



Moving-to-Work Annual Plan Fiscal Year 2025

Stakeholder Briefing

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February 2024

INTRODUCTION

The purpose of this meeting is to present AH's Fiscal Year (FY) 2025 Moving-to-Work (MTW) Annual Plan and to receive comments on this Plan. HUD's MTW designation permits AH to design innovative solutions to local housing challenges by waiving or modifying certain HUD rules and regulations.

Contents of the FY 2025 MTW Annual Plan include:

- Elements of AH's 5-Year Strategic Plan
- Short-term and long-term goals and objectives
- HUD-approved MTW activities
- Other AH initiatives

Public Comment Period: February 5 – March 8, 2024

You can view the Plan at www.atlantahousing.org/about-us/plans-reports/
or in the leasing office of AH-owned communities during this period.



A rendering of the revitalized Bowen site

WHO WE SERVE

AH sponsors and supports various housing assistance programs focused on helping Atlantans that need housing help the most. AH serves extremely low to moderately low-income households and its programs meet families at their need, from those needing temporary assistance (up to 6 months) to those dreaming of buying a home and need down payment assistance, AH is there.

Percentage of **Very-Low** and
Extremely-Low Income Families

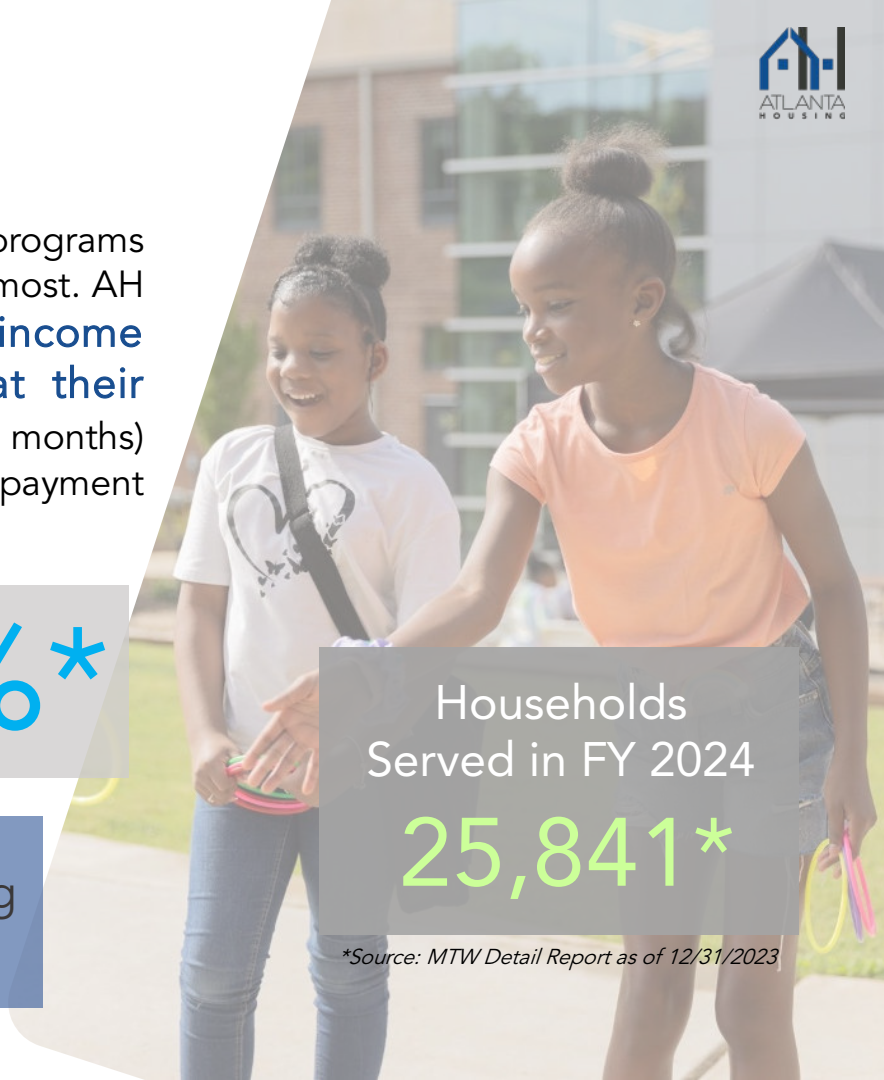
96%*

78%* Percentage of Families Making
Less than \$30,650 annually

Households
Served in FY 2024

25,841*

**Source: MTW Detail Report as of 12/31/2023*



VISION, MISSION, & VALUES

Vision

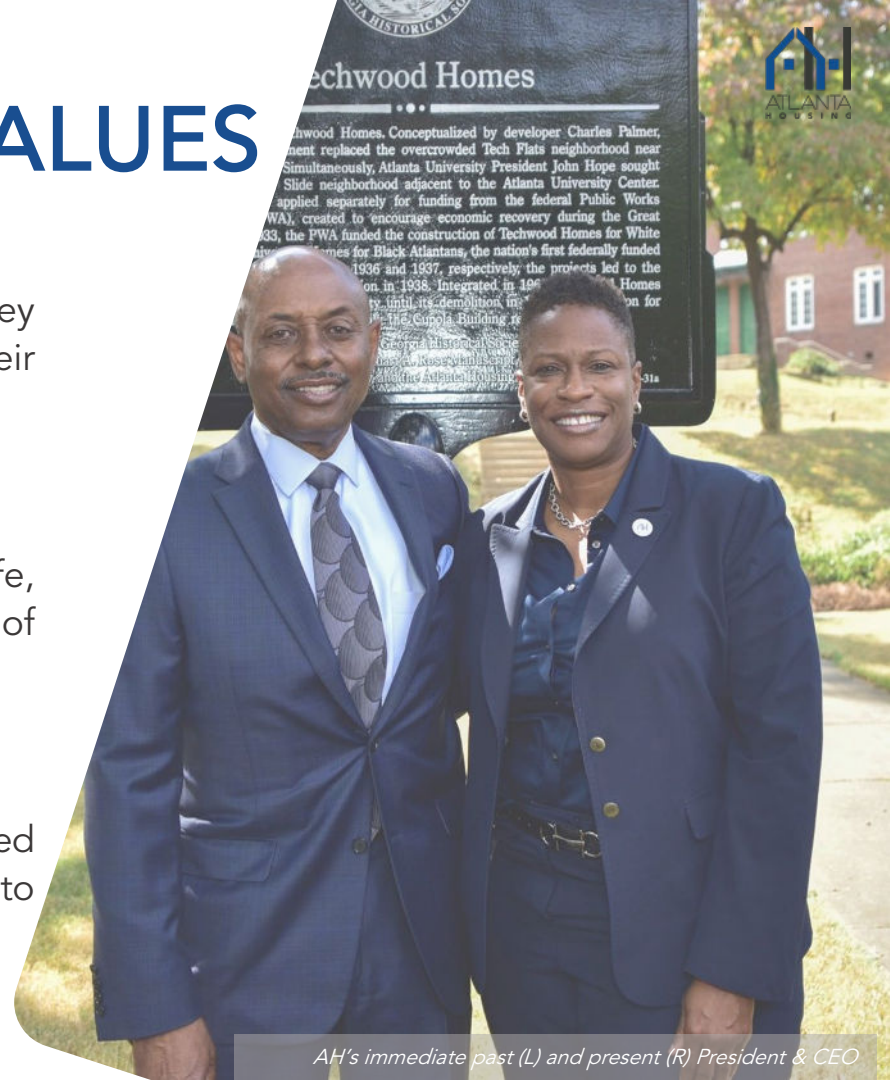
Our vision is a city where all Atlantans have a place they are proud to call home and can thrive, regardless of their income or address.

Mission

The mission of Atlanta Housing is to open doors to safe, quality affordable homes, build inclusive communities of choice, and create opportunities for economic mobility.

Values

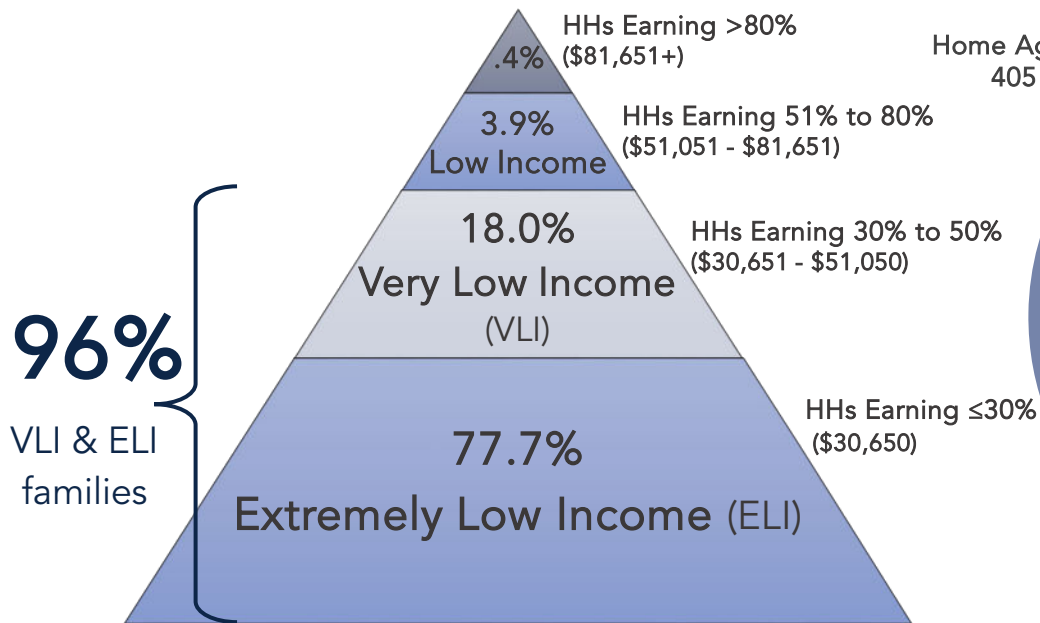
We are a team of bold, compassionate, and committed change-makers dedicated to working collaboratively to serve the Atlanta community with our unique resources.



AH's immediate past (L) and present (R) President & CEO

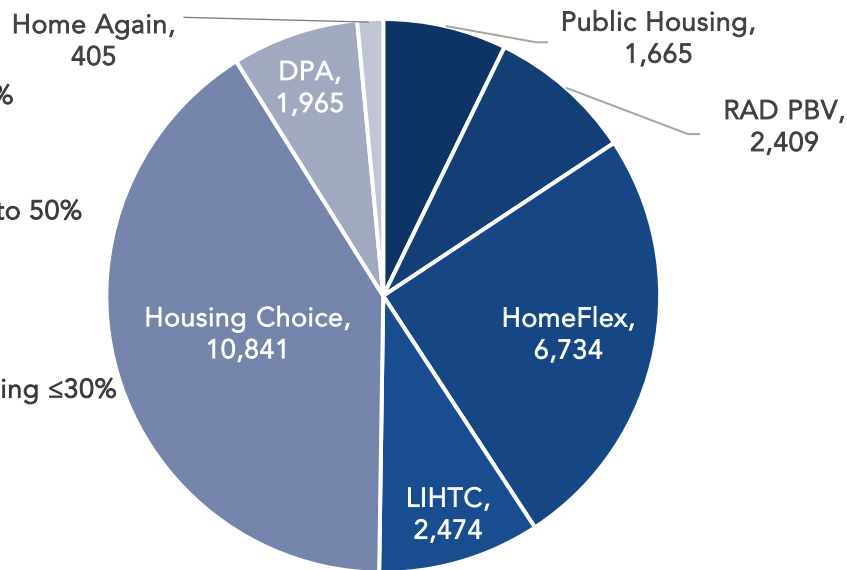
PLANNED HOUSEHOLDS SERVED

By Income Range



[^]Source: HUD Income Limits based on a Family of Four as of May 15, 2023.

By Assistance Program



[^]Based on assistance program actuals and projections as of December 31, 2023.

PLANNED HOUSEHOLDS SERVED

26,493 Projected Total Served
in FY 2025

767 Projected New Households

138

New HomeFlex
Households

405

New Home Again
Households

224

New DPA
Households



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



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 from 2023 – 2027.

CREATE & PRESERVE

Overview of FY 2025 Creation & Preservation

AH Plans to Create or Preserve
2,569 Affordable Units in FY 2025



Mayor Dickens, AH's Board Chair, AH's President & CEO, and AH Partners unveil new affordable housing units at Intrada Westside in FY 2024

DEVELOPMENT

- **802** New Rental Units on AH Land
- **64** New Homeownership Units on AH Land
- **227** New Co-Investment Units

HOMEFLEX

- **138** New HomeFlex & Other Affordable Units
- **868** HomeFlex Units renewed

HOMEOWNERSHIP

- **224** Down Payment Assistance Awards

RECAPITALIZATION

- **246** Rental Assistance Demonstration Units

CREATE ON AH LAND

TIER I SITES IN ACTIVE DEVELOPMENT

CIVIC CENTER

1,507 Total Units

590 affordable units, 39% affordable

444 affordable/WF units created 2023-27

ENGLEWOOD

909 Total Units

722 affordable units, 79% affordable

722 affordable units created 2023-27

HERNDON

510 Total Units

427 affordable units, 84% affordable

330 affordable units created 2023-27

SCHOLARS LANDING

557 Total Units

(348 affordable units, 62% affordable)

130 affordable units created 2023-27

MECHANICSVILLE

136 Total Home Ownership Units

27 affordable units, 20% affordable

27 affordable units created 2023-27

BOWEN

2,000 Total Units

875 affordable / WF units, 44% affordable

300 affordable/ WF units created 2023-27

W. HIGHLANDS

223 Total Home Ownership Units

64 affordable units; 29% affordable

43 affordable units created 2023-27

MAGNOLIA PERIMT.

27 Total Home Ownership Units

27 affordable units; 100% affordable

27 affordable units created 2023-27

2,023

Total Affordable / Work Force Units
Produced on AH Land on Tier I Sites
from 2023-2027



Rendering of Civic Center Redevelopment

CREATE & PRESERVE

New Rental Units: Projects on AH Land



AH Plans to Financially Close **802**
Affordable Rental Units in FY 2025



Rendering of Englewood

Bowen Phase 1

107 New Affordable Units

*48 subsidized by AH; 49 by tax credits;
10 by workforce; 44 by market rent*

Civic Center P1 & R1

177 New Affordable Units

*148 subsidized by AH; 29 by workforce;
115 by market rent*

Herndon Phase III

153 New Affordable Units

*81 subsidized by AH; 72 by tax credits;
27 by market rent*

Potential Acquisition

245 New Affordable Units

*167 subsidized by AH; 78 by workforce;
15 by market rent*

Thomasville Heights I

120 New Affordable Units

*80 subsidized by AH; 40 by tax credits;
80 by market rent*

CREATE & PRESERVE

New Homeownership Opportunities



AH Plans to close on **64** Affordable Homeownership Opportunities in FY 2025

Affordable Homes Pilot

6 New Affordable Homes
0 market rate homes; 6 total units

Englewood IC

16 New Affordable Homes
65 market rate homes; 81 total units

ANDP* (Magnolia)

8 New Affordable Homes
0 market rate homes; 8 total units

CitiPlace (Magnolia)

7 New Affordable Homes
0 market rate homes; 7 total units

Mechanicsville

27 New Affordable Homes
109 market rate homes; 136 total homes

*Atlanta Neighborhood Development Partnership



Rendering of AH's Single-Family Modular Home Projects

CREATE & PRESERVE

Co-Investment Units



AH funding is projected to close **227**
Affordable Units in FY 2025



AH continues a review applications received for its \$50 million renewed Co-Investment fund approved in March 2023

Projected Early FY 2025

Sylvan Hills II

227 Affordable Units
45 subsidized by AH; 182 by other assistance

Projected Late FY 2024

360 Peachtree

145 Affordable Units
51 subsidized by AH; 94 by other assistance; 25 by market rent

Heritage Village (W. Lake)

102 Affordable Units
102 subsidized by AH

Stone Hogan: Flats

256 Affordable Units
256 subsidized by other assistance

Stone Hogan: Villas

192 Affordable Units
192 subsidized by other assistance

CREATE & PRESERVE

New HomeFlex Units: Partnership Projects

111 Moreland Avenue

42 Affordable Units

*100% Assistance provided under
HomeFlex HAVEN Agreement*

277 Moreland Avenue

54 Affordable Units

*100% Assistance provided under
HomeFlex HAVEN Agreement*

Abbingtion at Ormewood

42 Affordable Units

*8 subsidized by AH; 34 by other
assistance*

AH Projects **138** Affordable Units
under the HomeFlex Program in FY 25



Thrive Sweet Auburn, expected to come online in FY 2024

Note: An additional 162 total affordable units are expected to be under construction.

CREATE & PRESERVE

Preservation: RAD Conversions

AH Plans to Preserve the Affordability
of **246** Rental Units in FY 2025

Ashley Collegetown

78 Public Housing Units
47 RAD PBV and 31 Section 18 PBV

Georgia Avenue

79 Public Housing Units
100% conversion to Section 8 PBV

Capital Gateway I

89 Public Housing Units
54 RAD PBV and 35 Section 18 PBV

Faircloth to RAD*

Bowen Phase 1
Civic Center Phase R1
Hollywood Courts Phase I
Thomasville Heights Phase I
Conversion of NEW PH units to S8 PBV



The Villages at Carver

Source: <https://www.villagescarver.com/photogallery>

*Faircloth to RAD unit count is not included in the RAD Preservation total above

CREATE & PRESERVE

Existing Rental Units: Renewed HomeFlex

<u>Community/Property</u>	<u>Units</u>
Arcadia at Parkway Village	116
Campbell Stone	236
Columbia Heritage	124
Columbia Sylvan Hills - Supportive	39
Columbia Tower at MLK Village	39
Lillie R. Campbell House	96
Martin House at Adamsville	121
Odyssey at Villas	32
Park Commons/Gates Park (HFOP)	22
Park Commons/Gates Park (HFS)	19
The Legacy at Walton Lakes	24

AH Plans to Preserve the Affordability
of **868** HomeFlex Units in FY 2025



Martin House at Adamsville

Source: <https://www.nationalchurchresidences.org/communities/martin-house/>

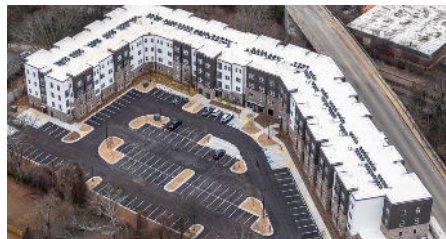
CREATE & PRESERVE

In-Progress HomeFlex



Stanton Park

56 Affordable Units | **\$12,227,478** TDC



1265 Lakewood

160 Affordable Units | **\$29,000,000** TDC



1055 Arden

58 Affordable Units | **\$29,000,000** TDC

356 James P. Brawley

8 Affordable Units | **\$1,062,701** TDC



The Mallory

116 Affordable Units | **\$17,332,007** TDC



Abbington at Ormewood

42 Affordable Units | **\$16,588,853** TDC

Dalvigney & Echo

8 Affordable Units | **\$2,780,200** TDC



McAuley Park

180 Affordable Units | **\$50,582,712** TDC



277 Moreland

54 Affordable Units | **\$5,565,072** TDC

507 English Avenue

6 Affordable Units | **\$800,750** TDC



Thrive Sweet Auburn

106 Affordable Units | **\$19,307,441** TDC



588 Paines

8 Affordable Units | **\$900,000** TDC

CREATE & PRESERVE

In-Progress Construction on AH Land



Madison Reynoldstown
116 Affordable Units | **\$33,295,000** TDC



Ashley Scholars Landing II
114 Affordable Units | **\$64,442,879** TDC



Juanita H. Gardener Village
108 Affordable Units | **\$25,592,700** TDC



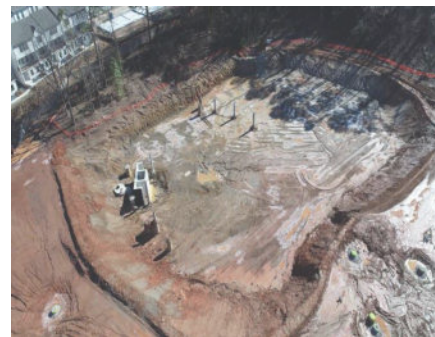
Villages at Carver I
110 Affordable Units | **\$46,035,837** TDC



James Allen Jr. Place RAD Rehab
129 Affordable Units | **\$36,077,058** TDC



Villages at Castleberry RAD Rehab
114 Affordable Units | **\$71,859,335** TDC



Englewood Infrastructure
\$29,957,071 TDC



East Lake Highrise
149 Affordable Units | **\$35,078,085** TDC

CREATE & PRESERVE

Disposition & Demolition Plans



AH notifies HUD of its intent to dispose of parcels or demolish structures by applying to the **Special Applications Center (SAC)**.

Residents in public housing units may require temporary relocation once HUD completes the approval process.

Submitted Applications

(pending HUD approval)

- Carver Vacant Parcels
- Cosby Spear Highrise (RAD S18)
- Englewood IA
- Johnson Road – Medical Bldg.
- Jonesboro North
- Magnolia Perimeter – ANDP
- Magnolia Perimeter – Quest
- Mechanicsville Homeownership
- West Highlands – 3B

FY 2025

Planned Submissions

(pending AH action)

- Ashley Collegetown (RAD Section 18)
- Bowen Phases I & II (CNI)
- Capital Gateway I (RAD Section 18)
- Civic Center R1 & P1
- Cupola Building at Centennial
- Englewood IC & IIC
- Herndon III & Herndon Retail
- Jonesboro South
- Leila Valley
- Magnolia Perimeter – CitiPlace
- Mechanicsville Homeownership
- Scholars Landing Outparcels
- Thomasville
- Villages at Carver III (RAD Section 18)

CREATE & PRESERVE

Infrastructure Improvement Plans

AH may begin construction on **public improvements** necessary to implement AH's planned revitalization and rehabilitation activities.

- Bowen Homes
- Civic Center
- Englewood Manor
- Herndon Square
- Magnolia Perimeter
- Mechanicsville
- Scholars Landing
- West Highlands



Englewood Infrastructure Project as of December 29, 2023

CREATE & PRESERVE

Choice Neighborhoods

- **Closeout** AH's 2014/15 Choice Neighborhoods Implementation Grant (University Homes exp. 9/30/23)
- **Complete** implementation of Roosevelt Hall Use Plan (Plan suffered setbacks b/c of September '23 flooding)
- **Administer** AH's 2022 Choice Neighborhoods Implementation Grant (\$40M to transform Bowen site)
- **Create and implement** Critical Community Improvements Plan for Bowen Homes site
- **Advance** resident supportive services in the areas of education, health, and workforce training
- **Assess** internal capacity and feasibility of pursuing Choice Neighborhoods Planning Grants for Hollywood Courts, Thomasville Heights, or other eligible projects



ENHANCE ASSISTANCE PROGRAMS

Down Payment Assistance (DPA)

AH offers 2 DPA programs

1. AH's Choice Neighborhoods DPA Program provides **priority and higher level of assistance to families** choosing to buy a home and live within the University Choice Neighborhood footprint.

- **Can also be combined with other non-AH DPA awards.**

Choice DPA Program

Provide **16** subsidy loans up to \$60,000 for eligible, first-time homebuyers to purchase a home and live within the UCN footprint up to \$335,000. DPA is forgiven over 20 years.



Rendering of Towns at Scholars Landing (projected to close in FY 2024)

ENHANCE ASSISTANCE PROGRAMS

Down Payment Assistance (DPA)

2. AH's Comprehensive DPA Program provides **priority and higher level of assistance to families** assisted by any of AH's rental assistance programs.

- A **higher level of assistance** is offered to veterans and persons employed in the education, public safety, and healthcare fields.
- AH's **DPA can be combined with other non-AH DPA awards** to maximize affordability in the city for the qualifying family.

AH DPA Program

Provide **224** subsidy loans up to \$25,000 for eligible, first-time homebuyers to purchase a home citywide up to \$375,000. DPA is forgiven over 10 years.



ENHANCE ASSISTANCE PROGRAMS

Down Payment Assistance (DPA)

- **Meet** first-time homebuyer definition (not owned a home within last three years).
- **Fall** within Area Median Income based on family size (80% AMI or below; current AMI for Atlanta is \$103,500).
- **Complete** required 8-hour homebuyer education class taught by HUD-approved HBE provider.
- **Commit** to purchasing and occupying a single-family home, townhome, or condominium at or below \$375,000 within CoA.
- **Have** a minimum of \$1,500 of own funds to contribute to home purchase.
- **Understand** that AH's DPA is a subsidy loan forgiven over 10 years. Sells or refinances before expiration of the affordability period will trigger recapture and shared appreciation clauses.



ENHANCE ASSISTANCE PROGRAMS

Housing Choice Vouchers



- AH administers a **local preference** for residents of Atlanta and individuals working in Atlanta.
- Program requires targeted (18-61 non-elderly, non-disabled) **families to be employed**.
- HCV Program gives participating families the **freedom to choose** where they live.
- HCV-assisted households **pay 30% of their adjusted income** toward their rent. AH pays the rest.
- AH's certified inspection team **ensures that all AH-assisted units meet AH's enhanced standards**

AH deployed MTW flexibilities that. . .

- Set **higher expectations for units** to be assisted by AH. AH's higher standards help to ensure that AH-assisted families receive quality units as would a market renter.

- Require new (and existing by referral) **HCV families to attend** the Good Neighbor Program, designed to help families stabilize and move closer to housing self-sufficiency.

- Offers a leasing incentive to landlords to **assist eligible HCV families** in overcoming barriers in the lease up process.

ENHANCE ASSISTANCE PROGRAMS

Stabilize At-Risk Families



Planned Permanent Supportive Housing at 277 Moreland Avenue

HAVEN CoC Vouchers

525 Vouchers dedicated for Continuum of Care (CoC) activities to assist chronically homeless families

Home Again

Assist up to **405** households with temporary, short-term housing assistance

PSH NOFA

Complete open Permanent Supportive Housing (PSH) commitment. Achieved **509** units of original PSH commitment

APS Vouchers

Assist up to **75** Atlanta Public Schools students experiencing homelessness under The McKinney-Vento Homeless Assistance Act

CREATE OPPORTUNITIES

Resources for Residents

Continue investments in local non-profits to provide education and workforce training.

- Computer Literacy
- Education: College application assistance and referral to scholarship opportunities
- Employment: Search and soft skills
- Financial Literacy: Banking and credit management



CREATE OPPORTUNITIES

Youth Opportunity

Provide employment and mentoring opportunities to AH-assisted youth through **Atlanta Achiever's Program** and **AH's Summer Internship Program**.

Raise funds for college scholarships to **support AH-assisted youth**

- Market the James Allen Community Scholars Award, University Choice Neighborhoods Scholarship, industry-related scholarships, and other opportunities to college-aged youth (17-23 years old)
- AH plans to make an award to all eligible applicants based on funding availability



CREATE OPPORTUNITIES

Economic Mobility

Make resident connections to programs and services

- Continue referral efforts that increase marketable skills and knowledge
- Increase enrollment in AH's voluntary self-sufficiency program

Expand training and job opportunities for residents in high paying fields

- Advance AHGreen program to offer training to AH-assisted households for green and clean energy jobs
- Sponsor ACCESS* technical education cohort and recruit external partners for job placement opportunities

**ACCESS = Achieving Connectivity to Create Equity and Self-Sufficiency*



AH development at Herndon employing AH residents

CREATE OPPORTUNITIES

Senior Health & Independence

AH wants families and individuals to live in their homes for as long as possible and maintain independent living. To accomplish this, AH provides residents access to programs and services that enable them to age with dignity and maintain a high quality of life.

- Delivered meals
- Transportation assistance
- Health assessments
- Social activities
- Adult day-programming
- And much more



Seniors letting loose at a holiday party

EXPAND PARTNERSHIPS & COMMUNICATE OUR WORK



Partnerships

Align AH resources and investment to create healthy, thriving neighborhoods, and provide essential services to AH residents and participants.

Pursue other funding opportunities:

Federal, philanthropic, tax credits, bonds, corporate, religious, and educational funding, and revenue generating projects

Communication

Update and improve dashboards to clearly show our programs, the communities we impact, and our progress against our goals.

A prototype of the dashboard is available at atlantahousing.org/about-us/plans-reports

STRENGTHEN OPERATIONS

Administrative Activities

- Find ways to reduce costs to sustain assistance to families.
- Monitor Section 3 protocols to ensure compliance:
 - Diversity efforts with contracts and procurement
 - Recruitment and retention of assisted households



Pursue
35%

contract awards to DBE
& Section 3 businesses

Exceed
90%

HCV budget authority
utilization rate or 90%
voucher utilization rate

Achieve
-8%

carbon footprint
reduction for agency

STRENGTHEN OPERATIONS

Update Statement of Corporate Policies (SCP)

- Include provisions related to the Housing Opportunity Through Modernization Act (HOTMA)
 - Restrict admission for families with more than \$100,000 in net assets
 - Accept self-certification of assets less than \$50,000 with verification occurring every three years
 - Specify the threshold for conducting and timing of interim examinations
- Add VASH recipients to list of participants exempt from the work requirement
- Update Fair Housing and Equal Opportunity provisions
- Disregard income received for Universal Basic Income pilots
- Clarify enforcement of abusive language and conduct towards staff and residents
- Create informal reviews for Housing Choice applicants who receive adverse decisions
- Add policies related to Home Again and Home Ownership

THANK YOU

Public Comments
Feel free to reach out to us:

By Email: strategy@atlantahousing.org

By Message Line: 404.817.7458

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**MTW Annual Plan Public Comment
Period Stakeholders Briefing**
February 5 – March 8, 2024