

**Atlanta Continuum of Care**  
**Meeting Agenda**  
**July 13, 2021**  
**Zoom Meeting**  
**10:00 AM – 12:00 PM**

❖ **Welcome and Introductions, Cathryn Marchman**

❖ **Lead Agency Updates**

- Strategic Plan Refresh/HomeFirst Investment Strategy Update, Cathryn Marchman
  - Currently in the last year of the 5-year strategic plan (ClearPath). The new strategic plan will be worked on in the spring/summer of 2022. Input from CoC members will be needed. The current strategic plan can be found on the Partners for HOME website: [https://partnersforhome.org/wp-content/uploads/2017/12/Partners-for-HOME-Strategic-Plan-Brochure\\_FINAL.pdf](https://partnersforhome.org/wp-content/uploads/2017/12/Partners-for-HOME-Strategic-Plan-Brochure_FINAL.pdf). There will be 2-3 in-person meetings in August to review the current plan and goals. These goals and strategies as well as the timeline will be updated.
  - 550 of the 1000 supportive housing units are new and the other 450 are meant to be created through other means (i.e., CoC NOFA Competition, Atlanta Housing Authority, voucher programs, funds from DBHDD, etc.).
  - The crisis response system was created to ensure that low barrier shelters are put in place and to create comprehensive street outreach. The goal is to create a system that works well for the consumer.
  - The focus with family and youth homelessness is rapid rehousing and scaling the programs.
  - A key part of the overall strategy is leverage and alignment, i.e., making sure that we use whatever funds are available and aligning them with strategic goals.
  - 417 supporting housing units are approved, and most of those deals have already closed. Many are in development or under construction now. Many of the developers involved have never participated in supportive housing before and are entering the space for the first time. We expect to meet the goal of 550 units. Please see presentation for details.
- Housing Surge Update, Melissa Austin
  - We are looking to scale the housing surge and are also looking at a hotel acquisition strategy. There are new funds secured through pandemic TANF that will serve families in RRH as well as cash assistance. Tentative approval has been granted from DBHDD that will provide services to new vouchers that are coming through the rescue plan and will pay for dedicated street teams that will target individuals with severe mental illness.
  - As of June, 2021, we've housed 688 households and acquired 646 units through the hold fee program. Goal is 800.
  - Next steps include: CE build out, bridge to PSH, case conference phase 2, diversion, implementation of new resources, and outreach/encampment strategies.
  - The housing queue numbers decreased in May and June but have risen for July in large part to the increase in homeless youth population.
  - Encampment closures have been on hold since the closing of the hotel, but we are looking to create a comprehensive map of where the outreach teams are located and assess if we need more capacity.
    - Diversion will be ramped up shortly, and all successful exits are tracked in HMIS. Please see presentation for details. Part of the challenge with diversion is locating people and connecting them to a diversion specialist. Tamara Roulhac (SPM Diversion) will develop some training materials and recordings and push them out.

- Trainings for Agency Admin Seats, Alex Ukani
  - ICA has been discussing and reviewing how they can better support Atlanta CoC agencies. The agency admin role is defined as a designated staff member responsible for enforcing the data requirements. Each agency needs to identify at least one person as the agency admin. ICA will be hosting an initial meeting on August 3<sup>rd</sup> at 11:00 AM that each agency admin needs to attend. Registration link: <https://attendee.gotowebinar.com/register/5967552497036099340>. ICA will then host quarterly meetings. Email [alex.ukani@icalliances.org](mailto:alex.ukani@icalliances.org) with any questions.
- Bylaws and Charter Review, Cathryn Marchman
  - Charter review occurs annually and is approved by the Governing Council. The current charter can be viewed here: <https://partnersforhome.org/wp-content/uploads/2021/04/CoC-December-2020-Charter.pdf>
- Governing Council Updates, Cathryn Marchman
  - Many members are rolling off or have rolled off. We are working to identify and recommend new members. Email Summer Duperon ([sduperon@partnersforhome.org](mailto:sduperon@partnersforhome.org)) with any recommendations.

#### ❖ Presentations

- Youth Action Board (YAB) Update, Malik Major and Tamara Roulhac
  - The YAB is comprised of youth community leaders who serve as the voice of homeless youth in Atlanta. There are currently 6 YAB members who meet monthly and seek to inform system change and provide a youth perspective to the CoC. YAB operates on an annual budget and funds development opportunities for youth. Any youth who want to join YAB can contact Tamara Roulhac ([troulhac@partnersforhome.org](mailto:troulhac@partnersforhome.org)) for more information.
  - Malik Major is the co-chair of the YAB and uses his position to help other homeless youth, give them a voice, and share resources.
- Client Advisory Council (CAC) Update, Tracie Harps
  - The CAC was formed in January of 2021 and started with 18 members who have experienced homelessness. A strategic plan was created in March, and a strategic checklist was created in May. There will be a life skills event the first week of August.
- Eviction Moratorium Update, Michael Lucas
  - Moratorium ends July 31, 2021. In June alone, 7000 new evictions were filed in the metro area. The impact of the crisis won't be worn evenly; this is an issue of racial justice and equity.
  - The Biden administration has made a big push toward solutions and diversion, but we're behind on taking advantage of that push.
  - Once the moratorium ends, tenants will need the courts' help to stave off eviction. Judges can stay evictions to allow tenants to apply for rental assistance. AVL is using courthouse base programs to connect tenants to rental assistance programs, but they need more volunteer attorneys. AVL is having discussions with the city of Atlanta to assess the rental assistance program and find ways to make it easier for people to apply.
- Swissport Employment Opportunities, Taylor Heard
  - Swissport partners with United and American Airlines and Amazon. They are looking to fill cargo warehouse positions. Starting pay is \$14.25 an hour with full benefits. There is also a \$1500 signing bonus. Applicants must be 18 or older and pass a drug screening.

#### ❖ Agency Updates/Round Robin

- Janeane Schmidt – Salvation Army is hosting a Virtual Open House. Contact [Janeane.schmidt@uss.salvationarmy.org](mailto:Janeane.schmidt@uss.salvationarmy.org) for more information.

- Keren Cadet – STRIVE Atlanta is recruiting for the September cycle of their 7-week Certified Logistics & Inventory Control training program. Email [kcadet@strive.org](mailto:kcadet@strive.org) or visit <https://strive.org/atlprograms>.
- Emory Paul – SoulSpice is hosting an event on July 24<sup>th</sup> to distribute 300 backpacks filled with 40+ essential supplies at the Gateway Center starting at 11:30. Email [soulsuppliesatlanta@gmail.com](mailto:soulsuppliesatlanta@gmail.com) or call 770-903-2979 for more information.
- Sydney Tucker – Crossroads has two trauma therapists on-site every Monday from 9am-4pm, free of charge. Email [stucker@crossroadsatlanta.org](mailto:stucker@crossroadsatlanta.org) for more information.
- Margaret Schuelke – Monthly payments to families with children begins this week. For more information: <https://www.irs.gov/credits-deductions/child-tax-credit-non-filer-sign-up-tool>
- Arthur Murray – Step Up is looking for a licensed Program Manager in Savannah, GA. Candidates can email [amurray@stepup.org](mailto:amurray@stepup.org).



CoC Meeting  
July 13, 2021



# Strategic Plan Update and Refresh

# HomeFirst Investment Strategy/ClearPath Update

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

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Goal:	Approach: Rare, brief, and nonrecurring	Progress
Refine the Crisis Response System	Add low barrier shelter, expand outreach, invest in employment navigation, add capacity through training,	130 beds of low barrier shelter – 4 yrs operating 15 new FTE's for outreach and crisis response
End Chronic Homelessness	Add 1000 (550 new units) PSH units and bridge to Medicaid and County service funding over 5 years	367 online; 417 approved (105 under review and 109 anticipated) = 999 total. 99% towards goal
End Youth Homelessness	Spectrum of youth-focused interventions— Rapid Rehousing (150), Independent Living Program (30 units)	110 rapid rehousing funded 30 ILP Units funded
End Family Homelessness	Scale 300 rapid rehousing interventions, employment and access to affordable units and employment. Pilot prevention and diversion	440 RRH interventions 350 + families served in Prevention in 3/3 n'hoods Diversion funded for 450+
Leverage, align and strategically allocate resources	Emphasis on maximizing sustainability, e.g., mainstream funding via TANF, Medicaid, LIHTC	Next slide

# Leverage and Alignment

Temporary Assistance for Need Families	\$1,500,000 past 3 years; \$500,000 annually	Created 300 rapid rehousing placements for homeless families
Fulton County Services	\$105,000,000 over 30 years	Will provide services to 550 households in PSH for 30 years
Atlanta Housing	\$100,000,000 next 15 years	15 year of rental subsidy for 550 units
Low-income housing tax credits	\$145,000,000	11 properties new construction and rehab
Emergency Solutions Grant	\$150,000 one time	Paired with private funds for permanent housing from Pine Shelter
Georgia Housing Voucher Program	~\$1,200,000 annually	100 vouchers leveraged with services provided by Home1st
Wells Fargo	\$200,000 one time	Supported family rapid rehousing
Total	\$353,050,000.00* +	

\*Does not include year over year GHVP subsidy value or TANF investment year over year

STATUS	Approx Placed in Service Date	NAME	OWNER/APPLICANT	CONSTRUCTION TYPE	TOTAL PSH UNITS	TOTAL UNITS
Approved/Closed	PLACED IN SERVICE 8/2020	Dwell at the Alcove	Fursorage	Rehab	9	19
Approved/closed	PHASED COMPLETION: 11/1/2020 - 10 units 12/31/2020 - 1/29/2021 - 6 units 5/31/2021 - 5/30/2021 - 8 units	Capitol View Apartments	Columbia	Preservation/Rehab	24	120
Approved/closed	Placed in service- attrition	Centra Villas	Community Solutions	Rehab	66	130
Approved/closed	July 2021	Quest at Dalvigney	Quest CDO	Rehab	12	12
Approved/closed	Jul-22	Abbingtion at Ormewood	Rea Ventures	Rehab	8	42
Approved/closed	Nov 2021	Covenant House	Covenant House	New Construction	30	30
Approved/closed	Nov 2021	Stanton Park	Parallel Housing/Woda Group	New Construction	10	56
Approved/closed	June 2021	Adair Lofts	SL Lending, LLC.	Rehab	5	35
Approved/Closed	February 2022	Edgewood Court	Affordable Housing Solutions	Rehab	4	50
Approved/Closed	March 2022	55 Milton	Prestwick	New Construction	18	156
Approved/Closed	May 2022	Thrive Sweet Auburn	Mercy Housing/PCCI	New Construction	23	117
Approved/June, 2021	July 2022	1265 Lakewood	Prestwick	New Construction	16	160
Approved/June-2021	Sep 2022	The Mallory	Prestwick	New Construction	14	116
Approved/Summer 2021	Sep 2022	McAuley Park	Mercy Care	New Construction	30	180
Approved/Fall 2021	July 2022	1055 Arden	Prestwick	New Construction	11	82
Approved/10/2021	February 2022	Intrada Westside	Vecino Group	New Construction	25	163
Approved/July 2021	TBD	Heritage at West Lake	Quest CDO	Preservation/Rehab	102	102
Approved	TBD	1200 Mobile	Twin Pillars	Rehab	10	40
<b>Unit Count (approved)</b>					<b>417</b>	<b>1575</b>
Under Review	Under Review			New Construction	47	47
Anticipated	TBD			Rehab	6	12
Anticipated	TBD			New Construction	24	48
Anticipated	Anticipated			Rehab	34	68
On Hold	On Hold			Rehab	70	70
<b>Unit Count (including approved, under review, anticipated, and on hold)</b>					<b>598</b>	<b>1752</b>



# Refresh Activities

2-3 in-person gatherings

Reviewing current plan  
and goals

Updating and refining  
timelines and strategies

August, 2021 – Save the  
dates forthcoming

# Lift 2.0 and Hotel Acquisition Strategy

Our goal is to scale proven strategies using new stimulus funds and resources to move more unsheltered off the street and create unprecedented housing placements by end of year.



Working to secure new funds from DCA (ESG - \$19M - pending), DFCS (P-TANF \$2.4M - committed), DBHDD (SAMHSA - \$4M – committed) to scale housing surge



Exploring partnership with DCA, Fulton, and City, among others, to acquire 2+ hotels to create a regional strategy for shelter operation and transition to permanent affordable and supportive housing

# Governance Update

- Annual review of Charter – now for GC approval in Sept.
  - <https://partnersforhome.org/wp-content/uploads/2021/04/CoC-December-2020-Charter.pdf>
- Governing Council Slate Review
  - 10 Ex-officio members – 2 vacancies
  - Up to 11 at large members – 5 vacancies

# At Large members

Up to 11 at-large members who are or represent key stakeholders in AHCoC, including but not limited to:

- A business and/or foundation community - Vacant
- a regional planning body - Vacant
- a civic and/or faith leader with expertise in homeless services provision - Vacant
- a behavioral health and/or healthcare services provider - Vacant
- a chronic homeless services provider
- a homeless services provider that is a recipient of HUD's Emergency Solutions Grants program
- an organization with expertise in workforce or employment - Vacant
- a homeless or formerly homeless person
- a human services agency

**Questions?**

**Cathryn Marchman**

**[cmarchman@partnersforhome.org](mailto:cmarchman@partnersforhome.org)**

**DLH Development**  
**2174, 2176 Donald Lee Hollowell Parkway, Atlanta, GA**  
**30318**



**General Information**

- Applicant: Vecino Bond Group, LLC.
- HomeFirst PSH Capital Financing: \$1,000,000
- Operating Subsidies: 25 (out of 165 total units)
- Other sources: Low Income Housing Tax Credits (applying for 4%); MLK/DLH Tad Grant (\$1,000,000); (\$1,000,000); Conventional Loan (\$10,700,000)
- 165 units of affordable housing (including 25 PSH units)

**Description of Development**

DLH Development is a proposed multifamily development located in Grove Park neighborhood. The development will include approximately 150 residential units, made up of 30, 50, 60 and 80% AMI. The site also includes commercial/retail space and community gardens. Additional programming may include a small store, healthcare provider and possibly an arts studio consisting of a small recording studio, agrihood or aqua-gardens, producing produce to be sold at the store. Vecino Group is actively are working with the community to ensure the retail/commercial space will meet the needs of the community.

**Stanton Park Apartments – Woda Cooper and Parallel Housing**  
**Corner of Hank Aaron Drive and Boynton Ave. Atlanta, GA 30315**



Stanton Park Apartments will include 56 total units, including 10 units set aside as Permanent Supportive Housing. The four-story building in Atlanta’s Peoplestown neighborhood is located within proximity to the Southeast Beltline trail and will include an elevator.

**Dwell at Alcove**  
**340 Dixie Hills Cir NW Atlanta, GA 30314**  
**Fursorge**



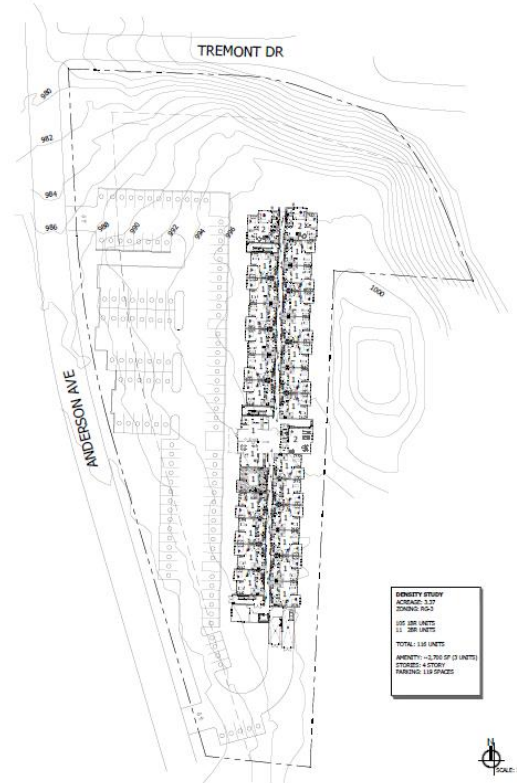
**Renovation and redevelopment of a 19 unit “naturally occurring affordable housing” development (including 9 units of PSH) in the rapidly gentrifying area of Grove Park/Dixie Hills.**

**Completed August 2020**

- 9 of the units (all 1 bedroom) were set aside as Permanent Supportive Housing.
- The rest of the units were marketed to individuals already living in the area.
- The development team has a small portfolio of properties in the area. All provide community-based programs such as coordination with the YMCA, Uplift Georgia, summer lunch programs, and afterschool programs. One property, Dwell @ 750 works with Atlanta Housing’s voucher programs.



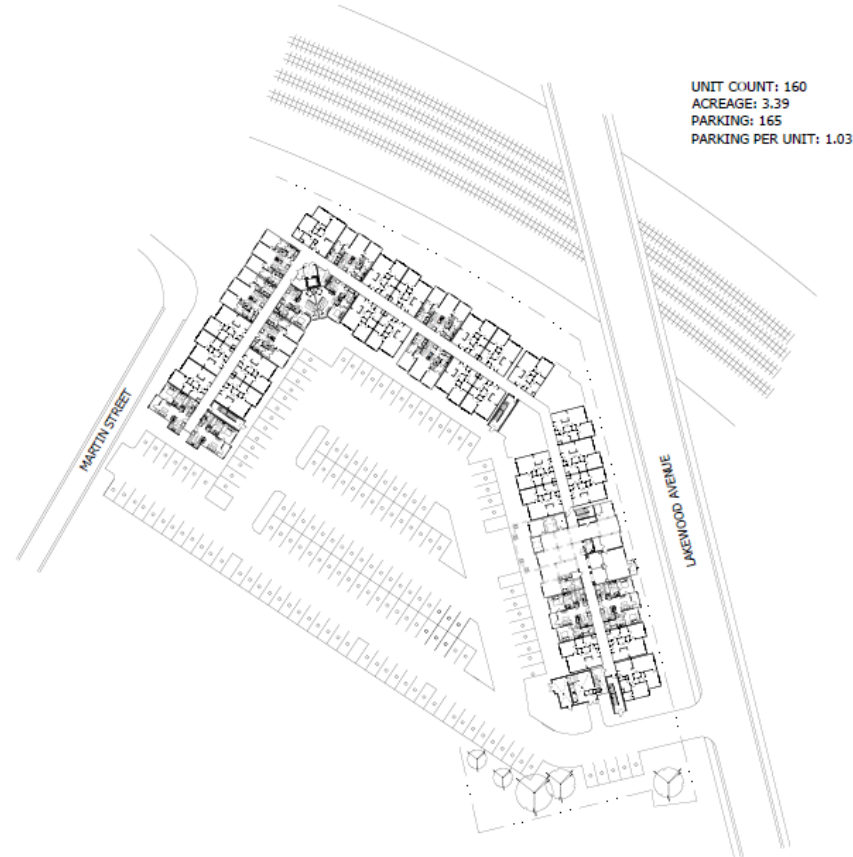
The Mallory – Prestwick Development Company  
251 Anderson Ave NW Atlanta, GA 30314



This multifamily complex will include 116 units, including 14 one-bedroom units of Permanent Supportive Housing. All units will serve individuals aged 55+. The building, which is within a mile of the West Lake MARTA station in the Westview neighborhood, is in a rapidly changing part of the city with quickly increasing land values.

# 1265 Lakewood – Prestwick Development Company

1265 Lakewood Avenue SE Atlanta, GA 30315



This multifamily complex will include 160 units, including 16 one-bedroom units of Permanent Supportive Housing. All units will serve individuals aged 55+. The site is within the Southeast corridor of the BeltLine and only a few feet from the trail.



**August 2020-  
24 units of PSH out of 120  
units of affordable housing  
(\$40k/unit) fronting the  
Beltline Westside trail**

**First Phase Completed and  
residents moved in.**

- Complete renovation of complex of “naturally occurring affordable housing” in southwest Atlanta, with 100% of the units set aside as long-term affordable housing.
- Additional partners/funders: City of Atlanta, Georgia Department of Community Affairs, Enterprise Community Partners, Invest Atlanta, Annie E. Casey Foundation, Columbia Residential



**8 units of PSH out of 42 units of affordable housing (\$40k/unit) in Ormewood Park/East Atlanta (Beltline Overlay District)**

- Additional funding leveraged: LIHTC (DC), Housing Opp Bond (IA)
- Part of The Lodge, a proposed master development, which includes the adaptive reuse of the former Kroger grocery store and historic Masonic lodge located on site. The housing component is new construction.



**5 units of PSH out of 35 units of housing, including 5 market rate units (\$40k/unit).**

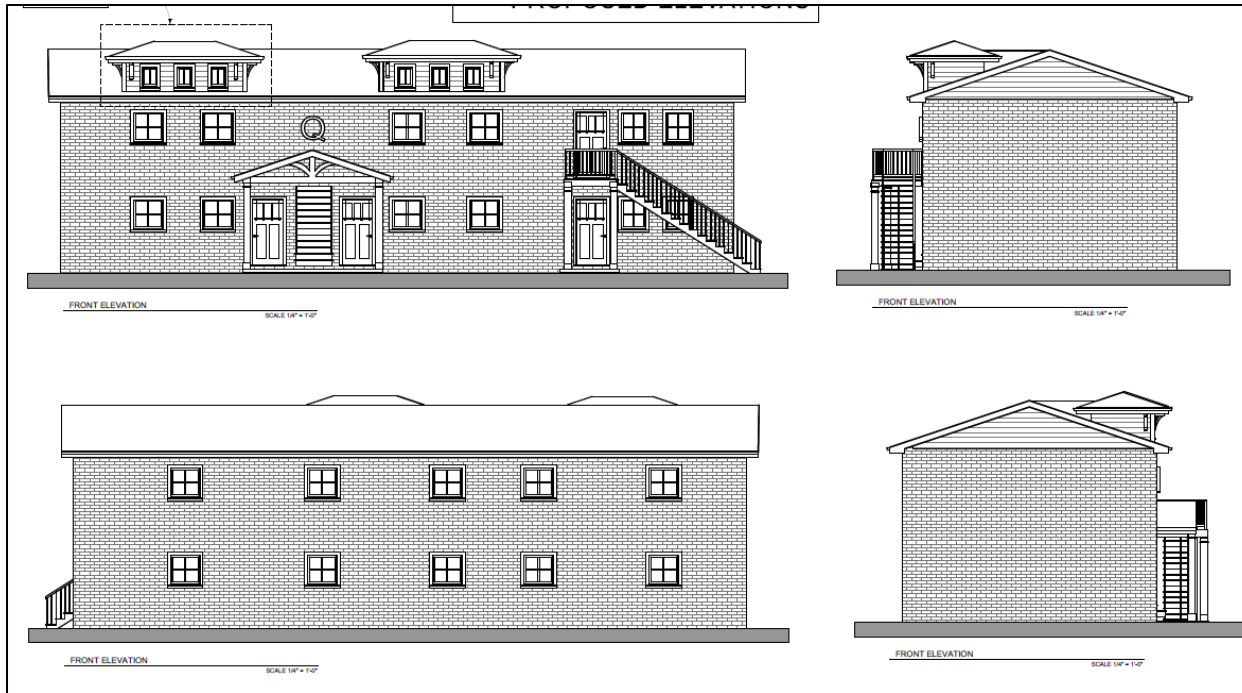
- Adaptive reuse project of the historic George W. Adair Elementary School includes affordable micro-units for live/work space targeting creatives and artists, 5,000 square feet of loft office tailored to non-profits, small businesses and studios/classrooms, a revamped 4,400 square feet auditorium repurposed for an art gallery, community event space, and a 1,600 square feet coffee shop and cafe.
- Other sources of funds: Historic Tax Credits, Housing Opportunity Bond (Invest Atlanta)



## **Thrive Sweet Auburn:**

23 units of PSH out of 117 units of affordable housing, including 11 market rate units (\$40k/unit).

- Proposed mixed income development for families and individuals in the Old Fourth Ward neighborhood
- ¼ mile from the King Memorial MARTA station
- Additional funding sources: LIHTC (DCA), National Housing Trust Fund (DCA), Mercy Loan Fund



**Dalvigney:** Renovation of 12 units of PSH (100% PSH) in English Avenue neighborhood of Atlanta

- Full renovation of two mid-rise, multi-family residences. Each building contains six units for a total of twelve multi-family units, totaling 7800 square feet.
- The exterior will be rehabbed with new paint, roofing, windows and awnings, as well as repairs to the concrete slab, sidewalks driveway and landscaping. Interior work consists of installing new drywall, plumbing, mechanical and electrical systems throughout. Finishes and specialty work includes new doors, painting, cabinets, ceramic & vinyl tile, countertops and insulation.
- Additional funding leveraged: City of Atlanta, Invest Atlanta



**General Information - St. Joseph's Health System and Pennrose – 30 units of 180**

- HomeFirst PSH Capital Financing: \$1,200,000
- Other sources: DCA HOME loan, 4% LIHTC, Eastside TAD