



CDHS Committee Presentation

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President & CEO

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CREATE. ELEVATE. INNOVATE.

OUR MISSION



AH opens doors to quality, equitable housing options across the city of Atlanta while investing in the families, communities and citizens we serve.

WHAT WE DO



CREATE
affordable housing
opportunities



ELEVATE
the quality of life
of our residents



INNOVATE
ways to invest in our
neighborhoods

WHO WE SERVE

Extremely low to moderate income

working families, seniors, veterans, individuals with disabilities, and those experiencing or at-risk of homelessness

CREATE



26,507

Households Served
in FY 2021 including:

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

96 %

of families have
extremely low to very low income

79 %

make **less than \$26,500** annually

QUALITY HOUSING



AH creates a spectrum of quality affordable solutions through housing programs that help meet a variety of needs.

CREATE

QUALITY HOUSING

Housing Choice Voucher Program (HCVP)

- Known as Section 8, gives participants the freedom to choose where they live
- Participant pays **30% of their income** toward their monthly rent, AH pays the balance
- Certified inspection team focuses on tenant and landlord experience and ensures all homes meet our enhanced standards

756

new units from
participating
landlords and
property owners

11,356

households
served
in FY 2021

QUALITY HOUSING

- Private property owners reserve a portion of their units for eligible residents through a **HomeFlex contract**.
- Formerly Project-based Rental Assistance (PBRA), this long-term, affordable option provides subsidies directly to the property owner that remains with the unit.

HomeFlex

AH provides rental assistance to residents living in

6,362

privately-owned units kept affordable by HomeFlex contracts

QUALITY HOUSING

- Provides eligible homebuyers with down payment assistance to purchase homes in the city of Atlanta
- Up to **\$20,000** for eligible homebuyers and up to **\$25,000** for eligible voucher participants, veterans, and education, healthcare, and public safety professionals
- **\$18M spent** on 773 DPA loans **since FY 2018**

Down Payment Assistance Program (DPA)

\$5.6M

spent on

261

DPA loans
in FY 2021

QUALITY HOUSING

- AH **Rental Assistance Demonstration (RAD)** program partners with private developers to rehabilitate aging public housing properties and safeguard long-term affordability through Section 8 funding.



RAD Conversions

1,370

public housing units
converted YTD

QUALITY HOUSING

- Juniper & Tenth: **149** units - Closed in Nov. 2016
- Piedmont Senior Tower: **207** units - Closed Nov. 2017
- Villages at Castleberry Hills I: **66** units - Closed Jun. 2018
- Villages of East Lake I and II: **271** units - Closed Nov. 2019
- Marietta Road Highrise: **129** units - Closed Jan. 2020
- Columbia Commons: **48** units - Closed Feb. 2020
- Parkside at Mechanicsville: **47** units - Closed Feb. 2020
- Columbia Mechanicsville Apts: **62** units - Closed Feb. 2020
- Columbia Sr. Residences Mechanicsville: **54** units - Closed Feb. 2020
- Columbia Estates: **50** units - Closed Feb. 2020
- Columbia Park Cii: **61** units - Closed Mar. 2020
- Peachtree Road Highrise: **196** units - Closed Apr. 2020
- Columbia Village: **30** units - Closed Jul. 2021

RAD Conversions

13

properties
converted under
HUD's RAD
program

QUALITY HOUSING

- Stable housing with intensive case management and support services for those transitioning out of chronic homelessness
- Short-term and permanent supportive housing
- **550 committed units of HomeFlex funding** for PSH NOFA with Partners for Home
- **599 Haven units** supporting disabled and formerly homeless or at-risk

295

Home Again
families served in
FY 2021

1,418

vouchers for special
programs



REAL ESTATE PLANNING AND DEVELOPMENT

Through investment and development partnerships, AH is expanding the city's affordable housing offerings while helping to establish a blueprint for a more equitable Atlanta.

CREATE

REAL ESTATE PLANNING AND DEVELOPMENT

304*

total rental units
constructed or near
completion on vacant land

255 affordable
since 2019

*Includes Choice Neighborhood projects

\$180M

total AH investment
by 2027

\$43M

co-investment with BeltLine
& Invest Atlanta, and co-
developments to create over

1,550 rental units,
1,300 affordable

6K

rental and
homeownership units
on AH vacant land,

2.8K affordable
by 2027

REAL ESTATE PLANNING AND DEVELOPMENT

- Current unit projection: **650 rental and 32 for-sale units, 48% affordable**
- Phase 1 complete with **97 affordable senior rentals**
- About **40,000 sq. ft.** of grocery, retail, and community space
- Project close-out: 2028



Herndon Square

Partners: Hunt Companies, Oakwood Development, with Penrose as Program Manager

\$36M

AH projected investment

\$180M

total development cost

Englewood

Partners: The Michaels Organization and
The Benoit Group

\$300M

total development cost



REAL ESTATE PLANNING AND DEVELOPMENT

- Current unit projection: **906 rental and for-sale units**, 50% affordable
- Approximately **80,000 sq. ft.** of commercial space
- Projected closing on **200 multifamily rental units** in 2022
- Projected closing on **160 senior rental units** in 2022

CREATE

REAL ESTATE PLANNING AND DEVELOPMENT

- Current unit projection: **1,700 residential units**
- Preserving original civic structures while integrating housing with an economic development center for the Old Fourth Ward area
- **Issuing a Request for Proposals** for developers based on a short-list of respondents to the RFQ on Nov. 2021, selection by April 2022

Civic Center

19-acre site

to be reimaged as a
dense mixed-use,
mixed-income
urban development

RESIDENT SERVICES

We believe in the potential of people, so we consider the needs of those we serve and how we can elevate their lives and surroundings.

ELEVATE

RESIDENT SERVICES

Since FY 2018

463

families increased their income enough to graduate from AH rent subsidy programs

Economic Mobility

- Access to educational, childcare, transportation and health services
- Case management services connect residents to **entrepreneurial development resources** that foster financial independence:
 - **Digital Leadership Academy**—provides technology skills and access to higher paying jobs; **7 graduates** and **6 new job placements** from Cohort 1
 - **5-Star Tenant Program**—offers financial literacy, credit counseling, and more to support financial wellness
 - **W/MBE and Section 3**—Resident Entrepreneurial Program, **40 graduates** from Cohort 1 in Dec. 2020

Youth Engagement

- **Partners** like **APS** help us set up young residents for **long-term success** and connect them to after-school and summer programs, and immersive learning opportunities.
- Key partnerships help us organize events like book drives, offer clothing banks, and coordinate toy giveaways.
- Employees fund the **James Allen Community Scholars Award (JACSA)**, supported by the United Negro College Fund, to help AH-assisted youth.

\$692K

in scholarships
awarded to more than

175

students through JACSA

RESIDENT SERVICES

ELEVATE

RESIDENT SERVICES

Senior Care

- **Aging Well** signature health and wellness program helps older adults successfully age in place.
- Partnerships help us provide safe social opportunities, foster relationships with family and friends, and encourage physical and mental wellness.
- Partnerships help us provide masks and vaccination opportunities through the COVID-19 pandemic.

\$20M

invested in our senior communities for communal spaces, resources, and more



STRONGER NEIGHBORHOODS

AH is taking an innovative approach to building stronger neighborhoods across the city, particularly those where our former public housing sites are located.

INNOVATE

STRONGER NEIGHBORHOODS

- Serves more than **500 residents** through case management
- Supports legacy neighborhood residents with critical home repairs and façade improvements through rehab program
- Connects residents to workforce, education, and health services
- Former University Homes renamed Scholars Landing

University Choice

\$30M

Choice Neighborhood Implementation Grant

awarded to AH and City of Atlanta in 2015 by **HUD** to redevelop the former University Homes, Ashview Heights, the AU Center, and Vine City



CHOICE
ATLANTA

INNOVATE

Oasis at Scholar's Landing

**60 affordable
rental units**

for independent seniors

Completed Sept. 2015

Ashley I A/B at
Scholar's Landing

**135 family
units**

108 affordable

Completed Dec. 2019

Scholars Landing

**69% total
affordability**

By 2023, there
will be 479 total
rental units,
332 affordable

Ashley II at Scholars Landing

212 family rental units

114 affordable

Target Construction Start
Early 2022

Ashley IC at
Scholars Landing
72 family units under
construction

50 affordable

Target Completion 2022

INNOVATE

University Choice



Roosevelt Hall

STRONGER NEIGHBORHOODS

- Former community center of the historic University Homes, Roosevelt Hall, being preserved and reimagined to include history walls, community meeting space, computer center, library, special event space, office, and retail space

\$10M

investment in the rehabilitation
of Roosevelt Hall,
scheduled for completion
in February 2022

INNOVATE

STRONGER NEIGHBORHOODS

- More than **30 focus groups, stakeholder meetings and public events** held to gather input from former Bowen Homes residents and current community members
- Feedback to serve as framework for the transformation plan to be submitted Dec. 2022
- AH to install neighborhood banners and launch a beautification program at the local neighborhood fire station in Fall 2021

\$450K

Choice Neighborhood Planning Grant

awarded to AH from **HUD**
in 2020 to create a
transformation plan for the
former Bowen Homes public
housing site, Carey Park
neighborhood, and a portion
of the Donald Lee Hollowell
Parkway

THANK

YOU!

QUESTIONS?



@housingatlanta

www.atlantahousing.org