



**Atlanta Regional
Housing Forum**

THE ROLES & PRIORITIES OF METRO ATLANTA'S HOUSING AUTHORITIES

Wednesday, Aug 30; 9:30 a.m.

St. Luke's Episcopal Church

435 Peachtree St. NE, Atlanta. GA 30303

*WATCH LIVE & SUBMIT QUESTIONS
on Facebook, YouTube or Twitter.*

*The Housing Forum is guided by an Advisory Council and a Steering
Committee and presented by*



ADDITIONAL DETAILS AT www.AtlantaRegionalHousingForum.org/aug2023



Bill Bolling
Moderator & Founder



Beth Brown
Gainesville Housing
Authority*



Douglas Faust
Decatur Housing
Authority



Joshua Humphries
City of Atlanta



Eugene E. Jones, Jr.
Atlanta Housing



Lejla Prljaca
Lawrenceville
Housing Authority



Atlanta Regional Housing Forum



Update on Atlanta Urban Development Corporation (AUDC)

Joshua Humphries

Senior Housing Policy Advisor
to Mayor Andre Dickens

Slides at www.AtlantaRegionalHousingForum.org/aug2023



ATLANTA URBAN DEVELOPMENT CORPORATION **BUILDING A NEW MODEL FOR AFFORDABLE HOUSING DEVELOPMENT**

Leveraging public land to create high quality mixed-income housing

MAYOR'S 8-YEAR HOUSING GOAL

20,000

AFFORDABLE HOUSING UNITS CREATED OR PRESERVED OVER THE NEXT EIGHT YEARS

PATH TO 20K

City of Atlanta Affordable Housing Tracker

Affordable housing development activity since the beginning of 2022

Delivered / Completed²

2,619

affordable units*

Under Construction / Funded¹

5,163

affordable units*

Single-family Projects

347

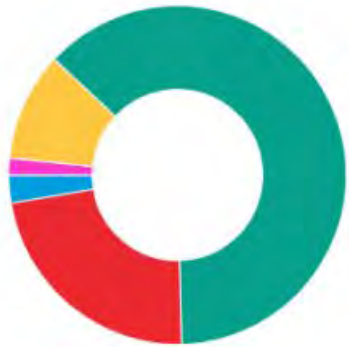
delivered / completed²

Multifamily Projects

25

delivered / completed²

Units by Income Level



- 0-30% AMI - 124 units
- 31-50% AMI - 799 units
- 51-60% AMI - 4,832 units
- 61-80% AMI - 1,751 units
- 81-120% AMI - 206 units

* Projects delivered / completed or under construction / funded

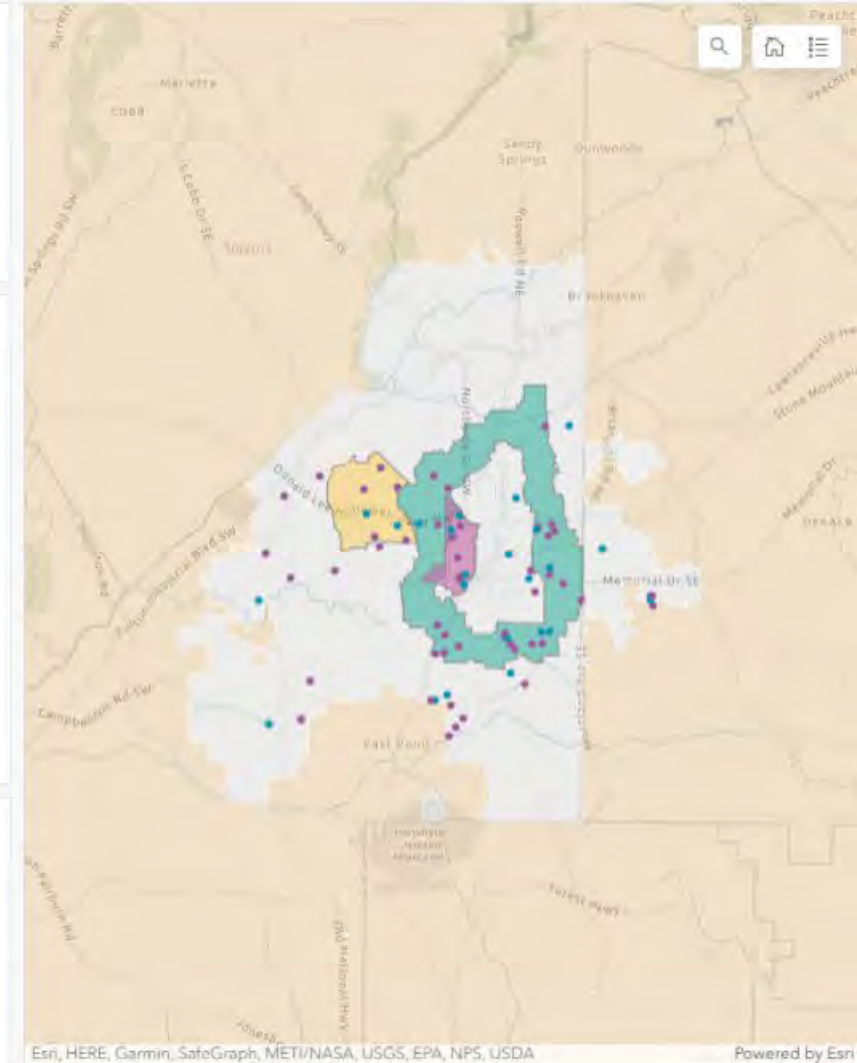
Project Subsidy Sources



- LIHTC (4%) - \$391M
- Tax Exempt Bonds - \$374M
- LIHTC (9%) - \$125M
- AH Development - \$95M
- Atlanta Housing Subsidy - \$33M
- HOB - \$21M

* Projects delivered / completed or under construction / funded

Units by Population Served



HOW WE GOT HERE

- **June 2022** – Mayor Dickens holds first Affordable Housing Strike Force Meeting
- **July 2022** – Final Public Asset Mapping completed by Urban3 and Common Ground Institute
- **Jan 2023** – City of Atlanta joins Putting Assets to Work incubator program
- **March 2023** – Final recommendations of PAW Playbook released, recommending added public land development capacities in the model of the AUDC
- **April 2023** – City of Atlanta begins working with Atlanta Housing, Invest Atlanta, and other local partners on framework to create new development corp
- **July 2023** – Atlanta Housing formally creates the AUDC



MISSION & GOALS

The Atlanta Urban Development Corporation a specialized entity capable of leading the redevelopment of public land into marketable, mixed-income housing that is attractive and attainable to tenants of all income-levels to achieve the following goals:

1. Pioneer a new cross-subsidization model of public land development **not reliant on tax credits**
2. Establish **long-term affordability and control** of housing on newly developed sites, modeled after the social housing approach used around the world
3. **Partner with Atlanta's public agencies** to operationalize the Mayor's Housing Strike Force and streamline implementation of public, local sources of subsidy
4. Add additional public land development capacity that **complements and expands housing development efforts** of the existing public agencies' work
5. To **catalyze large-scale redevelopment** of public land assemblages through community empowerment without displacement

The AUDC was created to expand new construction affordable housing without relying on LIHTC funding, realizing the value of public land as a major source of equity by leveraging public finance and tax exemptions.

CHALLENGE

LIHTC's LIMITATIONS

- Limited award availability
- Atlanta Housing is competing for less award availability
- Complicated capital stacks risk long development times
- LIHTC construction costs are typically 20% PSF relative to market rate projects

LOCAL TOOLKIT

PUBLIC LAND

- ~\$500M+ in value if realized as redevelopment
- Maximizing resource requires deeper public participation

PUBLIC FINANCE + TAX EXEMPTION

- Low interest loans and tax exemptions are the most readily available local sources of subsidy

SOLUTION

SOCIAL HOUSING MODEL

- The Social Housing model of development combines available local resources – land and subsidy
- AUDC built as an organization w/the DNA to accelerate a new, innovative housing model built on activating public land

INSPIRING THE AUDC MODEL

Key aspects of the AUDC were inspired by local, national, and international best practices in development and social housing and is part of a burgeoning national movement.

- **Vienna:** [The Municipal Housing Company of Vienna \(WIGEBÄ\)](#) is a public subsidiary, autonomous housing corporation that plans, finances, constructs, and holds a portfolio of social housing stock. WIGEBÄ has planned or built over [3,700 units of housing since 2019](#).
- **Copenhagen:** [Copenhagen's social housing providers](#), such as fsb Copenhagen, operate as non-profit associations with deep historical and financial ties to the city. The city's social housing serves a broad range of mixed income households and utilizes public land and revolving loans
- **Seattle:** [Formed independent Seattle Social Housing Developer in 2023](#). Will focus exclusively on mixed-income housing using primarily local funding.



[Wienerfeld West](#) – 300 units of social housing in Vienna, 200 parking spaces



Senior housing in Copenhagen, built on public land by social housing firm fsb Copenhagen, procured through public tender

CASE STUDY

The Housing Opportunity Commission has pioneered a mixed-income housing model that has cleared a 3k+ unit pipeline relying on public land and low-interest, municipally financed debt

- Montgomery County's HOC (Maryland) partners w/ fee developers to build mixed-income, mixed-use housing w/ no LIHTC built on public land
 - 20% units @ 50% AMI, 10% units @ 80%AMI
- Use \$50M fund to issue a revolving, low-interest, mezzanine construction financing (Housing Production Fund) for their own projects
 - Fund is secured by County's housing trust fund's annual \$3M commitment
 - Actual spend from trust fund is much lower than \$3M
- The model's successes have been recognized
 - In 2022, County passed 2nd phase of \$50MM
 - State of MD proposing a state matching fund



HOCs The Lindley, 200 units of mixed-income TOD

THE BUILDING BLOCKS OF SOCIAL HOUSING

Social Housing drives deep, permanent, adaptable affordability through a combination of tools

AFFORDABLE HOUSING GOALS

Deeply Affordable Rents

AUDC will be able to pursue deeper levels of affordability for its developments than comparable deals

Permanent Affordability

AUDC will be able to maintain the rents for its affordable units, irrespective of external factors affecting affordability

Affordability That Grows With Need

As rents in surrounding neighborhoods increase, AUDC will be able to increase affordability by lowering rents on more of the units in its developments

SOCIAL HOUSING TOOLKIT

- **Public financing tools** (lower cost of capital) and **public land ownership** make AUDC deals more attractive to developers, allowing AUDC greater negotiating leverage
- **Property tax exemptions** decrease operating costs, allowing property to reach required DSCR with lower overall rents

- **Public-private partnerships** with mechanisms for public control allow AUDC to control affordability of rents.

- **Mixed-income properties** allow market-rate units (with increasing rents) to subsidize the affordable units at the property.
- **Public-private partnerships** with mechanisms for public control allow AUDC to increase affordability of rents.

PROGRESS SO FAR + NEXT 90 DAYS

Progress to date:

- Atlanta Housing created AUDC in July
- City Council passed legislation to provide \$4m in upstart costs + initial City-owned sites for redevelopment
- \$38m in new Housing Bond set aside for AUDC 1st phase projects

Upcoming:

- 1st Board Meeting later today at 2 Peachtree
- First AUDC sites to advance this fall, beginning with:
 - Gun Club Park + Johnson Road
 - Thomasville Heights Phase 1
 - Midtown Fire Station



Atlanta Regional Housing Forum



Presentation and
Conversation

Eugene E. Jones, Jr.
President & CEO
Atlanta Housing

Slides at www.AtlantaRegionalHousingForum.org/aug2023



ATLANTA
HOUSING

Atlanta Regional Housing Forum

Eugene E. Jones, Jr.
President & CEO

August 30, 2023



OUR CHARGE

In our critical pursuit to open doors to quality, equitable housing options across the city of Atlanta, Atlanta Housing seeks to **CREATE** quality affordable housing, to **ELEVATE** those we serve, and to **INNOVATE** our approach to investing in and empowering our neighborhoods.

We are proud that these efforts, in collaboration with our investment partners, support the goal of Mayor Dickens to preserve 20,000 units for the citizens we serve.

26,196

Households Served
in FY 2022 including:

3,227 households serving those
with disabilities

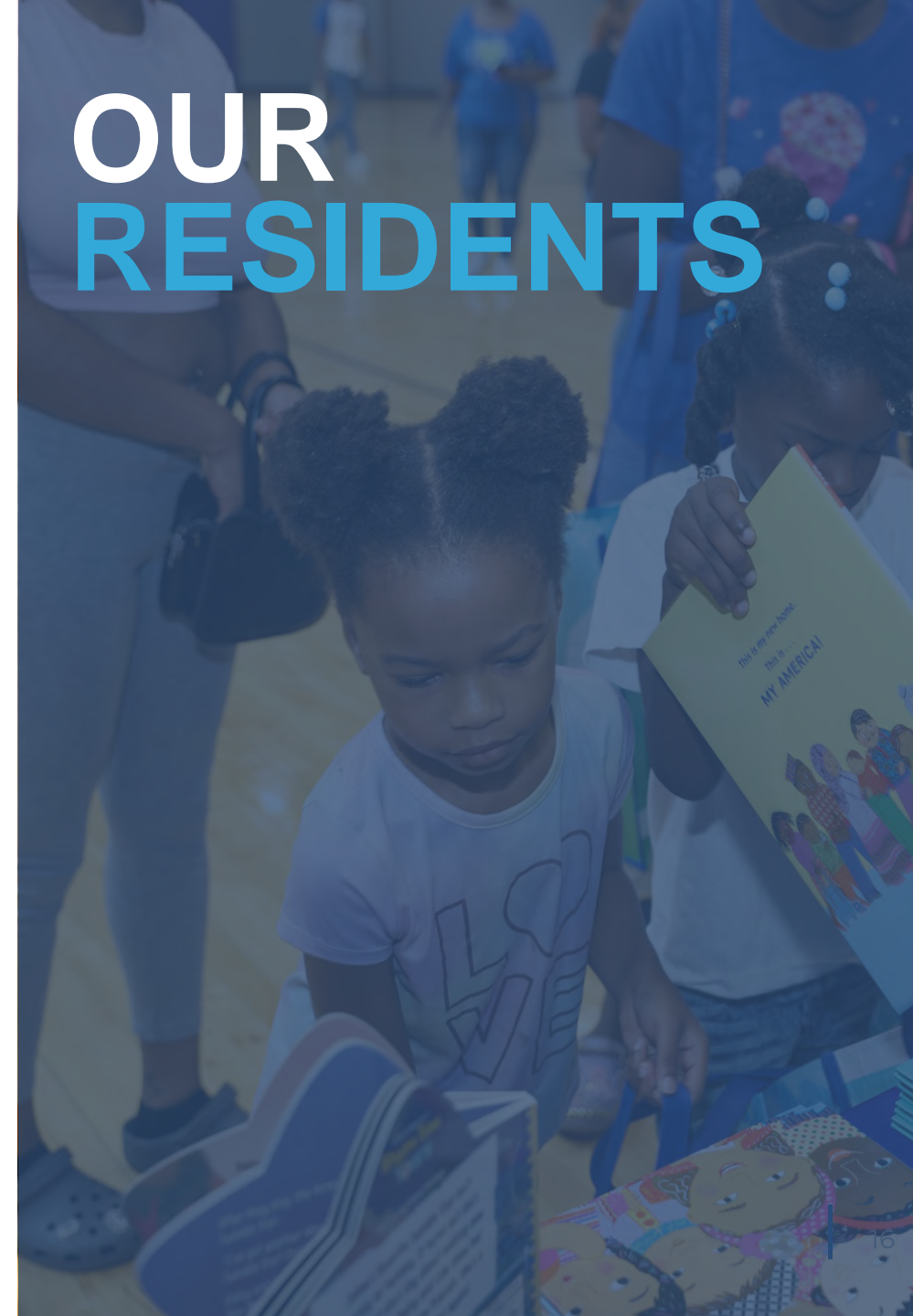
7,978 senior households

7,978 households with children

96%
of families have
extremely low to
very low income

79%
make **less than**
\$30,650 annually

OUR RESIDENTS



STRATEGIC GOALS FY 2023-2027

GOAL 1: Create or Preserve 10,000 Housing Units

GOAL 2: Enhance Housing Assistance Resources for Atlantans in Need

GOAL 3: Create Opportunities for Individuals, Families, and Children to Thrive

GOAL 4: Build or Expand Partnerships to Pool Resources and Maximize Impact for the Benefit of Families

GOAL 5: Communicate the Impact of Atlanta Housing's Work to Atlanta

GOAL 6: Strengthen Atlanta Housing Operations



FY 2023 HIGHLIGHTS PUTTING PEOPLE FIRST



Opportunities to Thrive

3,525

Youths Served

- After School Programs
- Summer Camps
- Holiday Camps
- Atlanta Achievers



\$62,000+

- Scholarships awarded to 12 assisted youths

433

Adults Assisted with Workforce Readiness

- Job Training
- Job Placement
- Work Shops
- Job Fairs

2,107

Seniors Served

- 1,500+ In-home Service Hours
- Health
- 10,000+ Meals Delivered
- Activities

\$229M

Total Assistance



Vouchers Administered for Families

20,800+

Good Neighbor Program

903

Residents Participated



\$27.8M

For At-Risk Families

HAVEN & Emergency Housing Vouchers

\$22.7

for

1,541

Special Purpose Vouchers

HAVEN HomeFlex
\$4.5M

for

658

Units

Home Again

\$593K

for

264

Emergency Assistance Awards

176

New Homeowners



Total DPA Allocation

\$3.8 M

\$4.8M

on contracts eligible for DBE & Resident participation

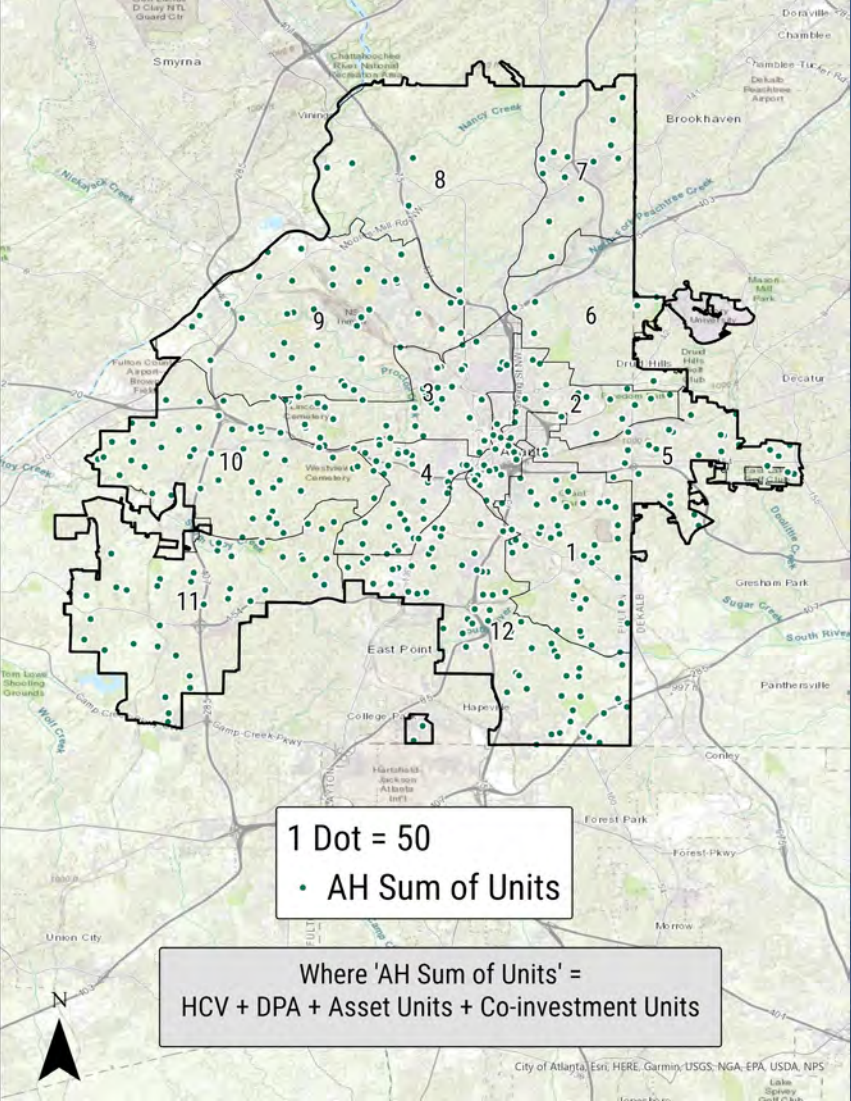


FY 2023 HIGHLIGHTS AH INTERNSHIP PROGRAM

- Program provided resident scholars opportunities for professional development and exposure to Atlanta Housing operations.
- **14 interns** participated in the paid internship program.
- Skill development included resume building and interviewing, financial literacy, public speaking, and service collaboration.



AH-ASSISTED DEVELOPMENTS AND UNITS



FY 2023 HIGHLIGHTS

ROOSEVELT HALL

- Former community center and leasing office for University Homes
- Adaptive Re-use using Moody-Nolan design team
- \$12 million rehabilitation by FS360 ; **Completed February 2023**

Retail/Café Space

Technology Center & Library

Rooftop Special Event Space

Rear Event Lawn/Urban Gardening Space

Choice Neighborhood & AUCC Offices



GOAL ONE: CREATE OR PRESERVE

10,000
units

In alignment with Mayor Dicken's goal of creating and preserving 20,000 affordable units, AH has set a goal of creating or preserving 10,000 units over the next 5 years.

CREATE & PRESERVE

FY 2023 GOAL ONE RESULTS

AH Created or Preserved

1,629 Affordable Units in FY 2023



Rendering of Ashley Scholar's Landing II

DEVELOPMENT

- **114** New Affordable Units on AH Land

HOMEFLEX

- **243** New HomeFlex & Other Affordable Units
- **879** HomeFlex Units renewed

HOMEOWNERSHIP

- **176** DPA Awards

RECAPITALIZATION

- **243** RAD conversions

CREATE & PRESERVE OVERVIEW OF GOAL ONE

AH Plans to Create & Preserve
10,000 Affordable Units over **5** years



Rendering of Englewood Redevelopment

DEVELOPMENT

- 2,100 New Units on AH Land
- 900 New Co-Investment Units

HOMEFLEX

- 399 New HomeFlex Units
- 2,969 HomeFlex Units renewed

HOMEOWNERSHIP

- 1,500 DPA Awards

PRESERVATION

- 2,000 RAD conversions

CREATE & PRESERVE PROJECTS CURRENTLY UNDERWAY

Civic Center*

1,507 Total Units
(525 affordable units, 40% affordable)

Mechanicsville

136 Total Home Ownership Units
(27 affordable units, 20% affordable)

Englewood

909 Total Units
(690 affordable units, 76% affordable)

Bowen*

2,000 Total Units
(835 affordable units, 42% affordable)

Herndon

412 Total Units
(285 affordable units, 70% affordable)

W. Highlands

223 Total Home Ownership Units
(63 affordable units; 29% affordable)

* Some production occurs outside the planning period.



Over **2,100**
Total Affordable Units
on AH Land

CIVIC CENTER DEVELOPMENT

DEVELOPMENT PROGRAM

1,507 Rental:	305 AH assisted 285 Inclusionary <80% AMI 917 Market
Mixed Use	Retail, Office, Hotel, Educational Performing Arts Center
Affordability	39%

STATUS

Developer: Civic Center Partners (The Michaels Organization, Republic Companies, Sophy Capital)

Infrastructure: In design and entitlements. Construction start late 2024.

Phase I of residential development (R1 – Northeast Sector)

Units: 132 total units (132 AH assisted units for independent seniors)

Financial Closing: 2025

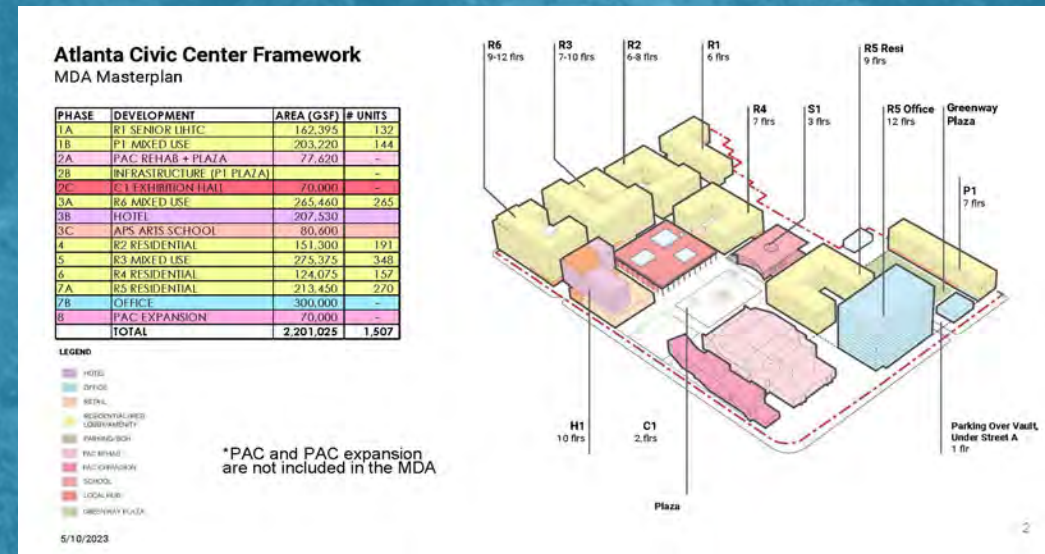
Phase II of residential development (P1 – Southeast Sector)

Units: 144 total units (29 AH assisted; 115 market rate)

Commercial: 6,520 SF; Office 8,720 SF

Financial Closing: 2026

COA District 2



ENGLEWOOD DEVELOPMENT

DEVELOPMENT PROGRAM

828 Rental
495 AH assisted
179 Low Income Housing Tax Credit
154 Market

81 For Sale
16 Affordable

Retail
65 Market
50,000 SF

Greenspace
Affordability 76%

STATUS

Site Infrastructure

September 2023. Construction start

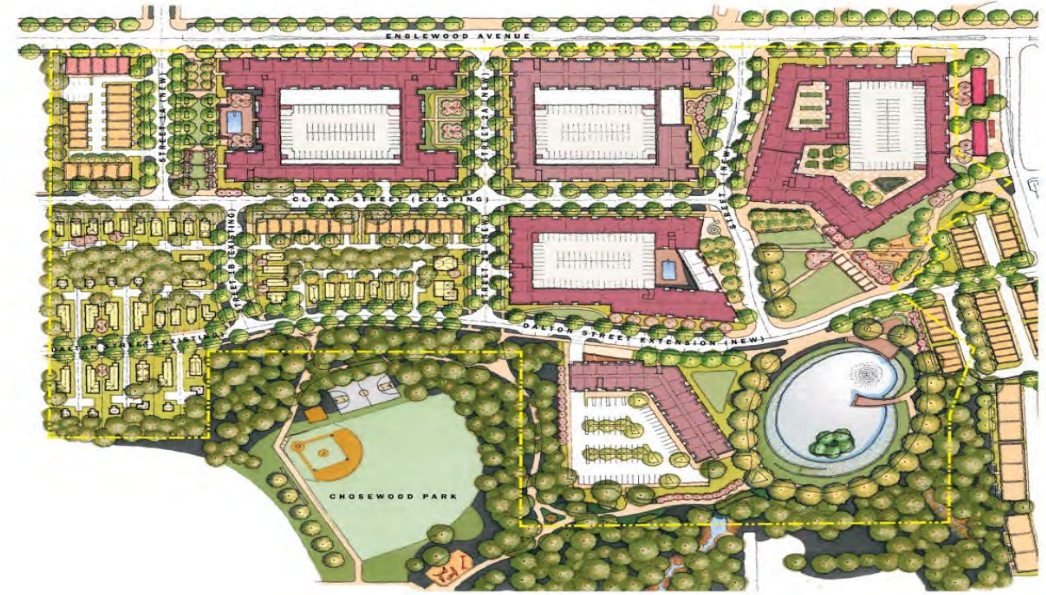
Senior Phase IB

Developer: The Benoit Group
Units: 160 AH assisted affordable units for independent seniors
Financial Closing: December 2023

Multifamily Phase IA

Developer: The Benoit Group
Units: 200 total (100 AH assisted, 60 LIHTC, 40 market)
Financial Closing: March 2024

COA District 1



HERNDON SQUARE DEVELOPMENT

DEVELOPMENT PROGRAM

477 Rental: 249 AH assisted
 126 Low Income Housing Tax Credit
 102 Market
32 For Sale 7 Affordable
 25 Market
Retail 29,000 SF
Community Space 10,000 SF
Affordability 75%

STATUS

Developer: Hunt Development Group; Oakwood Development; Penrose (Program Manager)

Senior Phase I: 97 AH assisted affordable units completed and leased

Multifamily Phase II

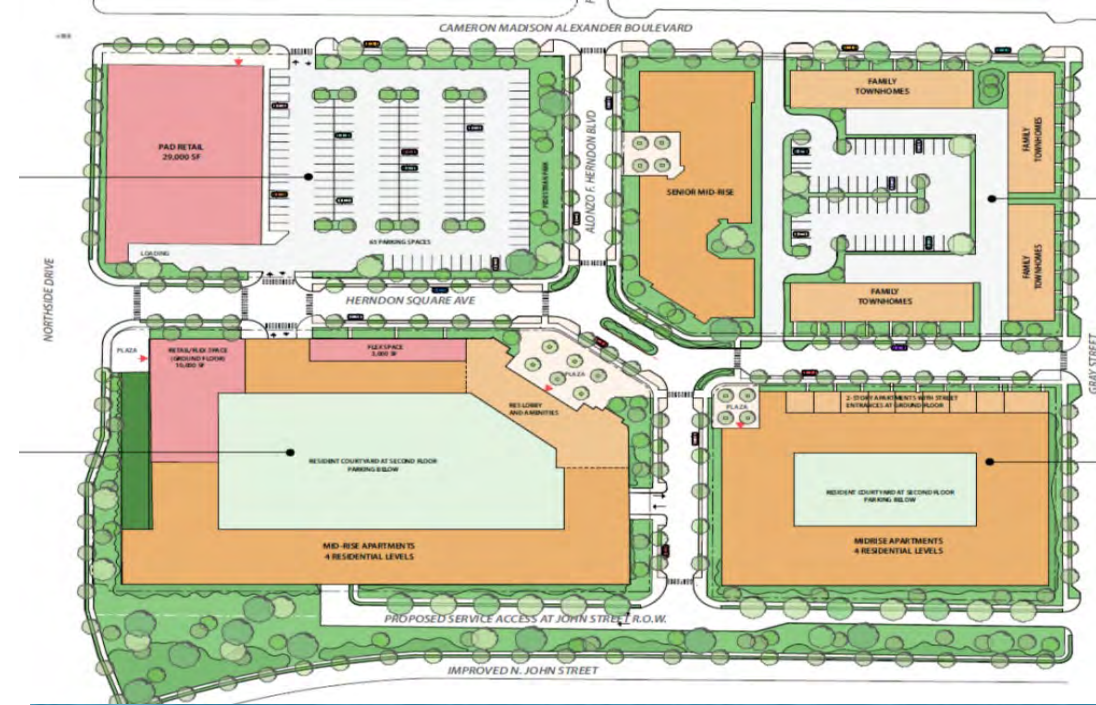
Units: 201 units (80 AH assisted, 90 LIHTC and 31 market)
Financial Closing: December 2023

Multifamily Phase:

Units: 180 total (72 AH assisted, 36 LIHTC and 72 market)
Financial Closing: 2025

Retail: 2025 / 2026

COA District 3



SCHOLARS LANDING DEVELOPMENT PROGRAM

(UNIVERSITY CHOICE NEIGHBORHOODS)

DEVELOPMENT PROGRAM

479 Rental:	229 AH assisted 103 LIHTC / Workforce 147 Market
78 For Sale:	16 Affordable TH / Condo 32 Market Townhomes 30 Market Condo
Commercial 18,000 SF	Roosevelt Hall Retail, Office, Community
Affordability	62%

STATUS

University Choice Neighborhood grant close-out: September 2023.

Developer: Integral Development

Residential: Rental Phases I, IA/B, IC Completed (269 units)

Residential: Phase II rental (Ashley Scholars Landing II) closed in July 2023; 24 month construction

Units: 212 total (90 AH assisted, 24 LIHTC, 98 market)

COA District 4



SCHOLARS LANDING DEVELOPMENT STATUS

PHASES	UNITS
Oasis	60 senior independent living rental - COMPLETE
Ashley I A/B	135 multifamily rental - COMPLETE www.AshleyScholarsLanding.com
Ashley IC (under construction)	72 multifamily rental. COMPLETED
Ashley II	212 multifamily rental (JULY 2023 CONSTRUCTION START)
Homeownership	40 for-sale townhomes (SEPTEMBER 2023 CONSTRUCTION START)
TOTALS	519 total units (65% AFFORDABLE)
Roosevelt Hall	Complete

BOWEN NON-RESIDENTIAL AMENITIES

- 1-acre Central Park
- 0.7-acre Memorial Plaza
- 1.29-acre Linear Stormwater Park
- 21,600 square feet of ground floor space:
 - Management + amenity spaces
 - Community center
 - Neighborhood-serving retail + services



BOWEN CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT INVESTMENT

- AH and COA applied for HUD Choice Neighborhood Implementation Grant (CNIG) in January 2023. Awarded \$40M HUD Choice Neighborhood Implementation Grant in July 2023.
- Awarded \$1M of Community Development Block Grant funds in Q1 2023 for storm water pond. Project is in design with construction to begin in Q4 2023.
- Developer seeking 4% Low Income Housing Tax Credit award in 2023.
- Financial Closing: November 2024

CNIG INVESTMENTS: \$563,290,331

Bowen CNI Grant Budget: January 2023						
Category	CN	AH	COA	IA	Other	Total
Housing	\$22,000,000	\$49,000,000			\$234,686,590	\$305,686,590
People	\$12,100,000	\$5,987,657			\$23,506,731	\$41,594,388
Neighborhood	\$5,900,000	\$6,350,000	\$17,773,233	\$10,000,000	\$175,986,120	\$216,009,353
Total	\$40,000,000	\$61,337,657	\$17,773,233	\$10,000,000	\$434,179,441	\$563,290,331

WEST HIGHLANDS DEVELOPMENT

DEVELOPMENT PROGRAM FINAL PHASES

For Sale Homes in 3 Phases 223

Affordable 64

Market 159

Affordability 29%

STATUS

Developer: Brock Built Homes

Phase 1: 103 total units (21 affordable). Closing August 2023.

Phases 2 and 3: 120 units (43 affordable). Closing 2024.

COA District 9



MECHANICSVILLE DEVELOPMENT

DEVELOPMENT PROGRAM FINAL PHASES

For Sale Homes	136
Affordable	27
Market	109
Affordability 20%	

STATUS

Developer: Columbia Residential and SUMMECH CDC
Phase 1: 136 total units (27 affordable). Closing 2024.

COA District 4



CREATE & PRESERVE NEW UNITS CO-INVESTMENT



360 Peachtree

Collaborative effort between AH and local, state, non-profit, PHAs, or other entities that **help ensure long-term affordability of units** in amenity-rich or emerging areas.

900+

Affordable Units through the
Co-Investment Program

3 rental projects closed

(London TH, Madison Reynoldstown, and Juanita H. Gardner Village)

- \$18,229,366 committed
- 424 total units: 404 affordable units (304 HomeFlex) and 20 market units
- AH land acquisition (extra cost): \$2,680,000 - Land acquisition by AH ensures long term affordability

5 rental projects in pipeline to close in FY 2023

(Flats & Villas at Stone Hogan, Heritage Village, Sylvan Hills II, and 360 Peachtree)

- \$36,802,456 committed
- 948 total units with 812 affordable (87 HomeFlex) and 136 market units
- AH land acquisition (extra cost): \$7,040,020 - ensures long term affordability

CO-INVESTMENT PROGRAM: LONDON TOWNHOMES STATUS



- Southwest Atlanta
- 200 Total Units
- 180 Affordable Units
 - <60%AMI 150 HomeFlex Vouchers to reduce naturally to 100
- Closed: August 2020
- Total Development Cost = Approximately
 - **\$38.6M**
- AH's Investment: **\$7.5M**
- Existing Co-operative undergoing renovations and conversion to a multifamily rental community.
- **Construction Completed**

CO-INVESTMENT PROGRAM: MADISON REYNOLDSTOWN STATUS



- 890 Memorial Drive, SE
- Up to 116 Total Units
 - 116 Affordable Units
 - 40%, 60%, and 80% AMI
 - ±2,700 square feet of retail
 - Up to 46 HomeFlex Vouchers
- Financial Closing:
 - October 2021
- Construction Period:
 - November 2021 - 2023
- Total Development Cost
 - = Approximately \$43.6M
- Immediate access to Atlanta Beltline Eastside Trail, grocery, pharmacy, MARTA, restaurants and retail within ¼ mile
- In Construction

**THANK
YOU!**
QUESTIONS?



@housingatlanta
www.atlantahousing.org



**Atlanta Regional
Housing Forum**

Panel Conversation



Bill Bolling
Moderator & Founder



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Gainesville Housing
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Lawrenceville
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**Atlanta Regional
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Gainesville Housing Authority



Beth Brown
Gainesville Housing
Authority*

GHA Facts

Average Residency	10 years
Average Household Size	3.5
Average Age of HH	48
Racial/Ethnic Breakdown	44% Hispanic 42% African American 13% White-Non-Hispanic
Primary Sources of Income	Wages Social Security Social Security Disability



\$70 million investment in new construction of mixed income communities and rehabilitation of public housing over the past 8 years in the City of Gainesville with an additional \$20 million planned over the next 18 months.



**Atlanta Regional
Housing Forum**

Gainesville Housing Authority

Resident Services

- CORES Certified
- \$375,000 annual budget for resident services funded through our non-profit and grants.
- 100,000 pounds of fresh food distributed annually.
- We work with over 40 local partners to provide services for the youth, adults and seniors including: daily after-school programming, summer learning loss prevention program, fresh food distribution, stipends, case management, job placement assistance, scholarship program, public health workshops, mental and behavioral health services, senior programming and more.





Gainesville Housing Authority



Gainesville Housing – 750 Mixed Income Units

- **Gainesville Housing: 131 Public Housing Units**
 - 31 units – Under conversion to RAD/PBRA
 - 75 units – Partnership with Paces/Soho new construction 4% LIHTC to build 120 mixed LIHTC/RAD/Section 18 Blend in a Phase 1 to begin construction in January 2024
 - 25 units – Public Housing remaining
- **Gainesville Housing/Collaborative Housing Solutions – managed by Gainesville Housing**
 - Midtown Villages 200 LIHTC/RAD/NHTF
- **Gainesville Housing/Walton Communities – managed by Walton Communities**
 - Walton Summit 253 mixed income units including 39 RAD
 - Walton Harbor 166 mixed income units including 25 Faircloth to RAD



Roswell Housing Authority

- Pelfrey Pines
 - 55 RAD/PBRA; 40 RAD/PBRA off-line due to structural issues with the building
 - Partnership with Penrose – 9% LIHTC 102 units including the replacement of the 40 – Phase 2 application will be submitted during next LIHTC round
- Myrtle Street Apartments -26 units - Conventional with Federal Home Loan Bank and HOME funds – targets families under 80% AMI, Homeless and Veterans

Norcross Housing Authority – 46 public housing units

- Hunter/Nesbit – 18 public housing units
- Norcross Housing Authority/Walton Communities
- Garner/Reeves Street - 27 public housing units – receiving Section 18 Demolition/Disposition approval from HUD – Phase 1 9% award to build 82 LIHTC units; Phase 2 9% application pending

Commerce Housing Authority – 50 public housing units



**Atlanta Regional
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Decatur Housing Authority



Douglas Faust
Decatur Housing
Authority

DHA Roles

- Real Estate Development (LIHTC and Private)
- Homeownership Sales and Development
- Rental Housing Assistance – Housing Choice Vouchers
- Property Management (PBRA, LIHTC, and Private)
- Resident Services, Job Readiness, and Employment
- Business Owner of two Private Companies





DHA Housing Development Since 2000

- Homeowner
 - Homes and Townhomes - 30
 - Homeowner Condominiums – 90 (15 Workforce)
 - Homeowner Elderly Rehabilitation – 62
- Affordable Housing
 - New Construction PBRA LIHTC Rentals – 302
 - Housing Rehabilitation PBRA LIHTC Rentals – 98
 - Project Based Vouchers – 166
- Workforce Housing
 - Market New Construction/Acquisition Rentals – 22
 - LIHTC New Construction Rentals – 37
- Total - 807 Homes newly developed and/or assisted since 2000 with an investment of \$103 million in the City of Decatur



**Atlanta Regional
Housing Forum**

Decatur Housing Authority



DHA Houses 1,524 Families (No Public Housing)

- *Physical Housing in Decatur – 524 Homes*
- *Workforce Housing (87 homes) – no housing subsidy*
- *Workforce/LIHTC Housing (37 homes)*
- *Affordable Housing - Project Based Rental Assistance (400 homes) – 30% of income.*
- *Housing Choice Vouchers (1,000) - Private housing - 30% of income*

DHA Resident Services – Five Staff

- *STARs Afterschool – K-5th Grade – Two sites with 100+ students (Seven Teachers)*
- *100 Resident Services Programs per Year, including Boy, Girl, and Cub Scouts*
- *Youth, Adult, and Senior Programming*
- *Key strategic partners with Decatur Education Foundation, and City Schools of Decatur, and City*
- *CORES Certified (Certified Organization for Resident Engagement & Services)*



**Atlanta Regional
Housing Forum**

Decatur Housing Authority



**Decatur
Housing
Authority**

Experience More.

Results!

- 100% High School Graduation Rate last year and for 13 of last 14 years.
- Scholarships for All College Bound High School Seniors - \$621,000 so far!
- House 1,578 persons who are 6.6% of Decatur Population.
- House 540 children aged 5-18 are 9.5% of the 5,700 students in CSD K-12 Schools
- Economic Impact is \$16.7 million in Housing Programs per year.
- Revitalization and Development average \$10 million per year.

Slides at www.AtlantaRegionalHousingForum.org/aug2023



**Atlanta Regional
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Lawrenceville Housing Authority



Lejla Prljaca
Lawrenceville
Housing Authority

SNAPSHOT

- \$100M+ in affordable housing development in last 10 years (HOME, NSP, CDBG, LIHTC, Foundations, CDFI, etc)
- 212 Multifamily Housing Units – LHA
- 31 Transitional Housing Units – GHC
- 296 LIHTC units – LHA, GHC, OneStreet Residential
- 50 Homeownership Units – GHC, Richport Properties
- 36 Multifamily Housing Units preserved with new construction in partnership with the City of Lawrenceville – LHA, City of Lawrenceville
- In the pipeline:
 - 30-50 Transitional Housing Units for unaccompanied minors exiting foster care system
 - 60 Homeownership Units
 - Redevelopment of two LHA land sites
 - 70 LIHTC units



**Atlanta Regional
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Lawrenceville Housing Authority

HOUSING

- 212 multifamily housing units
- 36 preserved via new construction in partnership with the City of Lawrenceville (Thompson Square Development)
- 60 preserved via new construction in partnership with OneStreet Residential, DCA and Gwinnett County



PROGRAMS

In addition to the multifamily housing program (former public housing), LHA's nonprofit arm also operates:

- Welcome HOME program – a homeownership program for first time, income-eligible home buyers
- Pathway HOME program - a transitional housing program for homeless families with children
- Homeowner Resource Center – end-to-end housing services for prospective and existing homeowners in Gwinnett County



**Atlanta Regional
Housing Forum**

Lawrenceville Housing Authority



COMMUNITY INITIATIVES

- Lawrenceville Response Center
- City of Norcross' Georgia Initiative for Coalition Housing, later rebranded as LiveNorcross.
- Justice 40 Capacity Building grant to assess the energy sustainability and affordable housing needs of unincorporated Norcross.
- Awarded a \$200K inaugural Drawdown Georgia Climate Solutions and Equity grant to develop a comprehensive federal investment and workforce development plan to benefit disadvantaged communities in one of the most diverse and under-resourced parts of Gwinnett County.



**Atlanta Regional
Housing Forum**

Lawrenceville Housing Authority

Snellville woman finds Pathway HOME from homelessness to ownership



Dorothy Jackson listens to speakers at a ceremony marking her graduation from the Lawrenceville/Gwinnett Housing Corporation's Pathway HOME program on Tuesday. Jackson was homeless three years ago and the ceremony was held outside the home she bought with the corporation's help in December. (Staff Photo: Curt Yeomans)

PATHWAY HOME

- GHC acquired and rehabbed or constructed 31 housing units throughout Gwinnett County offering previously homeless families an affordable home as they work on the family self sufficiency
- Served over 80 families to date, with many transitioning into homeownership through our Welcome HOME program



**Atlanta Regional
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QUESTIONS?



Atlanta Regional Housing Forum

Slides at www.AtlantaRegionalHousingForum.org/aug2023



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