



Partners for HOME CDHS Update

April 26, 2022



partnersforhome.org

Atlanta CoC

HUD program

- Promotes community-wide commitment to ending homelessness
- Provides funding to rehouse people impacted by homelessness
- 150+ member stakeholders.
- Nonprofits, government, business and community



Partners for HOME

- Administrative partner for the Atlanta CoC
- Mission is to coordinate a comprehensive response system to make homelessness in the City of Atlanta rare, brief and nonrecurring
- Responsibilities provided to Atlanta CoC/City of Atlanta:
 - Strategic Thought Leader
 - Coordinated Homeless Response
 - Fundraising and Grantmaking
 - Performance and Compliance



Strategic Plan Goals 2017-2022

\$50MM one time investment leverages \$353MM over next 30 years

Goal	Approach	Progress
Refine the Crisis Response System	Add low barrier shelter, expand outreach, invest in employment navigation, add capacity through training	<ul style="list-style-type: none"> • 130 beds of low barrier shelter (need to sustain) • 15 new FTE's for outreach and crisis response
End Chronic Homelessness	Add 1,000 (550 new units) PSH units; bridge to Medicaid and County service funding over 5 years	<ul style="list-style-type: none"> • 367 online; 441 approved (63 reviewing and 110 anticipated) • 981 total • 98% towards goal (need to sustain)
End Youth Homelessness	Add youth RRH (150) and independent living program (30 units)	<ul style="list-style-type: none"> • 150 RRH interventions funded • 30 ILP units funded
End Family Homelessness	Scale 300 RRH interventions, employment and access to affordable units and employment. Pilot prevention and diversion.	<ul style="list-style-type: none"> • 540 RRH interventions funded (need to sustain) • 350+ families served in Prevention in 3/3 neighborhoods • Diversion funded for 450+
Leverage, align and strategically allocate resources	Maximize sustainability of mainstream funding via TANF, Medicaid, LIHTC	<ul style="list-style-type: none"> • TANF/DFCS: \$4.2M to date • Fulton Co: \$105M over 30 years • Atlanta Housing: \$100M over next 15 years • LIHTC: \$145M • GHVP/DBHDD: \$1.2M • Wells Fargo: \$200K



Our Work: Home First

- A public-private partnership between Partners for HOME, Invest Atlanta, United Way Regional Commission on Homelessness
- Goal of creating 550 new PSH units for chronically homeless populations
- Developers creating new PSH units can apply for funding via Partners for HOME PSH pipeline funding



PSH Pipeline-Approved

STATUS	TARGET DATE	NAME	APPLICANT	TYPE	PSH UNITS	TOTAL UNITS
Approved/Closed	In service 8/2020	Dwell at the Alcove	Fursorage	Rehab	9	19
Approved/Closed	In service 9/2021	Capitol View Apartments	Columbia	Preservation/ Rehab	24	120
Approved/Closed	Mar-22	Quest at Dalvigney	Quest CDO	Rehab	12	12
Approved/Pending	Jun-23	Abbington at Ormewood	Rea Ventures	Rehab	8	42
Approved/Closed	Apr-22	Covenant House	Covenant House	New Construction	30	30
Approved/Closed	Jul-22	Stanton Park	Parallel Hsg/Woda	New Construction	10	56
Approved/Closed	Sep-22	Intrada Westside	Vecino Group	New Construction	25	163
Approved/Closed	May-22	55 Milton	Prestwick	New Construction	18	156
Approved/Closed	Nov-22	Thrive Sweet Auburn	Mercy Housing/PCCI	New Construction	23	117
Approved/Closed	Jul-22	1265 Lakewood	Prestwick	New Construction	16	160
Approved/Closed	Sep-22	The Mallory	Prestwick	New Construction	14	116
Approved/Pending	Sep-23	McAuley Park	Mercy Care	New Construction	30	180
Approved/Pending	Sep-22	1055 Arden	Prestwick	New Construction	11	58
Approved/Closed	In service 11/2021	Edgewood Court	AHS	Rehab	4	50
Approved/Closed	Now through attrition	Centre Villas	Community Solutions	Rehab	66	130
Approved/Hold	Pending	Heritage at West Lake	Quest CDO	Preservation/ Rehab	102	102
Approved/Closed	In service 12/2021	Academy Loft/Adair Park	SI Lending LLC	Rehab	5	35
Approved/Pending	Aug-22	111 Moreland	Sugarman	New Construction	24	45
Approved/Pending	Through attrition	1200 Mobile	10streetVntrs/ARRC Partners	Rehab	10	40



PSH Pipeline-Other

STATUS	TARGET DATE	NAME	APPLICANT	TYPE	PSH UNITS	TOTAL UNITS
Under Review	Under Review	233,237 Joseph Lowery	521 OliverLLC/ SMahdavi	New Construction	44	44
Under Review	Under Review	Holly Street	Quest	New Construction	9	40
Under Review	Under Review	Historic Hills	HHCHC	Rehab	15	15
Under Review	Under Review	Atlanta Hotel	Sugarman	Rehab	54	54
Unit Count (including Approved and Under Review)					554	1997
Anticipated	Anticipated	Trinity Central	Fabric/Vecino Grp	-	20	?
Anticipated	Anticipated	Sylvan Hills	EO/ANDP	New Construction	21	213
Unit Count (including approved, under review, anticipated, and on hold)					595	2210



Our Work: LIFT

Launched as a part of our comprehensive COVID response and recovery effort in 2020 with a goal to stably house 2,000 households impacted by homelessness during the COVID-19 pandemic.



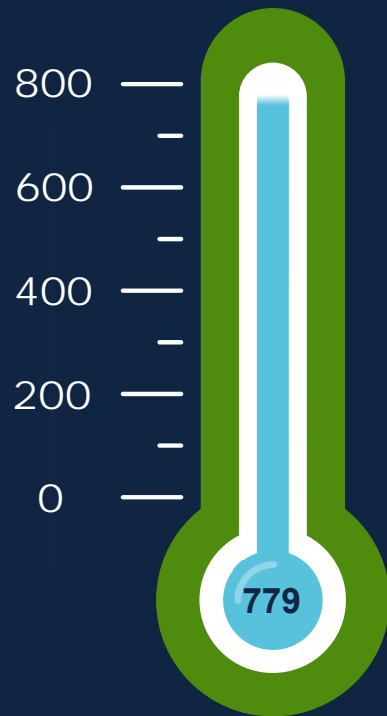
LIFT Key Activities

- 01 Outreach and Navigation**
Coordinated outreach teams to engage, assess, and navigate
- 02 RRH Bridge to PSH**
Identifying next steps and matching housing solution to household need
- 03 Unit Acquisition**
Finding units that accept the clients with new subsidies
- 04 Coordinated Entry/HMIS Management**
Transfer queue to meet requirements
- 05 Case Conferencing**
Meetings 3 times/week to ensure self-sufficiency and plan next steps
- 06 Diversion Strategy**
Change system and issues RFPS to add capacity to system
- 07 Eviction Moratorium**
Prepare for consequences and develop prioritization of clients
- 08 Lessons Learned**
Strategies to sustain

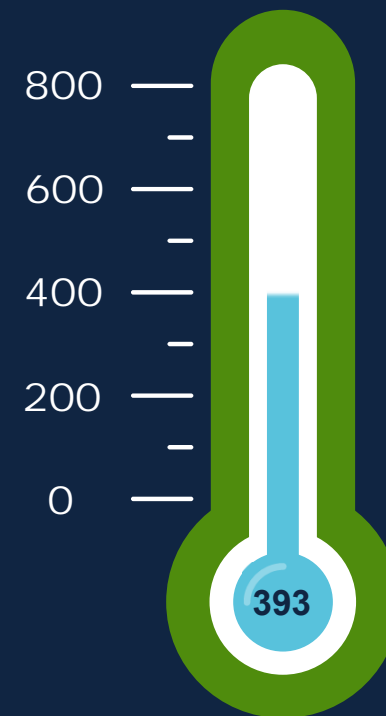


LIFT Current Status

Households Rapidly Rehoused

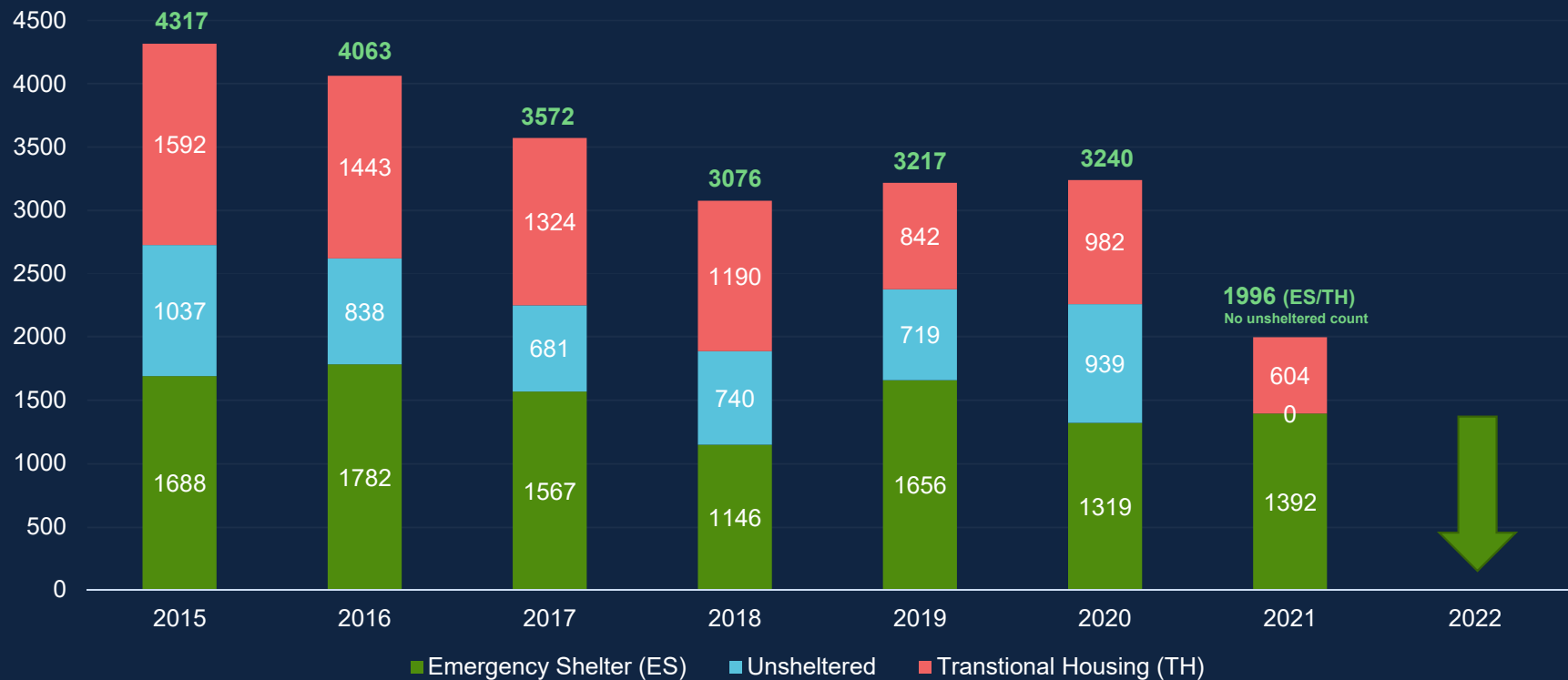


Households Diverted



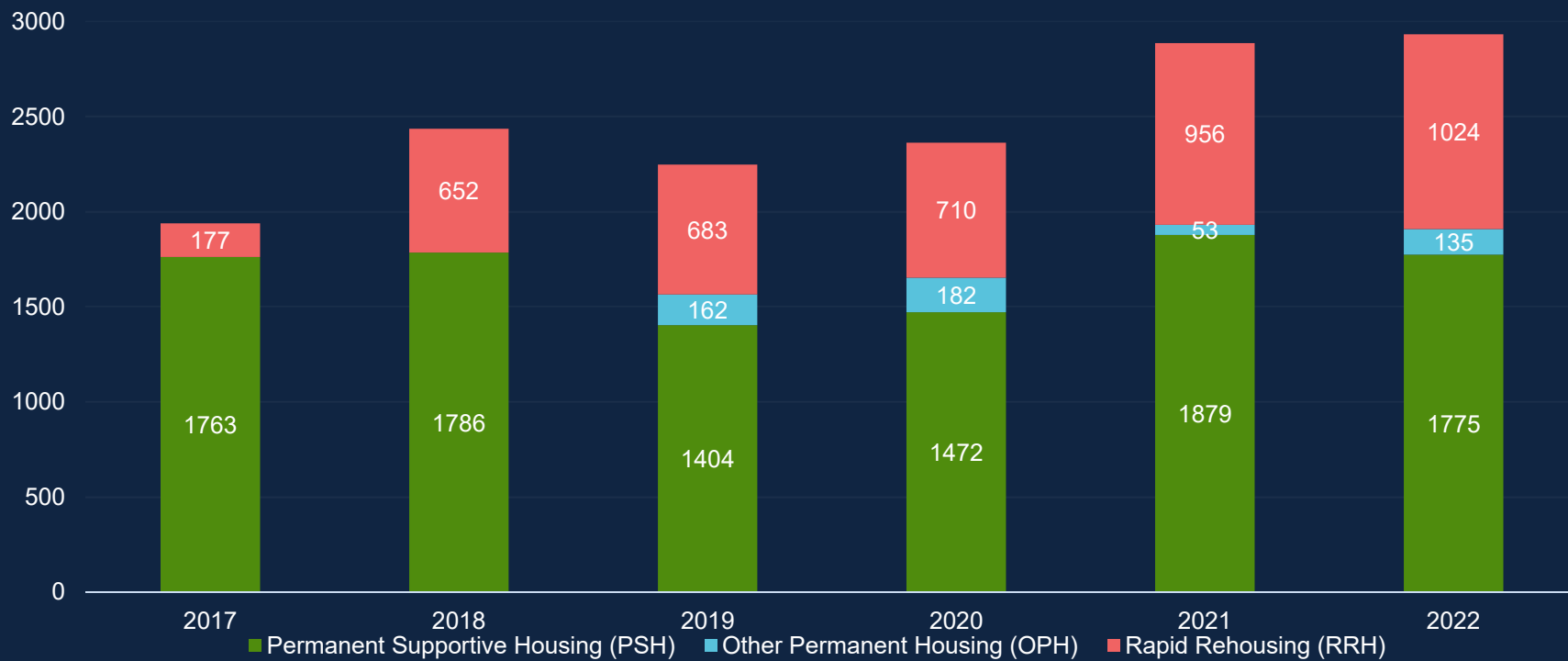
Impact: Number Homeless (PIT)

Data not released yet but significant reductions among sheltered and unsheltered despite increased visibility of street homelessness. State of Homelessness Data Release in May 2022.



Impact: Number Housed

Almost 600 more households in housing over last two years.
Housing surge = reduction in numbers and increase in those housed.



Unsheltered Plan

Compassionate encampment closure strategy to address the increased visibility of unsheltered homelessness in the City.

LIFT 2.0

Hotel acquisition/leasing and housing surge strategy to end unsheltered and chronic homelessness in the City.

Strategic Planning

Development of a new strategic plan that will guide homeless response in the City for the next 3-5 years.

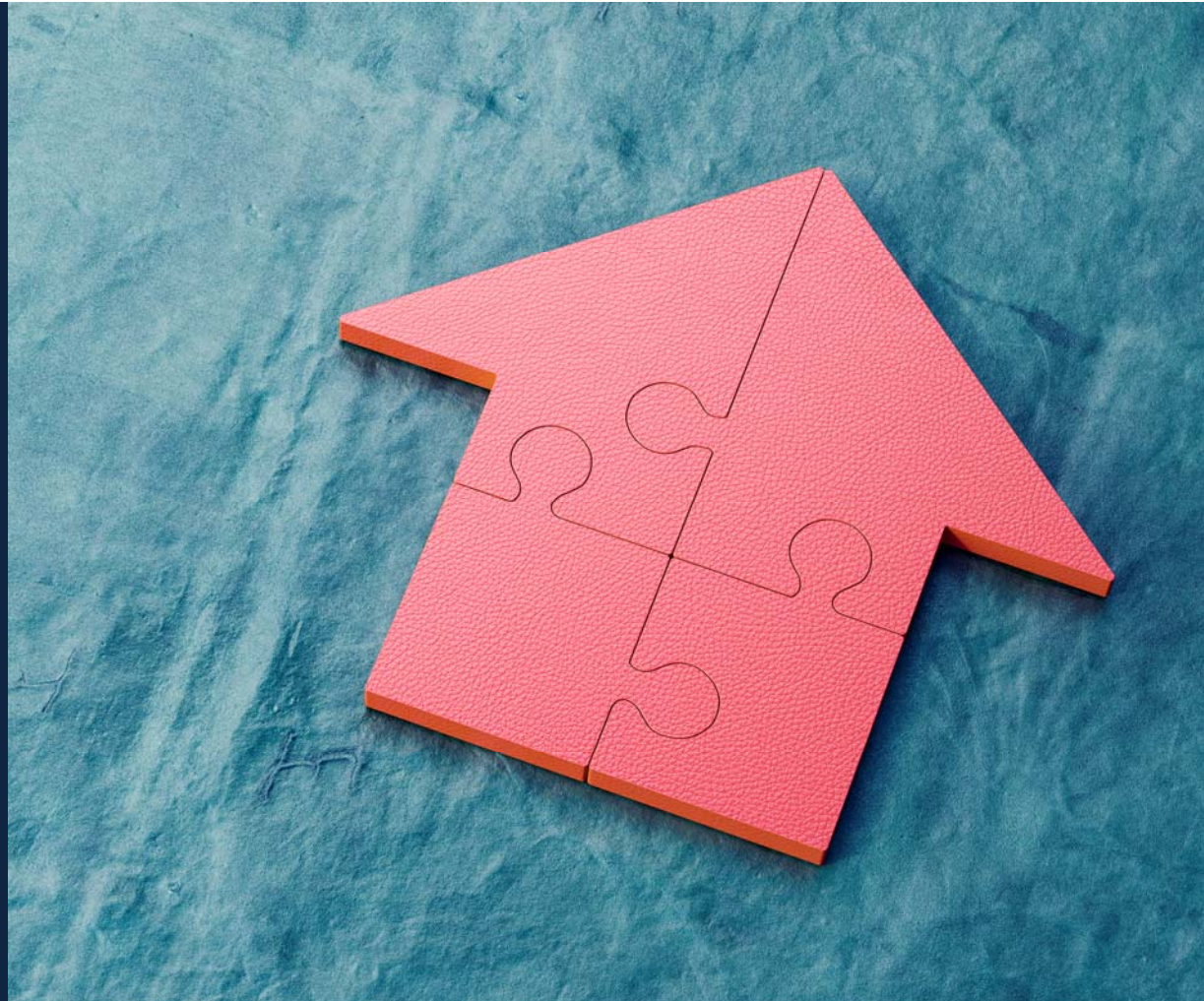


WORK UNDERWAY



Unsheltered Homeless Plan

- Coordinated plan identifying ways to reduce unsheltered homelessness
- Includes short-term solutions that move people from streets into a bridge to permanent housing (i.e. hotel, low-barrier shelter, etc.)
- Includes long-term solutions that move people to permanent housing through rapid rehousing and permanent supportive housing interventions
- Working with Mayor's office to coordinate details



LIFT 2.0

- Scale the success of LIFT 1.0 using new stimulus funds
- Compassionately close encampments
- End unsheltered and chronic* homelessness in the City by 12/22

*Persons experiencing chronic homelessness have a disabling condition



Committed Funding

- DFCS (P-TANF \$2.4M)
- DBHDD (SAMHSA - \$4M)
- City (GF - \$3.5M)

Pending Funding

- State (GF or ARP - \$6.4M)
- DCA (ESG CV) - \$6M
- City ARP - \$6.2M
- City HOME ARP - \$5.2M

Hotel Partners

- Currently working with partner to open a 54-unit, non-congregate hotel. Anticipated open date 6/22
- Leasing additional 150 rooms 6/22

Strategic Planning

- Housing interventions to end homelessness among subpopulations
- Dedicated revenue to sustain successes for current and future needs
- New corporate collaborations to invest in public-private partnerships that enhance local homeless ecosystem



Questions?

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Partners for HOME

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Addendum: Atlanta CoC Funding and PIT Numbers Compared to Other Cities

City	CoC Funding	Planning Grant	2020 PIT	2016 PIT	Increase/Decrease 2016-2020
Atlanta	\$7.7	\$219,000	3240	4063	-25%
Orlando	\$9.2	\$289,439	2007	1670	17%
Austin/Travis County	\$10.383	\$275,363	2506	2138	15%
Minneapolis/Hennepin County	\$13.5	\$381,000	3049	3056	0%
Dallas City & County/Irving	\$17	\$453,600	4471	3810	15%
Washington, DC	\$22	\$616,000	6380	8350	-31%
Portland/Multnomah	\$25.6	\$708,000	4173	3914	6%
Metropolitan Denver	\$27.9	\$700,000	6104	5738	6%
Phoenix/Mesa/Maricopa	\$28.4	\$795,000	7419	5702	23%
Boston CoC	\$31.7	\$847,552	6134	6240	-2%
Miami/Dade CoC	\$32.867	\$856,800	3560	4235	-19%
Philadelphia CoC	\$33.8	\$1.0M	5634	6112	-8%
Houston, Pasadena, Conroe/Harris, Fort Bend, Montgomery Counties	\$41.76	\$924,000	3974	4031	-1%
Seattle/King County	\$47.5	\$1.25M	11,751	10,730	9%
Chicago CoC	\$76	\$1.25M	5390	5889	-9%



Thrive Sweet Auburn

Under construction mixed-income development located in Old Fourth Ward that will include:

- 23 PSH units out of 117 units total
- Units for families and individuals
- Nearby access to King Memorial MARTA station



302 Decatur Street

- Applicant: Mercy Housing/PCCI
- HomeFirst PSH Capital Financing: \$1.2M
- Operating Subsidies: 30 out of 180 units (17%)
- Other sources:
 - DCA HOME Loan
 - 4% LIHTC
 - Eastside TAD

Capital View

Completed 1 and 2-bedroom development located in Capital View that includes:

- 24 PSH units out of 120 units total
- 100% long-term affordable housing units
- Nearby access to Westside BeltLine Trail, West End shopping and public transportation



General Information

685 University Avenue

- Applicant: Columbia Residential
- HomeFirst PSH Capital Financing: \$1.2M
- Operating Subsidies: 30 out of 180 units (17%)
- Other sources:
 - DCA HOME Loan
 - 4% LIHTC
 - Eastside TAD

Abbingtion at Ormewood

Proposed mixed-income development located in East Atlanta that will include:

- 8 PSH units out of 42 units total
- 7,500 sf green space
- Nearby access to public transportation



General Information

525 Moreland Avenue

- Applicant: REA Ventures
- HomeFirst PSH Capital Financing: \$1.2M
- Operating Subsidies: 30 out of 180 units (17%)
- Other sources:
 - DCA HOME Loan
 - 4% LIHTC
 - Eastside TAD



The Mallory

Proposed multifamily development located in Dixie Hills that will include:

- 14 PSH units out of 116 units total
- All units serving seniors 55+
- Nearby access to West Lake MARTA Station



General Information

251 Anderson Avenue

- Applicant: Prestwick Development Company
- HomeFirst PSH Capital Financing: \$1.2M
- Operating Subsidies: 30 out of 180 units (17%)
- Other sources:
 - DCA HOME Loan
 - 4% LIHTC
 - Eastside TAD



Dwell Alcove

Completed 1-bedroom developments located in Grove Park/Dixie Hills that includes:

- 9 PSH units out of 19 units total
- Community based programming with YMCA, Uplift Georgia, summer lunch programs and afterschool programs



General Information

340 Dixie Hills Circle

- Applicant: Fursorge
- HomeFirst PSH Capital Financing: \$1.2M
- Operating Subsidies: 30 out of 180 units (17%)
- Other sources:
 - DCA HOME Loan
 - 4% LIHTC
 - Eastside TAD

