



# CDHS COMMITTEE PRESENTATION

**EUGENE E. JONES, JR**  
**PRESIDENT & CEO**

MARCH 1, 2022

**CREATE ELEVATE INNOVATE**



# OUR MISSION



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

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.

## 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.

AH provides rental assistance to residents living in

**6,487**

privately-owned units kept affordable by HomeFlex contracts

# 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



**Juniper & Tenth**

# 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

**\$300M**

total AH investment  
by 2027

**\$50M**

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

**1,400**

rental units,

**1,350**

affordable

**7K**

rental and  
homeownership units  
on AH vacant land,

**4.4K**

affordable  
by 2027

# REAL ESTATE PLANNING AND DEVELOPMENT

## Herndon Square

**Partners:** Hunt Companies, Oakwood Development, with Penrose 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

**\$51M**

AH projected investment

**\$180M**

total development cost

# REAL ESTATE PLANNING AND DEVELOPMENT

## Englewood

**Partners:** The Michaels Organization and  
The Benoit Group

# \$300M

total development cost



- 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



# 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.

# 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.

## RESIDENT SERVICES

**\$692K**  
in scholarships  
awarded to more than  
**175**  
students through JACSA



# RESIDENT SERVICES

## Senior Care

**\$20M**

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

- **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.

A man in a white shirt and glasses is looking at a laptop in a server room. The background is a blue-tinted image of server racks and data centers.

# INFORMATION TECHNOLOGY

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.

**INNOVATE**

# 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



INFORMATION  
TECHNOLOGY

INNOVATE

# INFORMATION TECHNOLOGY



## 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.

# STRONGER NEIGHBORHOODS

An aerial photograph of a large, modern park and sports complex. The park features a large, circular stadium-like structure, a baseball field, and various recreational areas. The surrounding area includes residential buildings and a city skyline in the distance. The image is overlaid with a semi-transparent blue filter.

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



CHOICE  
ATLANTA

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**

In 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



Roosevelt Hall

# 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

# 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

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

# 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 [www.atlantahousing.org/about-us/plans-reports](https://www.atlantahousing.org/about-us/plans-reports)  
or at one of AH's communities during this period.

# THANK

# YOU!

# QUESTIONS?



@housingatlanta

[www.atlantahousing.org](http://www.atlantahousing.org)