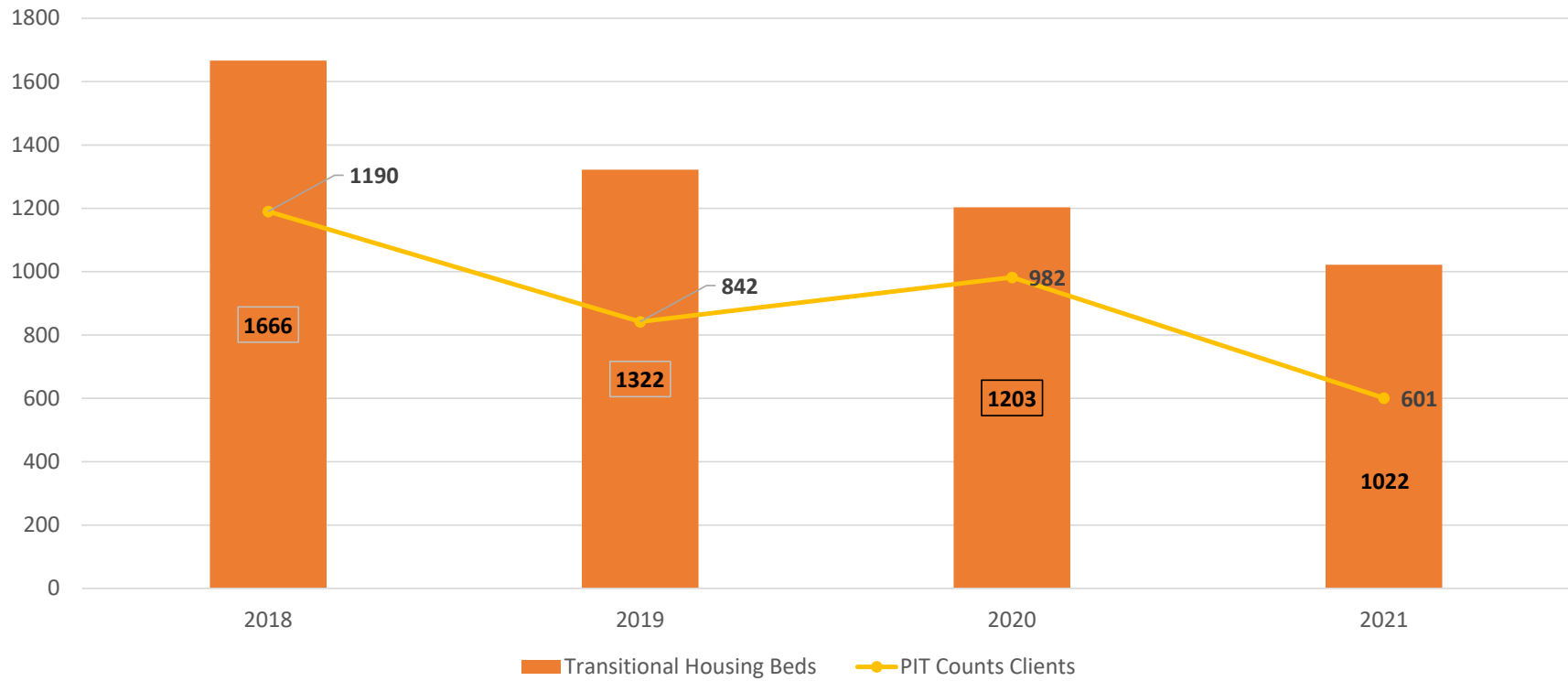
Housed by Project Type Totals



Housing Inventory: Emergency Shelter Beds + Utilization



HIC: Transitional Housing Beds + Utilization





Housing Surge

2020-2021



**Key Activities to scaling housing placements: 2000 placements by end of 2021
Leveraging \$18million public and \$5 million private**

Housing Surge 2020-2021

01

Outreach and Navigation

Coordinated outreach teams to engage, assess, and navigate

02

Non-Congregate Hotel (Closed 5/28)

Temporary space for households who test negative for COVID-19. 700+ served

03

Unit Acquisition

Partnership with Open Doors to acquire apartments for housing.

04

Coordinated Entry & HMIS Management

Working with partners to enter households into system for services/path identification

05

Daily Case Conferencing

Meetings with partners to review updates and navigate concerns.

06

Unit Selection and Navigation

Navigating the unit selection process, preparing for move in, ordering furniture

07

Rental Assistance

Subsidies that move households into Rapid Re-Housing units.

08

Rapid Rehousing Case Management

On going case management

ENCAMPMENT CLEANUP EFFORT

November 2020 - February 2021



249

people moved
into hotel or
shelter



30.98
acres cleaned

152

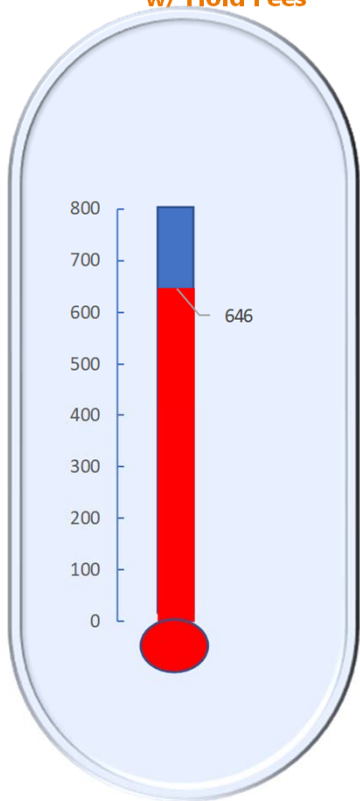
tonnage of
debris and
trash collected



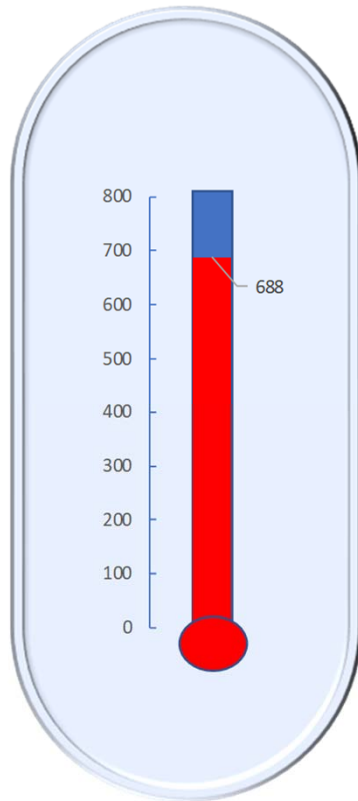
Current Status

Housing Surge 2020-2021

Units Acquired and Available or Move In Occurred w/ Hold Fees



Moves to Permanent Housing



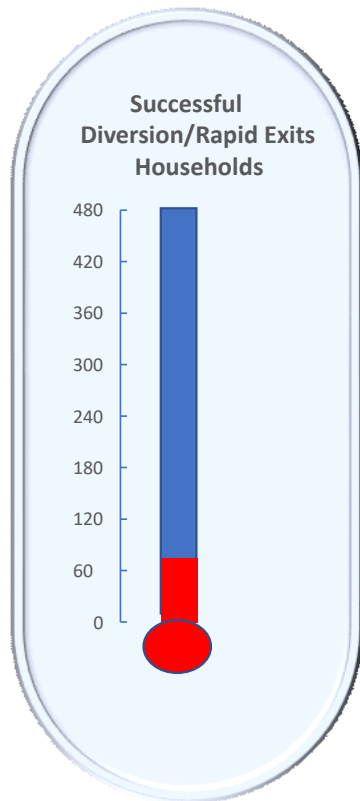
STAGE	COUNT
Phase 1 Move Ins	145
Phase 2 Move Ins (households) *	543
Ready for Move In-All Cleared	4
Application Approved-Move Pending	16
Application Submitted-Approval Pending	65
Reserved by Case Manager	7
Denied-Open Doors to Advocate	2
Available	9
Units Acquired-Due Diligence not Completed	31
Duplicate Unit	8
Need Replacement Unit	32

*81 exits from the NcH to perm. Housing via Padsplit

Data current as of 6.21.2021-Household move ins smartsheet data source

Diversion and Rapid Exit Summary: Diversion is an intervention designed to immediately address the needs of someone who has just lost their housing and become homeless

- Serves people who have lost housing and are facing IMMEDIATE entry into shelter or sleeping outside
- Reduces number of entries to a system
- Lowers demand for shelter beds
- Shortens wait lists



Diversion/Rapid Exit Summary	COUNT
Total Referrals in HMIS	349
Total Households Enrolled to Date	144
Currently Enrolled Households	25
Total Households Exited	119
Total Successful Diversion/Rapid Exits	71
Total Unsuccessful Diversions/Rapid Exits	48

Data current as of 7.12.2021-HMIS Data

Lift 2.0 and Hotel Acquisition Strategy

Our goal is to scale proven strategies using new stimulus funds and resources to move more unsheltered off the street and create unprecedented housing placements by end of year.



Working to secure new funds from DCA (ESG - \$19M - pending), DFCS (P-TANF \$2.4M - committed), DBHDD (SAMHSA - \$4M – committed) to scale housing surge



Exploring partnership with DCA, Fulton, and City, among others, to acquire 2+ hotels to create a regional strategy for shelter operation and transition to permanent affordable and supportive housing

Permanent Supportive Housing Pipeline Update

Subsidy (AH) + Capital (Bond) +
Services (Fulton County)



STATUS	Approx Placed in Service Date	NAME	OWNER/APPLICANT	CONSTRUCTION TYPE	TOTAL PSH UNITS	TOTAL UNITS
Approved/Closed	PLACED IN SERVICE 8/2020	Dwell at the Alcove	Fursorage	Rehab	9	19
Approved/closed	PHASED COMPLETION: 11/1/2020 - 10 units 12/31/2020 - 1/29/2021 - 6 units 5/31/2021 - 5/30/2021 - 8 units	Capitol View Apartments	Columbia	Preservation/Rehab	24	120
Approved/closed	Placed in service - attrition	Centra Villas	Community Solutions	Rehab	66	130
Approved/closed	July 2021	Quest at Dalvigney	Quest CDO	Rehab	12	12
Approved/closed	Jul-22	Abbington at Ormewood	Rea Ventures	Rehab	8	42
Approved/closed	Nov 2021	Covenant House	Covenant House	New Construction	30	30
Approved/closed	Nov 2021	Stanton Park	Parallel Housing/Woda Group	New Construction	10	56
Approved/closed	June 2021	Adair Lofts	SL Lending, LLC.	Rehab	5	35
Approved/Closed	February 2022	Edgewood Court	Affordable Housing Solutions	Rehab	4	50
Approved/Closed	March 2022	55 Milton	Prestwick	New Construction	18	156
Approved/Closed	May 2022	Thrive Sweet Auburn	Mercy Housing/PCCI	New Construction	23	117
Approved/June, 2021	July 2022	1265 Lakewood	Prestwick	New Construction	16	160
Approved/June-2021	Sep 2022	The Mallory	Prestwick	New Construction	14	116
Approved/Summer 2021	Sep 2022	McAuley Park	Mercy Care	New Construction	30	180
Approved/Fall 2021	July 2022	1055 Arden	Prestwick	New Construction	11	82
Approved/10/2021	February 2022	Intrada Westside	Vecino Group	New Construction	25	163
Approved/July 2021	TBD	Heritage at West Lake	Quest CDO	Preservation/Rehab	102	102
Approved	TBD	1200 Mobile	Twin Pillars	Rehab	10	40
Unit Count (approved)					417	1575
Under Review	Under Review			New Construction	47	47
Anticipated	TBD			Rehab	6	12
Anticipated	TBD			New Construction	24	48
Anticipated	Anticipated			Rehab	34	68
On Hold	On Hold			Rehab	70	70
Unit Count (including approved, under review, anticipated, and on hold)					598	1752

Questions?

Cathryn Marchman

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DLH Development
2174, 2176 Donald Lee Hollowell Parkway, Atlanta, GA
30318



General Information

- Applicant: Vecino Bond Group, LLC.
- HomeFirst PSH Capital Financing: \$1,000,000
- Operating Subsidies: 25 (out of 165 total units)
- Other sources: Low Income Housing Tax Credits (applying for 4%); MLK/DLH Tad Grant (\$1,000,000); (\$1,000,000); Conventional Loan (\$10,700,000)
- 165 units of affordable housing (including 25 PSH units)

Description of Development

DLH Development is a proposed multifamily development located in Grove Park neighborhood. The development will include approximately 150 residential units, made up of 30, 50, 60 and 80% AMI. The site also includes commercial/retail space and community gardens. Additional programming may include a small store, healthcare provider and possibly an arts studio consisting of a small recording studio, agrihood or aqua-gardens, producing produce to be sold at the store. Vecino Group is actively working with the community to ensure the retail/commercial space will meet the needs of the community.

**Stanton Park Apartments – Woda Cooper and Parallel Housing
Corner of Hank Aaron Drive and Boynton Ave. Atlanta, GA 30315**



Stanton Park Apartments will include 56 total units, including 10 units set aside as Permanent Supportive Housing. The four-story building in Atlanta's Peoplestown neighborhood is located within proximity to the Southeast Beltline trail and will include an elevator.

Dwell at Alcove
340 Dixie Hills Cir NW Atlanta, GA 30314
Fursorge



Renovation and redevelopment of a 19 unit “naturally occurring affordable housing” development (including 9 units of PSH) in the rapidly gentrifying area of Grove Park/Dixie Hills.

Completed August 2020

- 9 of the units (all 1 bedroom) were set aside as Permanent Supportive Housing.
- The rest of the units were marketed to individuals already living in the area.
- The development team has a small portfolio of properties in the area. All provide community-based programs such as coordination with the YMCA, Uplift Georgia, summer lunch programs, and afterschool programs. One property, Dwell @ 750 works with Atlanta Housing’s voucher programs.

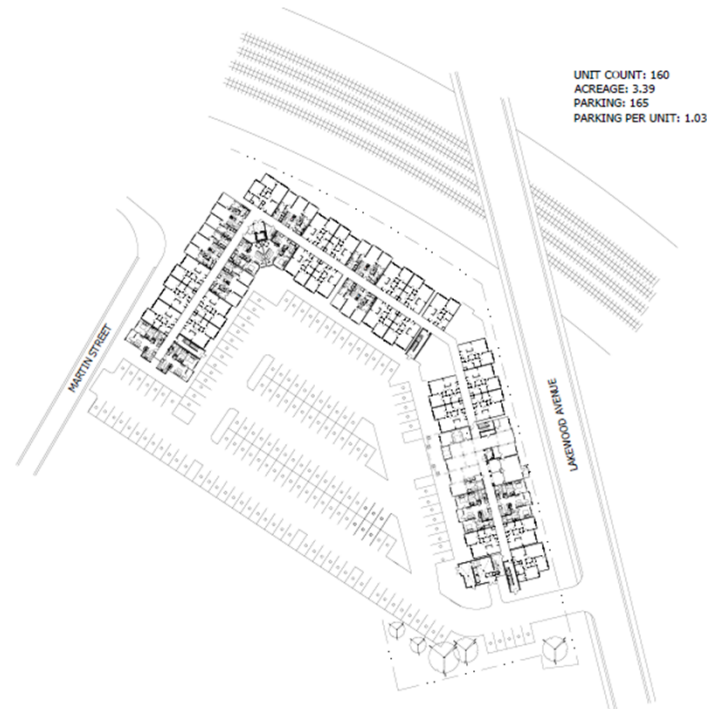
The Mallory – Prestwick Development Company
251 Anderson Ave NW Atlanta, GA 30314



This multifamily complex will include 116 units, including 14 one-bedroom units of Permanent Supportive Housing. All units will serve individuals aged 55+. The building, which is within a mile of the West Lake MARTA station in the Westview neighborhood, is in a rapidly changing part of the city with quickly increasing land values.

1265 Lakewood – Prestwick Development Company

1265 Lakewood Avenue SE Atlanta, GA 30315



This multifamily complex will include 160 units, including 16 one-bedroom units of Permanent Supportive Housing. All units will serve individuals aged 55+. The site is within the Southeast corridor of the BeltLine and only a few feet from the trail.



**August 2020-
24 units of PSH out of 120
units of affordable housing
(\$40k/unit) fronting the
Beltline Westside trail**

**First Phase Completed and
residents moved in.**

- Complete renovation of complex of “naturally occurring affordable housing” in southwest Atlanta, with 100% of the units set aside as long-term affordable housing.
- Additional partners/funders: City of Atlanta, Georgia Department of Community Affairs, Enterprise Community Partners, Invest Atlanta, Annie E. Casey Foundation, Columbia Residential



8 units of PSH out of 42 units of affordable housing (\$40k/unit) in Ormewood Park/East Atlanta (Beltline Overlay District)

- Additional funding leveraged: LIHTC (DC), Housing Opp Bond (IA)
- Part 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. The housing component is new construction.



5 units of PSH out of 35 units of housing, including 5 market rate units (\$40k/unit).

- Adaptive reuse project of the historic George W. Adair Elementary School includes affordable micro-units for live/work space targeting creatives and artists, 5,000 square feet of loft office tailored to non-profits, small businesses and studios/classrooms, a revamped 4,400 square feet auditorium repurposed for an art gallery, community event space, and a 1,600 square feet coffee shop and cafe.
- Other sources of funds: Historic Tax Credits, Housing Opportunity Bond (Invest Atlanta)



Thrive Sweet Auburn:

23 units of PSH out of 117 units of affordable housing, including 11 market rate units (\$40k/unit).

- Proposed mixed income development for families and individuals in the Old Fourth Ward neighborhood
- ¼ mile from the King Memorial MARTA station
- Additional funding sources: LIHTC (DCA), National Housing Trust Fund (DCA), Mercy Loan Fund