

Housing Atlanta's Most Vulnerable Families



Program starts at 9:35 a.m.

Fireside Chat



Terri Lee
Atlanta Housing

Legislative Update



Elizabeth Appley
Attorney At Law
Housing Advocate

City Initiatives



Courtney English
City of Atlanta

PANEL: The Melody Rapid Housing Project



Darion Dunn
Atlantica Properties



Chatiqua Ellison
City of Atlanta



Cathryn Vassell
Partners for HOME

with

Bill Bolling
Forum Founder &
Moderator



**Atlanta Regional
Housing Forum**

Tuesday, March 5 | 9:30 am
St. Luke's Episcopal Church
435 Peachtree St. NE, Atlanta. GA

The Atlanta Regional Housing Forum is guided
by an Advisory Council, planned by
its Steering Committee, and presented by





Atlanta Regional Housing Forum



**Atlanta Regional
Housing Forum**

Up Next:

Terri Lee, CEO Atlanta Housing

*Vision for the next chapter
of Atlanta Housing*





**Atlanta Regional
Housing Forum**

Up Next:

Elizabeth Appley

Attorney and Public
Policy Advocate

Legislative Update



Housing Legislative Report

Atlanta Regional Housing Forum, March 5, 2023

Elizabeth J. Appley, Attorney and Public Policy Advocate



What is our Message in Advocating for Housing?



All Georgians thrive when everyone has a safe, decent, affordable, and stable place to call home.

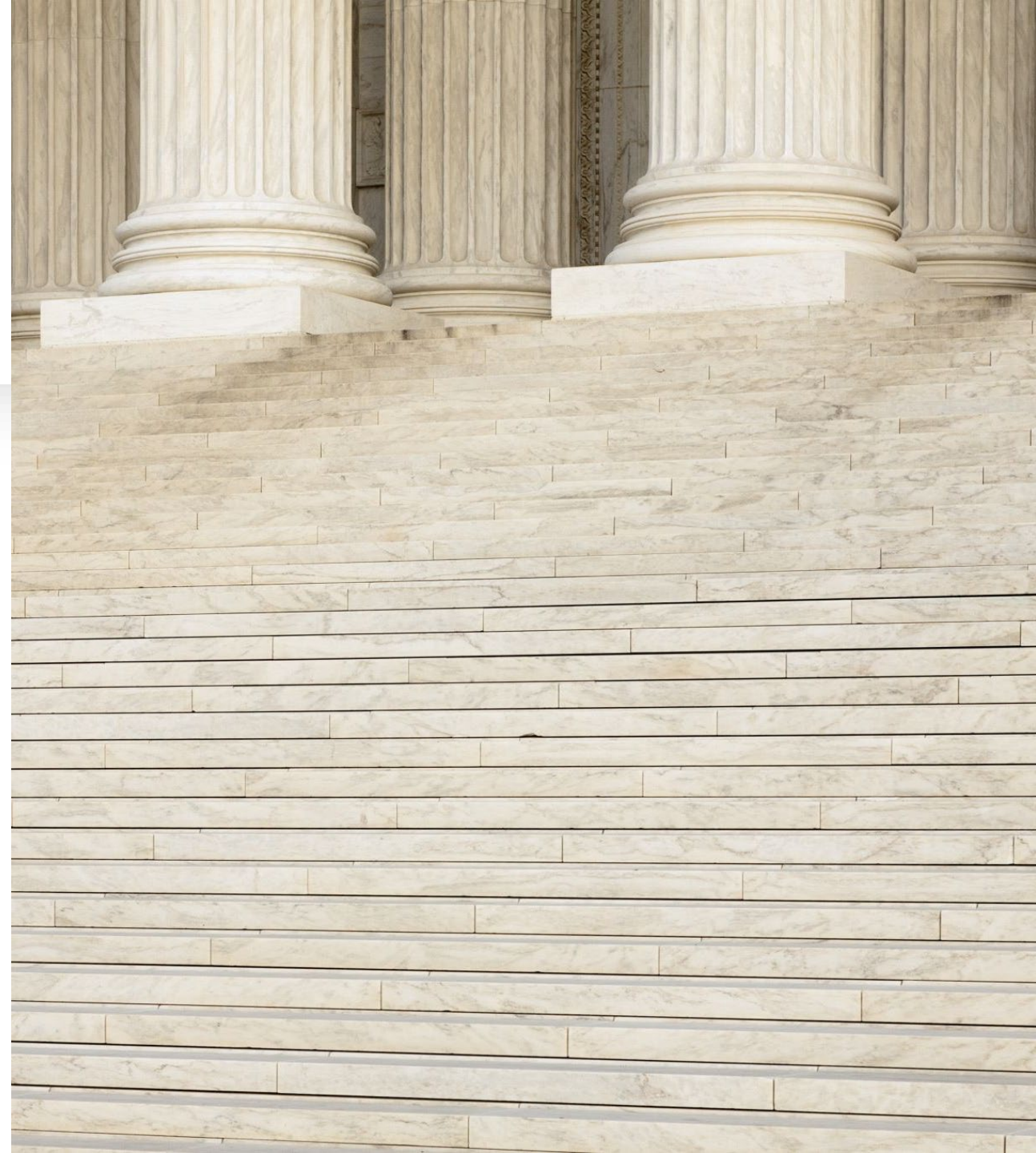
It's the Law!

- **“Housing is an issue of paramount importance to this state which affects the health, welfare, and safety of the citizens of this state and the economic viability and planned growth of its communities.”** OCGA §8-3-170 (1991).
- **It is “the state’s policy to provide decent, safe, and affordable housing to all segments of the population of this state.”** OCGA §8-3-171 (1991).



Looking Back and Looking Ahead

- **2024 Is a Key Election Year**
 - **Presidential Election**
 - **All Members of U.S. House of Representatives**
 - **All Members of Georgia House and Senate**
- **2024 Housing Policy Priorities**
- **Housing Day at the Capitol March 13, 2024**
- **What Can I Do?**



House Bill 404 – Safe at Home Act

Tenant Protections



HB 404 requires that all rental housing be “fit for human habitation,” caps security deposits at two months’ rent, and provides a 3-business day right to cure the nonpayment of rent or vacate the premises after receiving written notice before the landlord can file for an eviction. These protections would be an important step forward and bring Georgia tenant protection laws more in line with long standing norms in almost all other states.



Status of legislation following 2023 Legislative Session: HB 404 passed the House unanimously but failed to receive a Senate floor vote in the final minutes of the session. It passed Senate Judiciary Committee last month.



We will work to pass HB 404 in 2024. Please contact your Senator and urge them to vote YES on HB 404!

The New York Times

Oct. 2, 2023

The Americans Most Threatened by Eviction: Young Children

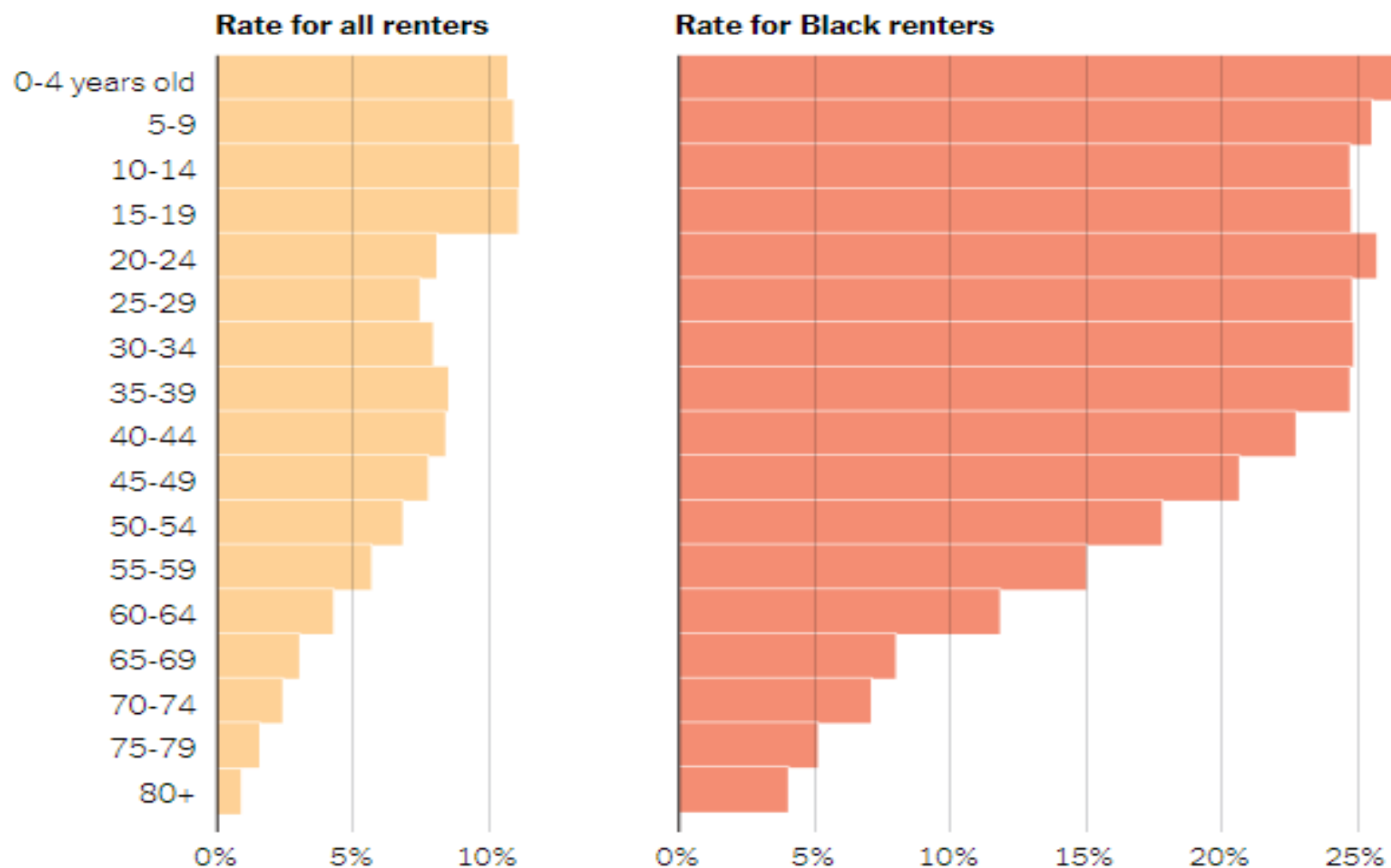
About a quarter of Black babies and toddlers in rental households face the threat of eviction in a typical year, a new study says, and all children are disproportionately at risk.

All children, and especially the youngest, account for a disproportionate share of those threatened with eviction, [the study found](#). And the risk is acute for Black children and their mothers, ages 20 to 35. In a given year, about a quarter of Black children under 5 in rental homes live in a household facing an eviction filing.

Those patterns reflect in part how poorly the American housing market serves low-income families. And it suggests that housing instability falls heaviest on a young population least equipped to handle it.

Black Renters Face Eviction at Significantly Higher Rates

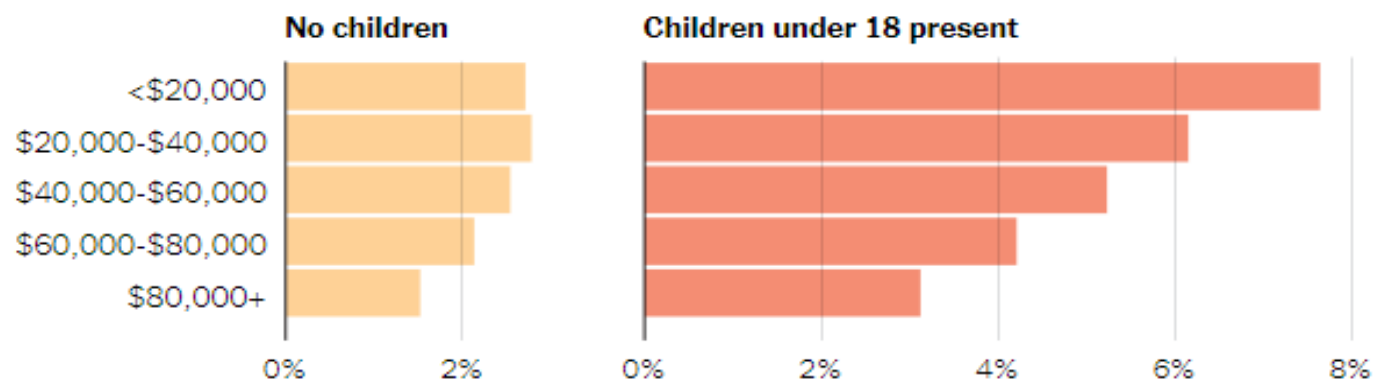
Eleven percent of all children under 5 in rental households face eviction each year. But that rate is 27 percent for Black children under 5 in rentals.



Source: "A Comprehensive Demographic Profile of the United States Evicted Population," by researchers at Princeton, Rutgers and the U.S. Census Bureau - Note: Data covers 2007-2016.

Children Increase Eviction Risk at Every Income Level

Share of renters who are evicted each year, by household income.



Source: "A Comprehensive Demographic Profile of the United States Evicted Population," by researchers at Princeton, Rutgers and the U.S. Census Bureau - Note: Data covers 2007-2016.

In recent years, [researchers have demonstrated](#) that adverse childhood experiences can have lifelong consequences for health, education and employment. [Housing instability](#) before age 5 can lead to [delays in kindergarten readiness](#), and is [associated](#) with [attention](#) and [behavior](#) challenges and delayed [cognitive skills](#) throughout school. In adolescence, these children are more likely to have [depression and anxiety](#) and challenges with [information processing](#).



Evictions Endanger Life and Health

- Georgia has had some of the highest eviction rates and eviction filing rates of any state in the country for decades.
- Evictions have returned to pre-pandemic levels.
- Georgia has few tenant protections making it easy to evict people.
- Rents are skyrocketing because of a massive shortfall of affordable and available homes for low income and extremely low-income families.
- Evictions damage the physical and mental health of children and adults, permanently harm pregnancy outcomes, undermine children's ability to succeed in school, parent's ability to hold a job, and for families to flourish.

Increase Funding for Affordable Housing



Support Increased Funding to the State Housing Trust Fund for the Homeless - \$2.9 Million in FY 2024 Amended and \$4.6 Million in FY 2025.



Advocate for \$100 Million from \$10.7 Billion unobligated budget surplus to the existing Georgia Housing Trust Fund for the Homeless for construction and preservation of affordable housing for low-income households.



Advocate for increased funding of \$10 Million for the Georgia Housing Voucher Program under the Olmstead Settlement Agreement for supportive housing vouchers for homeless mentally ill cycling through jails and hospitals and ERs.

Protect State Low Income Housing Tax Credit (SLIHTC)

These are the **ONLY** state dollars going toward the development and preservation of affordable housing in Georgia.



Joint Senate and House Tax Credit Review Panel reviewed SLIHTC following the 2022 State Auditor's Report.



HB 1182 would reduce the state low-income housing tax credit from 100% match to federal program to an 80% match with some exceptions restored to 100% - seniors, rural, veterans, first responders, near transit, preservation, etc.



Georgia is in a housing crisis. Homelessness increased 15% last year. Homeless among school children and seniors is up. Rents and housing prices are soaring. Georgia should increase, not decrease its investment in affordable housing.



UGA Report found \$5.79 of economic activity for every \$1 invested in SLIHTC. Loss of SLIHTC funding for housing would reduce production of affordable units. Georgia program recognized as a national model.



SLIHTC supported by Georgia Dept of Community Affairs that administers it, for profit and non-profit developers, syndicators, housing advocates, etc. as the key tool to build more housing for low-income households.

You Can Make A Difference!

- **Watch for updates and alerts during the legislative session and throughout the year and take action when asked.**
 - **Call your Senator and urge them to vote YES on HB 404: Safe at Home Act.**
 - **Call your Senator and Representative and urge them to vote NO on HB 1182 cutting the State Low Income Housing Tax Credit.**
 - **Call your Senator and Representative and urge them to increase funding to the Georgia Housing Voucher Program by \$10 Million for FY 2025.**
- **Come to the Capitol for Housing Day on March 13, 2024!**
- **Be active in the election process and help others to join with you – register to vote, educate others on the issues and the candidates' positions, help get out the vote.**

Thank you!

Questions? Comments?

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Attorney and Public Policy Advocate
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**Atlanta Regional
Housing Forum**

Up Next:

Panel

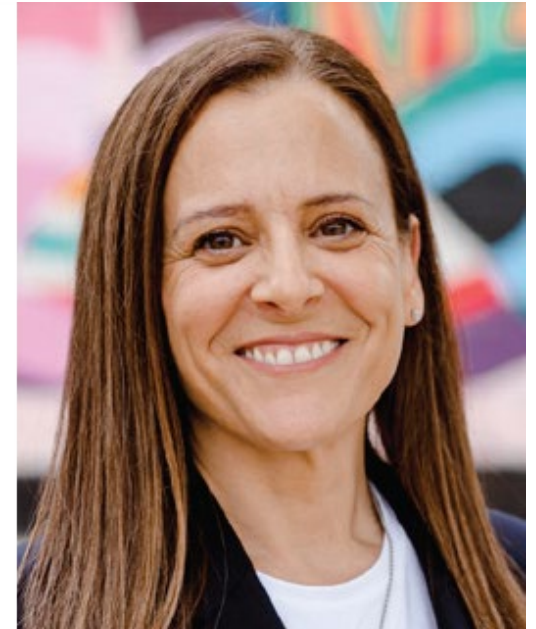
The Melody Project



Darion Dunn
Atlantica Properties



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City of Atlanta



Cathryn Vassell
Partners for HOME



The Melody Project

- . City of Atlanta
- . Partners for Home
- . Atlantica Properties (developer)
- . The Beck Group (architect/contractor)
- . Hope Atlanta (service provider)
- . TI Asset Management (property manager)

The Team



RAPID HOUSING INITIATIVE

Atlanta Regional Housing Forum

MORAL IMPERATIVE

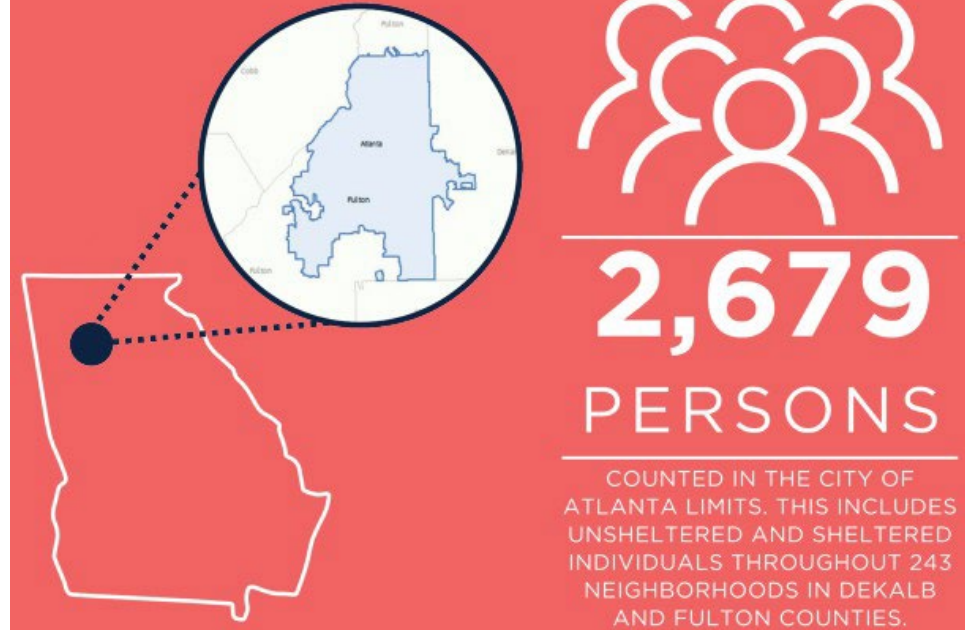
CHALLENGE

- Too many Atlanta families are experiencing homelessness – or are one disaster away from it – and on a precarious spectrum of housing insecurity
- Fear, stigma, and misunderstanding makes it difficult for private developers to enlist community support for supportive housing proposals

ANSWERING THE CALL

- *Atlanta is a Group Project:* it is our shared moral imperative to roll up our sleeves and work together to lift our unhoused residents out of homelessness
- *Supportive housing needs supportive neighbors:* calling on residents to help us accelerate deployment of safe, dignified rapid housing & supportive services across City

Source: Partners for Home



“We know every night hundreds of Atlantans sleep in our parks or under our bridges. It’s not just a humanitarian crisis. It’s a public health crisis. This is unacceptable. We need to make changes.”

– Mayor Andre Dickens

COORDINATED ACTIONS

EXISTING PROGRAMS

- **\$11.5M** Rapid Housing funding approved in 2023
- **\$870k** for Hope Atlanta to serve unhoused residents at airport
- **1,158 households housed** through the LIFT 2.0 program - halfway to goal of 1,500 by end of 2024

NEW RESOURCES AND FUNDING

- **Housing Help Center** has taken 600+ applications, successfully referred 170+ clients since launch in October 2023
- **\$2.5M** approved for eviction diversion & right to counsel
- **\$2.4M** to place unhoused residents living under bridges and overpasses into permanent housing
- **\$700k** to address critical funding gaps for City's low-barrier shelter, Gateway Center
- **\$350k** for placed-based street outreach and rehousing in neighborhood nodes and corridors with acute need



RAPID HOUSING INITIATIVE

PURPOSE

Initiative to support Atlanta's residents experiencing homelessness by providing **500 units** of safe, dignified, quick-delivery housing on public land by end of 2025

TIMELINE & FUNDING

- August 2023: **\$4M** Executive Order to launch Phase I
- October 2023: **\$7.5M** in housing bond funds allocated
- Q1 2024: **\$3M** from Housing Trust Fund for Phase II

PROJECT PIPELINE

- **The Melody** – 40 units opened in February 2024
- **Waterworks Reservoir** – ~65 units
- **ITC Campus** – ~32 units
- **405 Cooper Street** – ~100 units



EXISTING CAPACITY

WHAT WE HAVE

- Atlanta's Continuum of Care (CoC) is tasked with creating and executing the **strategy to make homelessness rare, brief, and nonrecurring** in Atlanta
- A pipeline to deliver **610 dedicated units** of permanent supportive housing across 25+ properties (168 units online)
- **Over 1,600 emergency shelter beds** operated by 19 different non-profit providers
- LIFT 2.0, a program to **rehouse 1,500 households** currently living in encampments (900+ placements to date)

WHAT WE DON'T HAVE

- Dedicated revenue for homelessness
- Medicaid expansion
- Central access point for comprehensive services

KEY TERMS:

Emergency Shelters

Immediate, temporary housing facility for people who are homeless while working to be rehoused

Permanent Supportive Housing

Long-term affordable housing paired with individualized supportive services, in which a tenant enters into a lease or occupancy agreement

GAPS TO ADDRESS THROUGH...

- State funding
- County services and coordination
- Corporate and philanthropic support

EXISTING CAPACITY

PSH PIPELINE

610 units

208 online



APPENDIX: Project Pipeline

THE MELODY

A NEW MODEL FOR QUICK-DELIVERY HOUSING

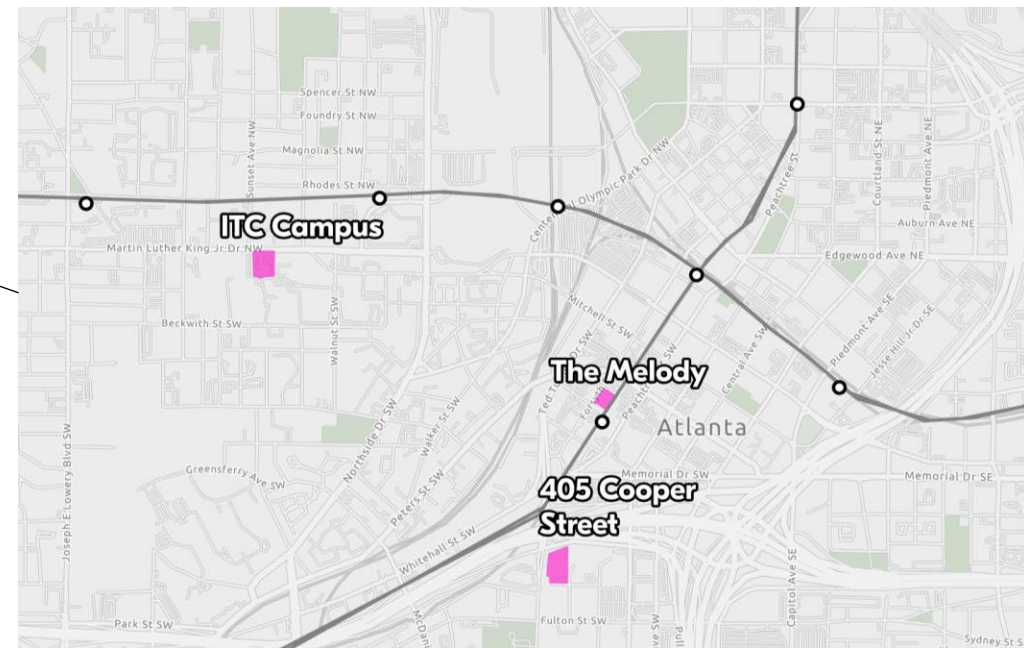
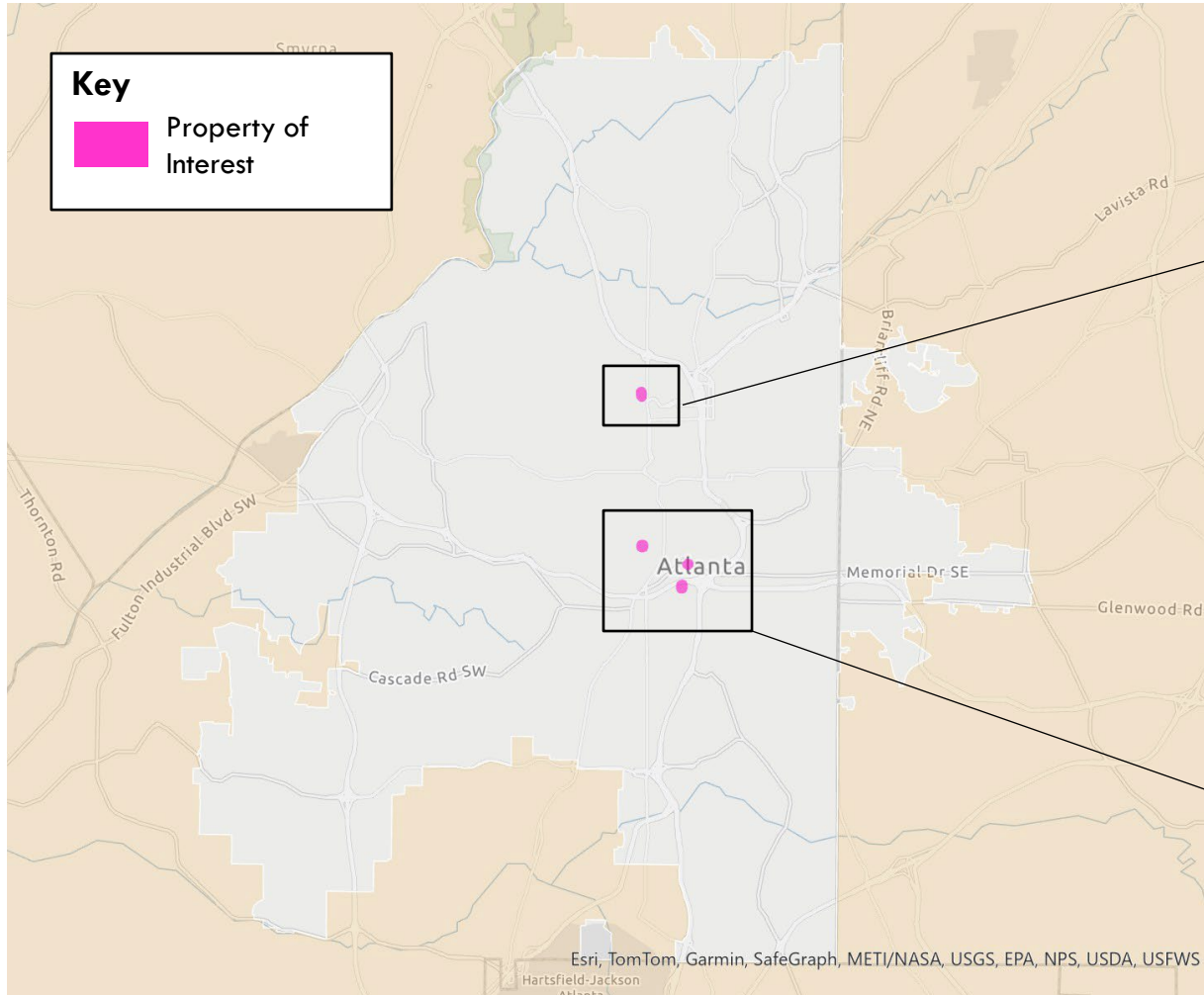
In just 4 months, transformed a City-owned surface parking lot into high-quality supportive housing with wraparound services, amenities, and dedicated staff

PROJECT FEATURES

- **40 studio units**, each with its own bed, bathroom, and kitchenette
- **Supportive services** and personal case management
- Trauma-informed design principles; 32 units ADA accessible
- Amenities include dog park, community spaces, landscaping
- Site is 100% access-controlled and has a state-of-the-art camera security system
- Construction took just **60 days** at a cost of **\$125k/unit**



RAPID HOUSING PROJECT PIPELINE (DRAFT)



PROPERTY #2

Location

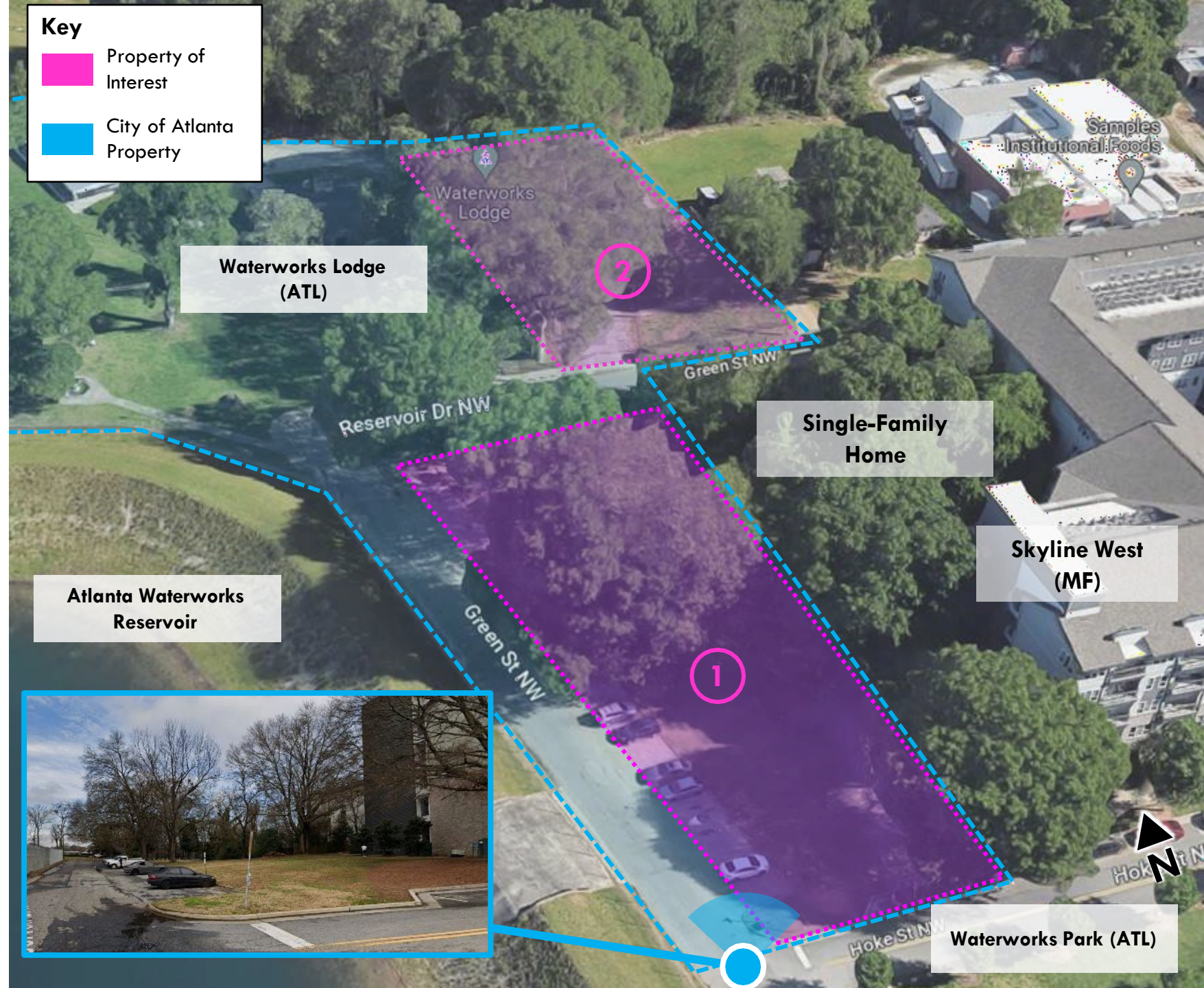
Waterworks Reservoir
660 Green Street NW

Estimated Rapid Housing Units
65

Acres
1.2 acres

Notes

- City-owned, available for quick deployment similar to the Melody
- Adjacent to water reservoir, multifamily-residential
- Flat, grassy, with strong existing canopy coverage – would require a few trees to be cut down, but many saved
- Near access to bus lines on Northside and 17th



PROPERTY #3

Location

**405 Cooper Street
Mechanicsville**

Estimated Rapid Housing Units
100

Size
4 acres

Notes

- Working with APS and Fulton County to acquire both properties
- Believe the site is large enough to accommodate mixed income units over 2 phases
- Substantial existing encampment on the site
- Site is near Garnett MARTA station and downtown resources
- 2nd phase could support 100-150 additional housing units



NEXT STEPS

Q1 2024

- Work with City Council to approve additional \$3M in HTF funding for Phase II
- Funding will support due diligence and pre-development work, getting ~200 units across two sites shovel-ready

Q2 2024

- Break ground on Phase II sites
- Enlist support of public and private partners to finalize permanent financing, service providers, long-term operating subsidy

Q3 2024

- Identify candidate sites for Phase III
- Scale up initiative to deliver 500 units by end of 2025



HOW YOU CAN GET INVOLVED

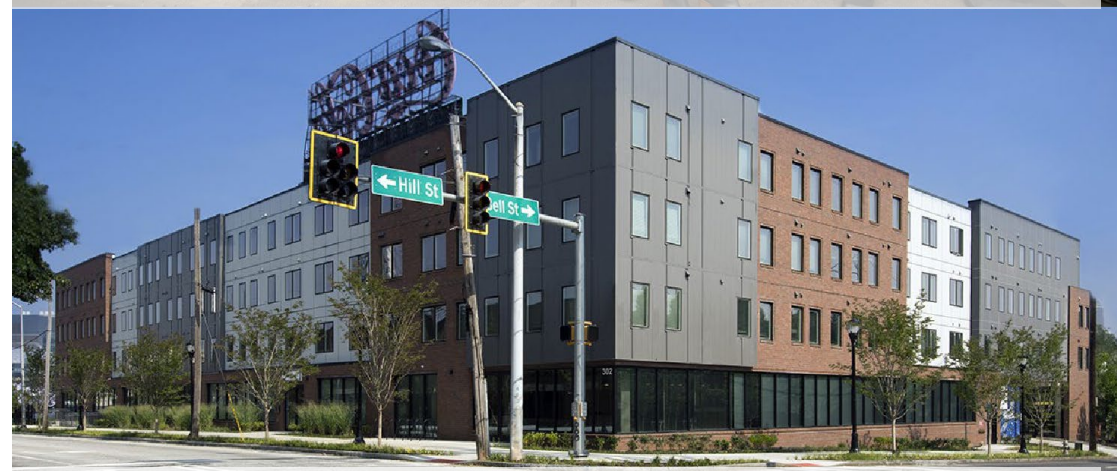
Atlanta is a group project; this project embodies that spirit. Supportive housing needs supportive neighbors.

Potential opportunities to support and partner include:

- **Publicizing and attending** upcoming events
- **Sharing the City's success stories** through social and other digital channels
- Connecting the Initiative with **passionate partners**, including local consumer-facing businesses
- **Identifying and sharing land opportunities** that might be suitable for rapid housing
- **Fundraising for a dedicated non-profit entity** created to fully support the Rapid Housing Initiative
- **Help us listen** – share insights with City leaders on how we can adjust, improve, and address blind-spots



Ribbon cutting for The Melody, the first phase of the Mayor's Rapid Housing Initiative



Thrive Sweet Auburn, a 114-unit affordable housing development with 24 supportive units

QUESTIONS & FEEDBACK



**Atlanta Regional
Housing Forum**

Up Next:

Courtney English

Chief Policy Officer and
Senior Advisor to the
Mayor

Atlanta Initiatives





STEERING COMMITTEE

Bill Bolling, Founder & Moderator
Food Well Alliance

James Alexander
Mercy Housing Southeast

Kristin Allin
Atlanta Regional Commission

George Burgan
Atlanta Neighborhood Development Partnership

Bruce Gunter
Civitas Housing Group

Natallie Kaiser
HouseATL

Ranata Mattison
Atlanta Regional Commission

Sam Shenbaga
Atlanta Regional Commission

ADVISORY COUNCIL

Ernest Brown
YIMBY Action

Kathleen Brownlee
Realtor, Coldwell Banker

Mike Carnathan
Atlanta Regional Commission

Ann Carpenter
Federal Reserve Bank of Atlanta

Stephen Davis
Atlanta Apartment Association

Darion Dunn
Atlantica Properties

Frank Fernandez
Community Foundation for Greater Atlanta

Aaron Goldman
Perennial Properties

Lisa Gordon
City of Atlanta

Jack Hardin
Regional Commission on Homelessness

Bambi Hayes-Brown
Georgia ACT

Raphael Holloway
Gateway Center

Dan Immergluck
Georgia State University

Alison Johnson
Housing Justice League

Sarah Kirsch
Community Foundation for Greater Atlanta

Geoff Koski
KB Advisory Group

Terri Lee
Atlanta Housing

Kate Little
Housing Advocate/Consultant

Odetta Macleish-White
Center for Community Progress

Cathryn Marchman
Partners for HOME

Terri Montague
Emory School of Law

Michael Murphy
M3 & Associates

John O'Callaghan
Atlanta Neighborhood Development Partnership

Marion Phillips
Georgia Power

Lejla Prljaca
Lawrenceville Housing Authority

Amanda Rhein
Atlanta Land Trust

Meaghan Shanon-Vlkovic
Enterprise Community Partners

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