

CDHS COMMITTEE PRESENTATION

EUGENE E. JONES, JR PRESIDENT & CEO

MARCH 1, 2022

CREATE ELEVATE INNOVATE



Atlanta Housing ("AH") opens doors to quality, equitable housing options across the city of Atlanta while investing in the families, communities and the 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



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



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

QUALITY HOUSING

Housing Choice Voucher Program (HCVP)

- Formerly 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 inspection standards

456

new units from participating landlords and property owners

11,356

households served in FY 2021

QUALITY HOUSING HomeFlex

- 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.



QUALITY HOUSING

Down Payment Assistance Program(DPA)

- 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 loan families since FY 2018

\$5.6M spent on

261

DPA loan families in FY 2021

QUALITY HOUSING RAD Conversions

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.

1,370

public housing units converted since 2016



QUALITY HOUSING RAD Conversions

- 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

13

properties converted under HUD's RAD program

QUALITY HOUSING

Haven

- 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 families or individuals

295

Home Again families served in FY 2021

1,418

Housing Choice vouchers for special programs

REAL ESTATE PLANNING AND DEVELOPMENT

AH is addressing the city's affordable housing needs by prioritizing development of AH's vacant land through public-private partnerships and offering capital investments to shovel ready development projects in the City of Atlanta.

REAL ESTATE PLANNING AND DEVELOPMENT

304*

total rental units constructed or near completion on vacant land

255

affordable since 2019

*includes Choice Neighborhood projects

7K

\$300M

total AH investment

by 2027

rental and homeownership units on AH vacant land,

> 4.4K affordable by 2027

\$50M

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

1,400 rental units, 1,350 affordable

REAL ESTATE PLANNING AND DEVELOPMENT

Herndon Square

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

- Current unit projection: 477 rental and 32 for-sale units, 67% affordable
- Phase 1 complete with 97 affordable senior rentals
- Phase 2 planned closing September 2023 to include
 170 affordable and 30 market rate units.
- About 40,000 sq. ft. of grocery, retail, and community space
- Project close-out: 2028



\$300M

total development cost



REAL ESTATE PLANNING AND DEVELOPMENT

Englewood

Partners: The Michaels Organization and The Benoit Group

- Current unit projection: 909 rental and for-sale units,
 50% affordable
- Approximately **80,000 sq. ft.** of commercial space
- Projected closing on 200 multifamily rental units in FY 2023
- Projected closing on 160 senior rental units in FY 2023

REAL ESTATE PLANNING AND DEVELOPMENT

Civic Center

- Current unit projection: 1,330 residential units
- Preserving original civic structures while integrating housing with an economic development center for the Old Fourth Ward area
- **Issued a Request for Proposals** for developers based on a short-list of respondents to the RFQ in Nov. 2021.
- Received 5 responses from Developers on the short list in January 2022. Selection by April 2022.

19-acre site

reimagined as a dense mixed-use, mixed-income urban development



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.

RESIDENT SERVICES

Economic Mobility

- Access to educational, childcare, transportation and health services
- Case management services connect residents to entrepreneurial development resources that foster financial independence:
 - **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

Since FY 2018

463

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

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 students through JACSA

ELEVATE

RESIDENT

SERVICES

RESIDENT **SERVICES** \$20M invested in our senior communities for communal spaces, resources, and more

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 to aid families during the COVID-19 pandemic.



While the Information Technology team continues to leverage technology to ensure the security of the agency's information assets and to increase productivity for all of our business units, its ACCESS initiative employs a three-pronged approach to digital inclusion for all of our residents.

ACCESS Initiative

Vision:

Increased opportunities through digital inclusion as a component of the quality affordable living experience for all AH residents

Mission:

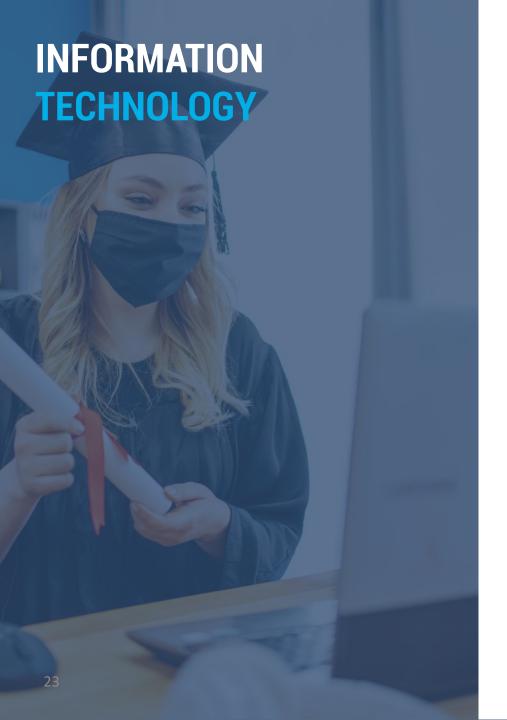
To employ a three-pronged approach supported by partnerships with internal leadership and private and public sector organizations to ensure hardware, connectivity, and digital literacy for all AH residents

Three prongs:

- Provision of devices
- Wi-Fi connectivity
- Training/workforce development









Digital Leadership Academy

- **Digital Leadership Academy**—provides technology skills and access to higher paying jobs; **7 graduates** and **6 new job placements** from Cohort 1
- Digital Leadership Academy participants receive training encompassing technical skills, professional development and financial literacy. As they progress through the program, participants have access to wraparound services and upon successful completion of the cohort, will receive assistance with job placement.



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

STRONGER

NEIGHBORHOODS

University Choice

- 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

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



Oasis at Scholar's Landing

60 affordable rental units

for independent seniors

Completed Sept. 2015

Ashley II at Scholars Landing

212 family rental units

114 affordable

Target Construction Start Early 2022 Ashley I A/B at Scholar's Landing

135 family units

108 affordable

Completed Dec. 2019

Ashley IC at
Scholars Landing
72 family units under
construction

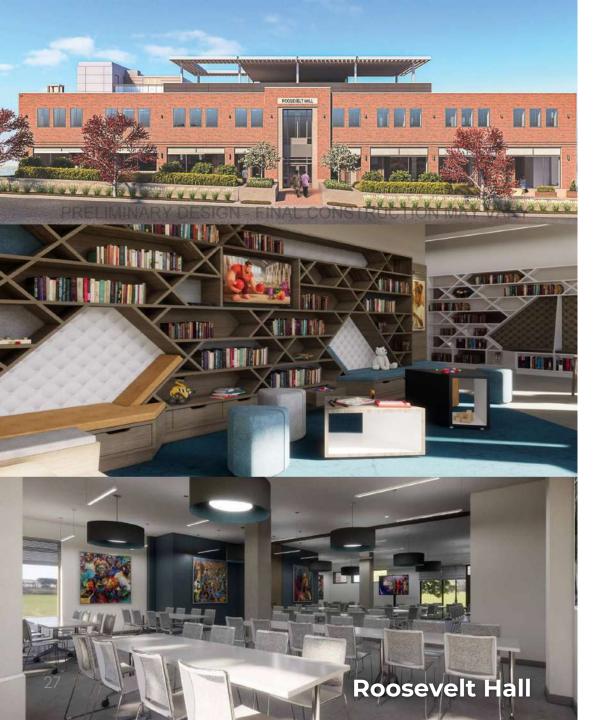
50 affordable

Target Completion 2022

Scholars Landing
69% total
affordability

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

INNOVATE



STRONGER NEIGHBORHOODS University Choice

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 June 2022

INNOVATE

STRONGER

NEIGHBORHOODS

Bowen Choice

- 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 final Choice Neighborhood Transformation Plan to be submitted Dec. 2022
- Re-issuing Request for Proposal for Development Partner in late Spring 2022.
- AH launched a beautification program at the local neighborhood fire station in Fall 2021; and will conduct a park improvement program in 2022

450K Choice Neighborhood Planning Grant

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

STRONGER NEIGHBORHOODS

FY 2023 MTW Annual Plan

AH is gathering feedback on its Fiscal Year 2023 Moving-to-Work (MTW) Annual Plan. As an MTW agency, AH is permitted to waive certain HUD rules and regulations to craft innovative solutions to local housing challenges.

Highlighted contents of the Plan include:

- Agency Priorities
- Current, modified, and planned MTW Activities
- Operational Activities
- Other Agency initiatives

Public Comment Period: February 9 through March 11, 2022

You can view the Plan at <u>www.atlantahousing.org/about-us/plans-reports</u> or at one of AH's communities during this period.

THANK YOU! QUESTIONS?

