

Atlanta Continuum of Care + Governing Council Joint Meeting
Meeting Minutes
March 11, 2025
Virtual Meeting – [View Recording](#)

❖ **CoC General Meeting**

- Strategic Plan Updates – Cathryn Vassell
 - The Atlanta Rising Campaign seeks to raise \$212 million for prevention & diversion, housing & system infrastructure (including rapid housing construction and supportive services), holistic programmatic services (including Project HEAL – onsite medical and mental health support), and downtown specific work (which includes dedicated outreach capacity). This campaign will result in a long-term reduction in the total number of people experiencing homelessness in Atlanta.
 - Roughly 4,400 people enter the system annually. For everyone person that is housed, another 2.5 come into the system. Part of the solution is to use prevention dollars to reduce inflow and bring on more supportive housing units in a condensed time period.
 - Sustained revenue is needed to keep the work moving forward. There is an ask at the state legislature to secure \$4 million in the state budget.
 - The Atlanta Rising campaign is being chaired by Chris Womack at Southern Co. as well as two other C-suite executives at Fortune 500 companies. Mayor Andre Dickens is the honorary campaign chair.
 - The City has issued a \$50 million bond which will be used for rapid housing units. The dollars for rapid housing vouchers have been secured, and supportive service dollars are being secured.
 - 264 of the 500 rapid housing units have been produced. New builds include the Melody (40 units), Waterworks Reservoir (100 units), and 405 Cooper Street (100 units). Acquisitions of existing projects include 729 Bonaventure (24 units), and 226 more units will be slated for acquisition.
 - Partners for HOME will collaborate with Right at Home and [Destination Home](#) to incubate new ideas, advocate for policies, and fund impactful strategies that address the root causes of homelessness and help ensure that vulnerable neighbors have a stable home. ARCHI and HouseATL have been doing work in the prevention space, and Partners for HOME will leverage the work that has already been done. This pilot has been incorporated into the larger fundraising campaign.
 - The goals of the Downtown Rising campaign are: increase outreach and rehousing support, reduce barriers to shelter and housing, ensure public spaces are welcoming, improve mental health service provision, strengthen coordination among partners, and advance policy needs. An ad hoc committee is actively working on this campaign. The money donated by Southern Company is going toward hiring 20 – 30 outreach workers who would be dedicated to the downtown area by specific zones and geography. Several subcommittees have been launched related to the downtown work (communications, street feeding, general downtown work, etc.). If you are interested in joining one of these time-limited committees, please reach out to [Abby Bracewell](#).
- Communications Update – Cathryn Vassell
 - A survey was conducted around street feeding and food distribution to get a better understanding of street feeding downtown. The feedings are volunteer led in many cases and often operate in silos. The goal is to consolidate efforts and streamline the process.

- System Performance Update – Kayland Arrington
 - The 2023 PIT Count counted 2,867 individuals who were homeless on a single night in January. While the PIT Count provides a one-night snapshot, the system serves a much larger population – just over 10,000 individuals – throughout the year. Most people entering the system are Black or African American (85%), and the majority are men (61%). Other highlights include: 90% of families are single-parent households, 30% of domestic violence survivors are actively fleeing, and 16% are chronically homeless. In 2024, roughly 4,500 inflowed to the system, and 3,500 exited the system. 4% of individuals returned to homelessness after previously being housed. More information can be found on the [Partners for HOME website](#).
- Local, State, and Federal Policy Updates – Cathryn Vassell
 - Partners for HOME has been gathering data about agency funding and the federal, state, and local landscape. The federal government is currently funded until March 14. A continuing resolution (CR) would serve as a seven-month funding patch and keep the government funded until the end of September. Partners for HOME encourages CoC members to urge congress to pass a short-term CR and a final FY25 spending bill with increased funding for HUD’s affordable housing and homelessness programs.
 - DOGE members have identified potential cuts (a 50% decrease in HUD staff and an 80% decrease in Community Planning and Development staff in April). There is also a narrative being pushed that permanent supportive housing and Housing First are not effective. The reporting tool SAGE has also eliminated gender categories.
 - FY24 award letters have been put on pause, and only FY23 renewals are being processed at this time.
 - Executive orders and federal guidance have shifted the landscape of diversity, equity, and inclusion (DEI) initiatives. The equal access rule has also been removed by HUD.
- Breakout Group Discussion (Contingency Planning) - All
 - The CoC meeting attendees split out into groups to discuss contingency planning and the federal, state, and local updates that Cathryn Vassell covered earlier in the meeting. Highlights from those small group discussions are detailed below.
 - What is your organization doing for contingency planning considering potential federal funding cuts?
 - Diversifying Funding: Most groups are working to reduce reliance on federal dollars by seeking private, philanthropic, and corporate support. Some are using lines of credit or drawing down funds early.
 - Operational Adjustments: Strategies include pausing new client intake, scenario-based planning, conservative spending, and prioritizing key programs.
 - Board and Stakeholder Engagement: Boards are being asked to increase advocacy. Draft communication plans are in development to ensure readiness.
 - Minimal Current Impact for Some: Several organizations noted they are not heavily federally funded, though concern remains high due to indirect impacts via partners or pending grant decisions.
 - What is the potential impact?
 - Client Services at Risk: PSH and PATH programs, among others, could face reduced services or disruptions in client stability and housing.
 - Program Delays or Cuts: New nonprofits or expansion efforts may stall if anticipated federal funding is lost.

- Workforce & Staffing: Concerns around layoffs, hiring freezes, and staffing instability were shared by multiple groups.
- Increased Competition for Non-Federal Funds: As more organizations pivot to private funding, the funding landscape is expected to become more competitive.
- How is this impacting you and your organization now, if at all?
 - Mixed Experience: Some agencies are already making changes (e.g., language adjustments, internal planning), while others report little current disruption.
 - Financial Uncertainty: The ambiguity around future funding is causing stress in budgeting, planning, and client messaging.
 - Emotional and Operational Strain: Leaders are feeling pressure similar to early COVID, with wide-reaching effects on morale, planning, and communications.
- How are you handling the shift in DEI? What steps are you taking to support staff through this?
 - Some organizations are removing DEI language from websites or grant materials to protect funding prospects. Others remain committed, publicly reinforcing DEI as a core value despite risks.
 - Efforts include staff check-ins, board-hosted events, gender-inclusive form changes, and internal reassurance.
 - Leaders are working to stay visible, transparent, and values-driven, even while adjusting to political realities.
 - Multiple groups emphasized that reduced DEI focus undermines efforts to address long-standing racial and economic inequalities in the social services sector.

❖ **Governing Council Business**

- **Members Present:** Tracy Jones, Amelia Nickerson, Erika Mitchell, Leslie Marshburn, Rev. Sean Smith, Julio Carrillo, Josh Humphries, Jeff Chesnut, Turquoise Muhammed, Marcus Mister, Dawn Kentish Bennett, Erica Headlee, Jason Dozier, Maxwell Ruppensburg, Matt Westmoreland, Cathryn Vassell
- **Minute Approval**
 - The minutes from the January 2025 meeting were unanimously approved as presented.
- **Committee Report Outs**
 - **Governance Committee – Brad Schweers**
 - Three new members have been voted on to the Governing Council: Marcus Mister (ADID), Jeff Chesnut (Seyfarth), and Josh Humphries (City of Atlanta Mayor’s Office). The recently elected Youth Action Board (YAB) chair is moving out of state. The YAB will work to identify a new chair to serve as the YAB representative on the Governing Council.
 - The Governance Committee has met to discuss the Governing Council survey results. The survey was an evaluation of how Partners for HOME is performing. Overall, the results were positive.
 - The Governance Committee has also discussed the format of the CoC/GC meetings, with Cathryn Vassell noting that the content of the two meetings is sometimes incongruous.
 - Deirdra Glover from Conserte Consulting will be facilitating the Governing Council retreat later in the spring/summer. The details will be mapped out in the coming weeks.
 - **Client Advisory Council (CAC) – Wali Muhammed**
 - The CAC has created a survey to get feedback from the unhoused population. This survey is different from their previous survey which interviewed individuals receiving services or staying in shelters. CAC members will be going out to conduct surveys in the coming weeks. The purpose of the surveys

is to identify the reasons why people don't participate in the programs that are available and any barriers they are experiencing to receiving surveys.

- The CAC has been attending committee sessions at the capital regarding homelessness criminalization bills.
- The CAC continues to recruit new members. Anyone with lived homelessness experience who is 25 or older and is interested in joining can reach out to [Abby Bracewell](#).

▪ **Youth Action Board (YAB) – Bidemi Animashaun**

- The recently elected Youth Action Board (YAB) chair is moving out of state. The YAB will work to identify a new chair to serve as the YAB representative on the Governing Council.

○ **DEI Messaging & Communications and Contingency Planning – All**

- Partners for HOME held a meeting with funded providers to discuss contingency planning as it relates to federal funding. A survey has also been conducted to gain insight into funding impact.
- The most immediate and emergent issue is that only FY23 renewals are currently being processed. The majority of agencies have already received their FY23 renewals. The FY24 award letters were expected in February. FY23 contracts will begin expiring in 2025, and normally, the FY24 contract would be executed in October. Agencies do not know what to do if they don't get their FY24 awards. Rapid rehousing providers have indicated that they are going to stop enrolling clients since RRH is a time limited subsidy, but permanent supportive housing providers cannot stop providing services to clients because the subsidy is indefinite.
 - Leslie Marshburn suggested that landlords of properties be engaged to advocate for the funding to continue. Cathryn noted that the survey sent out to funded agencies asked about property ownership and asked for contact info for landlords.
 - Josh Humphries asked about the timeline across the country with regard to award letters and contracts. Cathryn said that the HUD field office indicated that it is consistent across the country.
 - Julio Carrillo indicated that it might be difficult to tap into other financial resources (loans, lines of credit). He also recommended looking to the philanthropic sector for assistance.
 - Josh Humphries said that the City is doing a full stress test related to the federal government's new policies.
 - Tracy Jones said that Atlanta Housing is waiting to see what funding cuts are made with relation to vouchers. Atlanta Housing has had conversations about next steps and prioritization. They have operating dollars to sustain for a few months, but they will eventually have to make a shift in how they operate tenant- and project-based rental assistance.

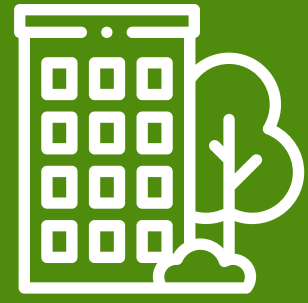
PARTNERS FOR HOME

AGENDA

- Federal Updates
- GA Legislature Updates
- Local/City Updates
- DEI Discussion and Implications

FEDERAL AND LOCAL POLICY CHANGES MEETING

FEDERAL UPDATES



AFFORDABLE HOUSING IMPACT

- Astronomical increase in tariffs on imported goods- could slow construction of affordable housing
- LIHTC could be impacted if Housing Choice vouchers are removed. The financial feasibility depends on vouchers at the property
- Delayed financial decision-making





APPROPRIATIONS

- The federal government is funded until March 14th, right now its not clear how the House, Senate, and President will come to an agreement on how to move forward with final appropriations agreement
- House Speaker Mike Johnson (R-LA) released on March 7 a [long-term continuing resolution](#) (CR) that would serve as a seven-month funding patch and keep the federal government funded until the end of September, when fiscal year (FY) 2025 ends. The CR would extend the funding levels provided for federal programs in the [previous year's FY24 funding bill](#) through the remainder of FY25, and provide funding increases for a limited number of key programs. <https://nlihc.org/resource/house-republicans-release-year-long-stopgap-funding-bill-underfunding-huds-vital-programs>
- **Take Action**

Urge Congress to pass a short-term CR and a final FY25 spending bill with increased funding for HUD's affordable housing and homelessness programs!



TRUMP PLANS FOR HUD

- DOGE members have identified potential cuts
 - 50% decrease in HUD staff
 - 80% decrease in CPD staff in April
- Permanent Supportive Housing at risk
 - Narrative that PSH and Housing First is not effective
 - Homeless detention camps
 - Increased work requirements



Odds and Ends

- USICH Executive Director position is now vacant. Jeff Olivet is now providing TA
- SAGE has eliminated gender categories
- FY24 Award letters apparently on pause
- Only FY23 renewals being processed now
- Govt shutdown will put everything on hold – get your drawdowns done ASAP

DEI & EQUAL ACCESS

Understanding Federal Changes

FEDERAL DEI CHANGES

—

OVERVIEW

- Recent executive orders and federal guidance have shifted the landscape of DEI initiatives.
- Our goal is to navigate these changes while ***maintaining our commitment to equitable services.***



KEY EXECUTIVE ORDERS IMPACTING DEI

- [Executive Order 14173](#) (Ending Illegal Discrimination and Restoring Merit-Based Opportunity).
- [Executive Order 14151](#) (Ending Radical And Wasteful Government DEI Programs and Preferencing).

Other Trump Administration [Executive Orders](#)



NAVIGATING FEDERAL CHANGES

- Ensure programs comply with federal, state, and local **anti-discrimination laws**.
- Assess our **risk tolerance** in publicizing DEI efforts.
- Mitigate risks by reviewing **website language** and avoiding trigger words.
 - Consider alternative wording:
 - Example: Using “**Anti-Discrimination**” instead of “**DEI**”.

PROACTIVE STEPS FOR COC PROVIDERS



EQUAL ACCESS RULE

WHAT YOU NEED TO KNOW

- The **EQUAL ACCESS RULE** ensures all individuals, regardless of gender identity or sexual orientation, have fair and equal access to HUD-funded programs. This includes protections against discrimination in housing and shelter services.
- **FAMILY SEPARATION GUIDANCE:**
 - Providers cannot deny access or separate families based on gender identity, marital status, or sexual orientation.
 - Families must be housed together unless they voluntarily choose otherwise.
 - Shelters should accommodate families as a unit, ensuring safety and support for all members.



CHANGES TO THE EQUAL ACCESS RULE

The **Equal Access Rule** is *no longer being enforced at the federal level*.

WHAT THIS MEANS:

- HUD may **no longer require** shelters to follow protections for LGBTQ+ individuals and families.
- Shelters **could deny access** or separate families based on gender identity.
- This change **creates barriers** for transgender individuals and LGBTQ+ families seeking shelter.
- Local and state non-discrimination laws **may still apply**, so providers should stay informed.

The rule applies to **all shelters and programs receiving ESG or CoC funding** from HUD.***

Programs **not funded by ESG or CoC** are **not required** to follow this rule, but federal, state or local laws may still apply.

STATE UPDATES

Updates from 2025 State Legislative Session

HB 295

What does it do?

- dangerous bill moving through the Legislature backed by the [Cicero Institute](#) – a [national thinktank backed by billionaire tech entrepreneur Joe Lonsdale](#) pushing homeless criminalization legislation all across the country. HB295 proposes to do the following:
- Provides for property owners to be able to demand a refund of their property taxes if the city or county adopts a policy as a sanctuary city (new!), or adopts a policy, pattern or practice of failing to enforce criminal laws against homeless people for public camping, loitering, obstructing thoroughfares, panhandling, public intoxication or urination.
 - The owner can seek compensation equal to the expenses they incurred in mitigating the effects of the city’s failure to enforce criminal laws or the reduction in the FMV of their property that resulted. If the local government does not respond to the demand within 30 days, the property owner can sue.
 - The bill does a lot of very unusual and extreme things to facilitate the lawsuit, including a waiver of the requirement for ante-litem notice; the city/county automatically waives their sovereign immunity; the city/county bears the burden of proof, no attorneys fees or costs can be assessed against the property owner but may be assessed against the city/county; and the owner can bring a new claim every year. ACCG and GMA are evaluating their positions on the bill. I would hope and anticipate they will oppose it, perhaps not as fully as we will.
 - Regrettably, the Chair of the Committee the bill was assigned to, Public Safety and Homeland Security, Clint Crowe, is a co-signer along with the House Pro Tem, Jan Jones. The Bill passed out of Committee yesterday along party lines and is now headed to the Rules Committee.
 - The Georgia Municipal Association and Association for City and County Governments testified in opposition to this bill
 - Passed out of Committee last week on party lines and has been in Rules Committee since. We have submitted testimony and written opposition to the bill.

Sponsors:

Rep. Houston Gaines [R]	Rep. Rob Leverett [R]	Rep. Clint Crowe [R]
Rep. Victor Anderson [R]	Rep. Jesse Petrea [R]	Rep. Jan Jones [R]

How to Act?

Call and email the sponsors of the bill and the [House Rules Committee](#), especially Republicans. Any connection to Rules Chair, Butch Parrish, please contact him as well.

Will consider making amendments to legislation to "de-fang".

HB 183 *

***Update:**

- Tabled yesterday by the Committee unanimously.
- Only innkeepers organizations testified.
- Up to Chair whether and when to bring it back up

What does it do?

This bill would undo the Georgia Supreme Court decision granting residents at extended stay hotels the right to an eviction process as a tenant in appropriate cases, and makes all persons guests subject to summary removal without notice or due process regardless of their length of stay. HB 183 proposes summary law enforcement removal of people in extended stay hotels based on an affidavit from any agent of a motel to a sheriff with removal occurring within 5 days. There is no provision for notice to the resident or any due process if non-payment of rent is the circumstance. It is more onerous than what was enacted for squatters (who entered the property illegally) in HB 1017 that passed last year.

How to Act?

Call and email the sponsors of the bill and the [members of the House Judiciary Committee](#), especially Republicans, before the hearing and lobbying members on the ropes after the House convenes at 10 am Monday to oppose the bill.

Other Bills that May Be of Interest:

Here is a list of bills on the agenda, with links to the bills, and a brief description of what they do:

- [HB62 - Georgia HOA Accountability and Community Empowerment Act \(HACEA\); enact](#) Georgia HOA Accountability and Community Empowerment Act (HACEA); enact (Scott, Sandra, 76th)

HB 62 is a bill that none of my clients have taken a position on. It seeks to address abuses by HOAs against residents in a number of ways.

- [HB299 - Property; landlord and tenant; repeal Code Section 44-7-19, relating to restrictions on rent regulation by local governments](#) Property; landlord and tenant; repeal Code Section 44-7-19, relating to restrictions on rent regulation by local governments (Taylor, Rhonda, 92nd)

HB 299 would repeal the current state law that prohibits local government from adopting any sort of rent control provisions if they so chose.

- [HB305 - Protect the Dream Act; enact](#) Protect the Dream Act; enact (Olaleye, Phil, 59th)

HB 305 would cap the number of single family units that a REIT could own at 25 in a single county or holding a total value of \$6.25 Million in assets. 501c3 non – profits are excluded from the cap. It is aimed at the problem of out of state institutional investors acquiring large numbers of single family homes, particularly in the Atlanta region.

- [HB374 - Local government; residential rental property; establish housing management databases](#) Local government; residential rental property; establish housing management databases (Momtahan, Martin, 17th)

HB 374 would allow local governments to act to adopt a rental management database with a limited amount of information they would be permitted to collect, basically ownership and property management identity and contact information. They would not be allowed to charge a fee or seek other information.

- [HB399 - Property; require certain residential landlords to have in-state staff to manage tenant communications](#) Property; require certain residential landlords to have in-state staff to manage tenant communications (Oliver, Mary Margaret, 84th)

HB 399 would require entities owning more than 25 single family homes in Georgia to have a property manager physically located in Georgia to respond to maintenance and other concerns.

- [HB400 - Community Housing Options Increase Cost Efficiency \(CHOICE\) Act; enact](#) Community Housing Options Increase Cost Efficiency (CHOICE) Act; enact (Frye, Spencer, 122nd)

HB 400 revisits with some changes the CHOICE ACT from 2024 that was a joint effort of GMA, Homebuilders, Chamber of Commerce, Habitat for Humanity, and Realtors to provide an array of policy options that local governments could adopt to increase density and reduce barriers to housing construction and renovation that would be tied to receiving preferences in the distribution of funds by DCA based on how many of the measures they adopted. ACCG opposed the measure in 2024 and it did not advance after it passed out of Committee.

LOCAL UPDATES

COC Provider Survey Results on Federal
Funding Impact

ATLANTA COC FEDERAL FUNDING FREEZE IMPACT

TOTAL FINANCIAL IMPACT

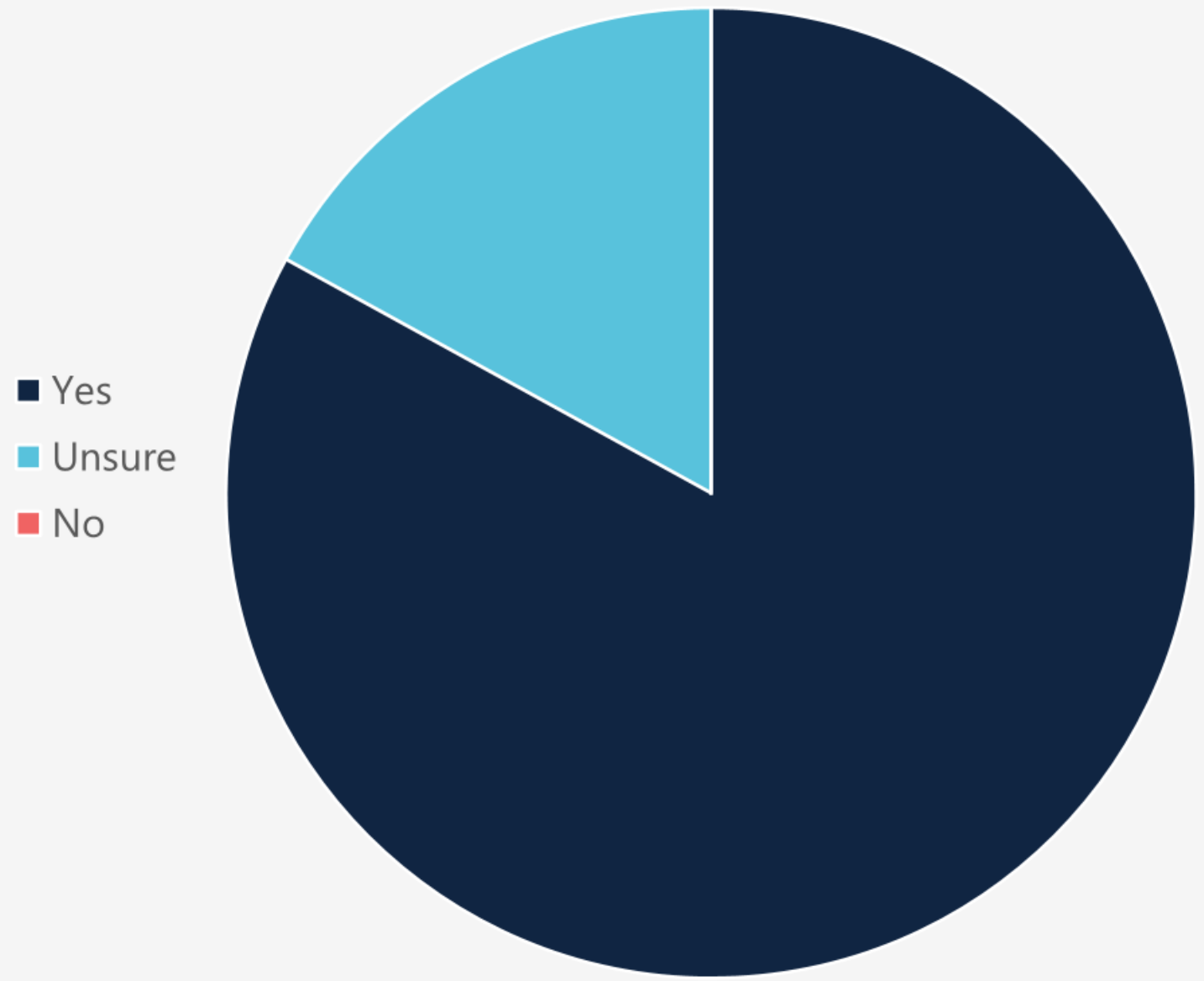
\$38,230,684

TOTAL ESTIMATED CLIENTS AFFECTED

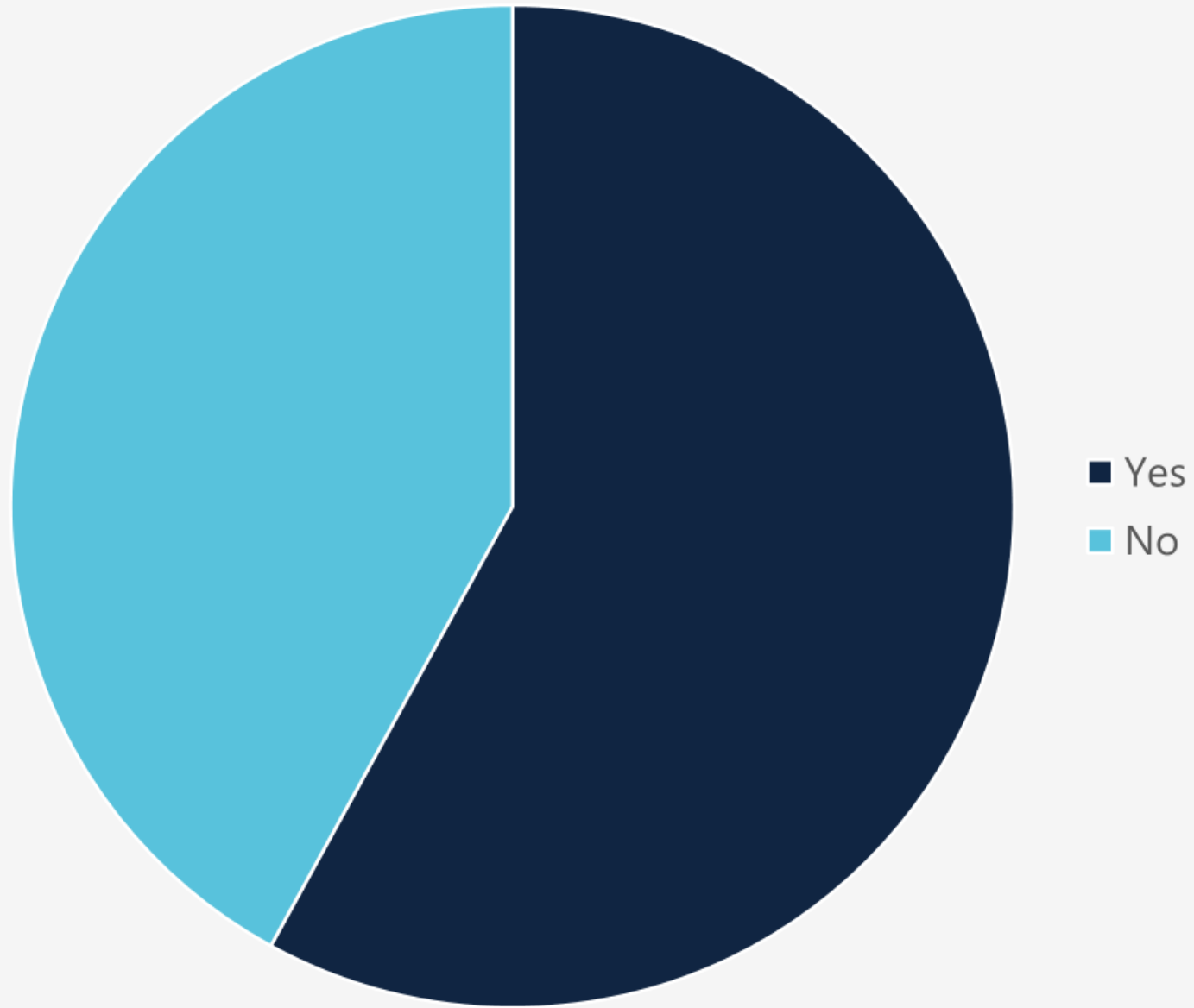
7,000

SERVICE DELIVERY IMPACT

- **Services Affected:** Prevention, Outreach, Emergency Shelter, Transitional Housing, Rapid Re-Housing, Permanent Supportive Housing, Healthcare Services
- **Federal funding** make up between **65 and 100%** of all organization's service budgets.
- **Private landlords** account for the housing of between **50-100%** of all clients in each organization.



83% of agencies anticipate a reduction in services or delays in meeting service goals due to potential funding freezes



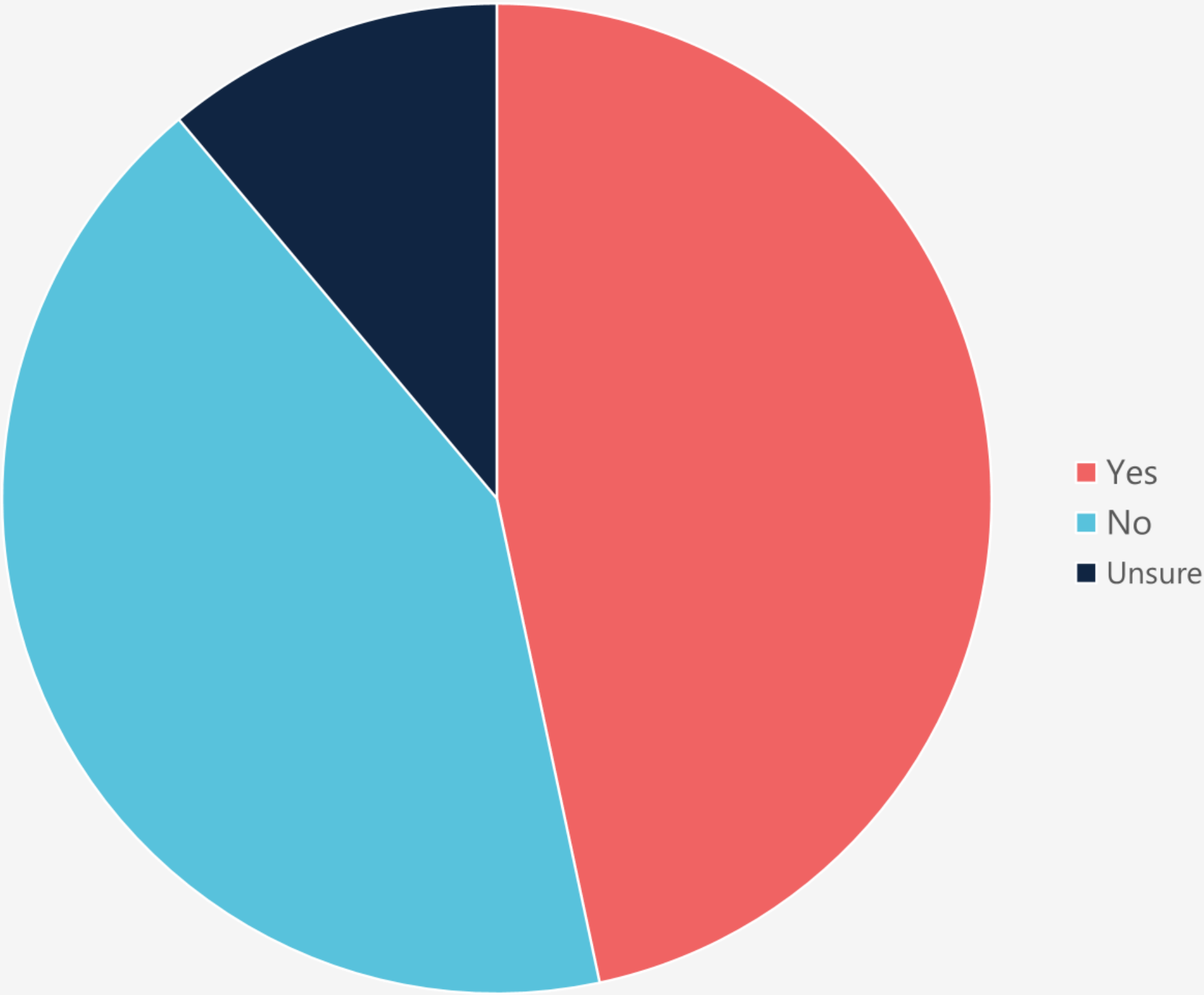
58% of agencies are worried about not being able to make payroll.

CONTINGENCY PLANS

Reported Contingency Plans: Funding in CDs, line of credit, philanthropy and donations, cash reserves. Some organizations indicated that they have exhausted all options and resources.

Support Requested from Partners for HOME/CoC: Updates on status/interpretations of federal decisions, advocacy updates, communication amongst community partners, guidance in working with landlords, assistance in using to leverage more private funding.

Agencies that Responded: Nicholas House, Partnership Against Domestic Violence, CaringWorks, Inc., Covenant House Georgia, Project Community Connections, Inc., Gateway, Travelers Aid of Metropolitan Atlanta (Db a Hope Atlanta), Our House, Youth Empowerment Success Services, Hope thru Soap, Inc., Partners For HOME



42% of agencies have a contingency plan in place.

ATLANTA RISING.

A Holistic Effort to Make Homelessness
Rare, Brief and Non-Recurring

UPDATES

- Campaign Leadership & Fundraising Update
- Project HEAL Progress
- Downtown Rising
- PFH Projected Reach & Cash Flow
- Prevention Update

Atlanta Rising - \$212 M Campaign

Inputs

Prevention & Diversion
\$10 M

Housing & System Infrastructure
\$137.5M

Holistic Programmatic Services
\$57.5M

Downtown Reimagined
\$7M

Activities

- **Destination Home Partnership**
- **Pilot + Partner Delivery**
- **Predictive Analysis with LEO & Partners**

- **Rapid Housing Construction**
- **Rapid Housing Supportive Services**

- **Project HEAL: Onsite Medical & Mental Health Support**
- **Rapid Rehousing Programs**
- **CoC Admin & Training**

- **Public Safety & Enforcement**
- **Centralized Services Hub**
- **Dedicated Outreach**

Outputs

- Detailed analytics on predictive risk factors
- Priority populations
- Temporary Financial Assistance
- Legal Support
- Additional Preventative Services

- 500 new rapid housing units online by December 2025
- 5 years* of the on-site property management
- 5 years* of on-site standard supportive services

- 100+ units with specialized medical and mental health services over 3-5 years
- Help people return to permanent housing at \$25k/household

- Dedicated hub for centralized services
- Reduction in illegal meal distribution & quality of life violations
- Dedicated FT street outreach
- Encampments closures

Outcomes

- Prevention of 1,600 new families from entering homelessness over two years
- Scaled diversion services across the city
- *Long-term: research that unlocks federal funding opp?*

- Capacity to increase the pace at which system serves clients
- System increase in the total number of people that can be supported with housing at one time

- Reduction in individuals who are chronically homeless
- Reduction in the burden on hospitals, detention facilities, & safety services
- 1,200+ individuals & families rehoused
- Improved coordination and training through CoC

- Connect and direct more individuals with the available services
- Improve the livability and walkability of Downtown

Impact

Reduced burden on the CoC's response system

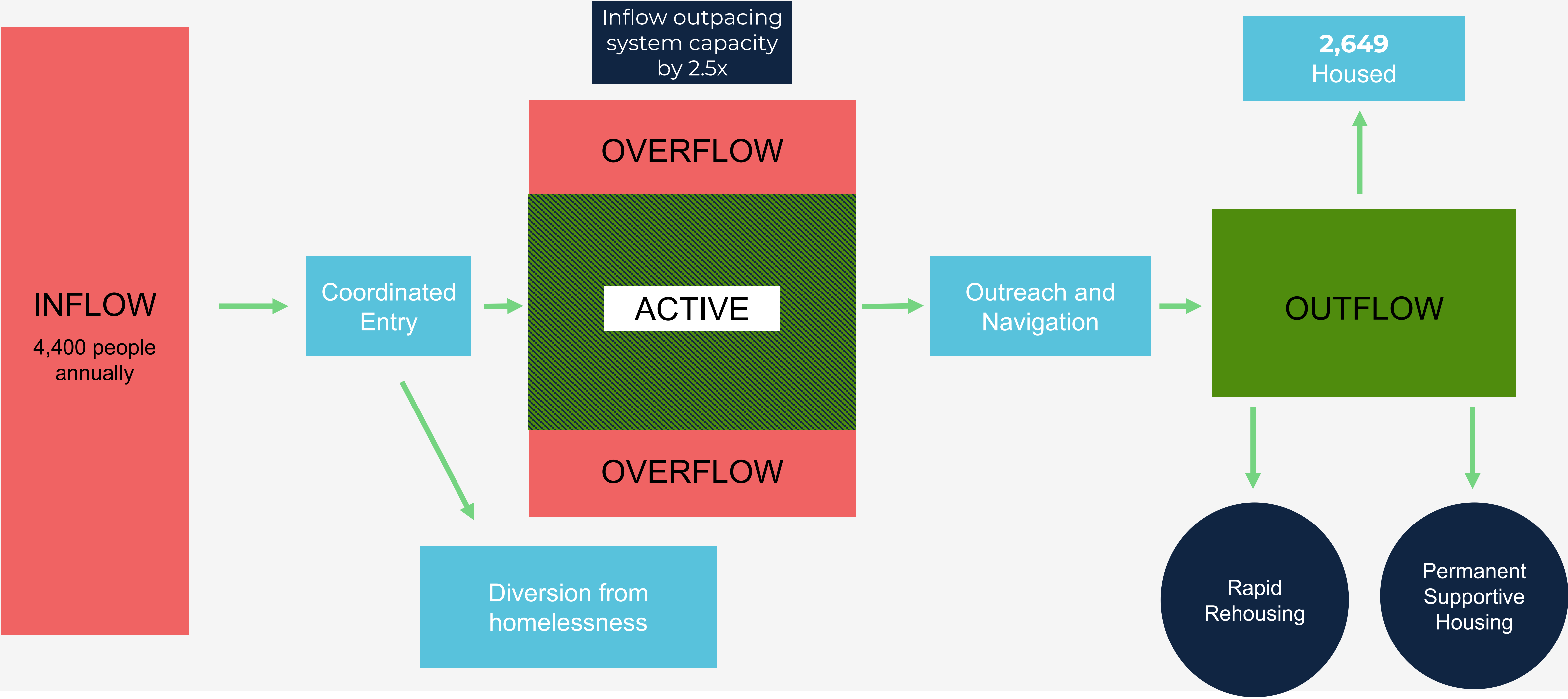
Increased physical capacity to move more people through the system annually

Increased ability to address underlying causes of homelessness and move people through the system faster.

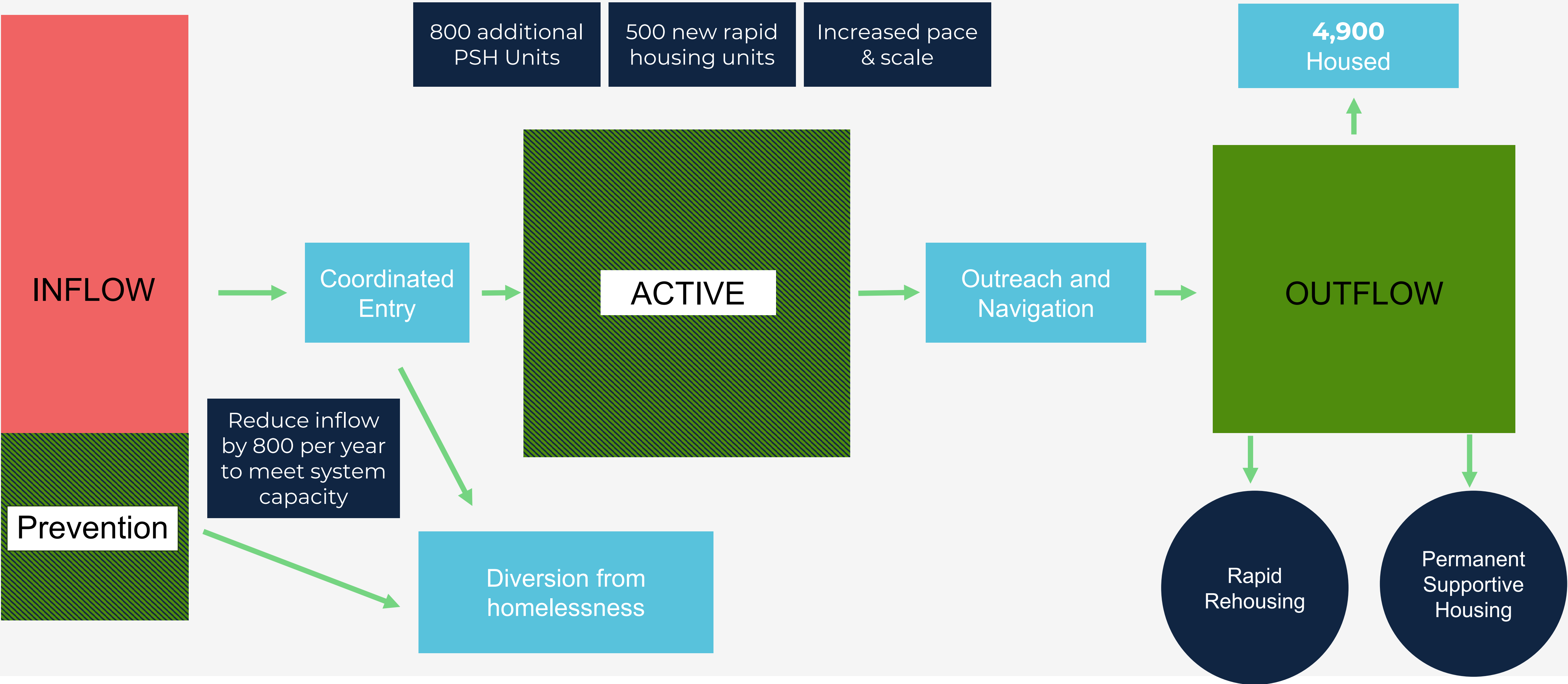
Improved appearance and livability of the Downtown area in preparation for the FIFA 2026 World Cup and beyond

Long-term reduction in the total number of people experiencing homelessness in Atlanta

CURRENT STATE: ADDRESSING HOUSING FLOW



OUR VISION: ADDRESSING HOUSING FLOW

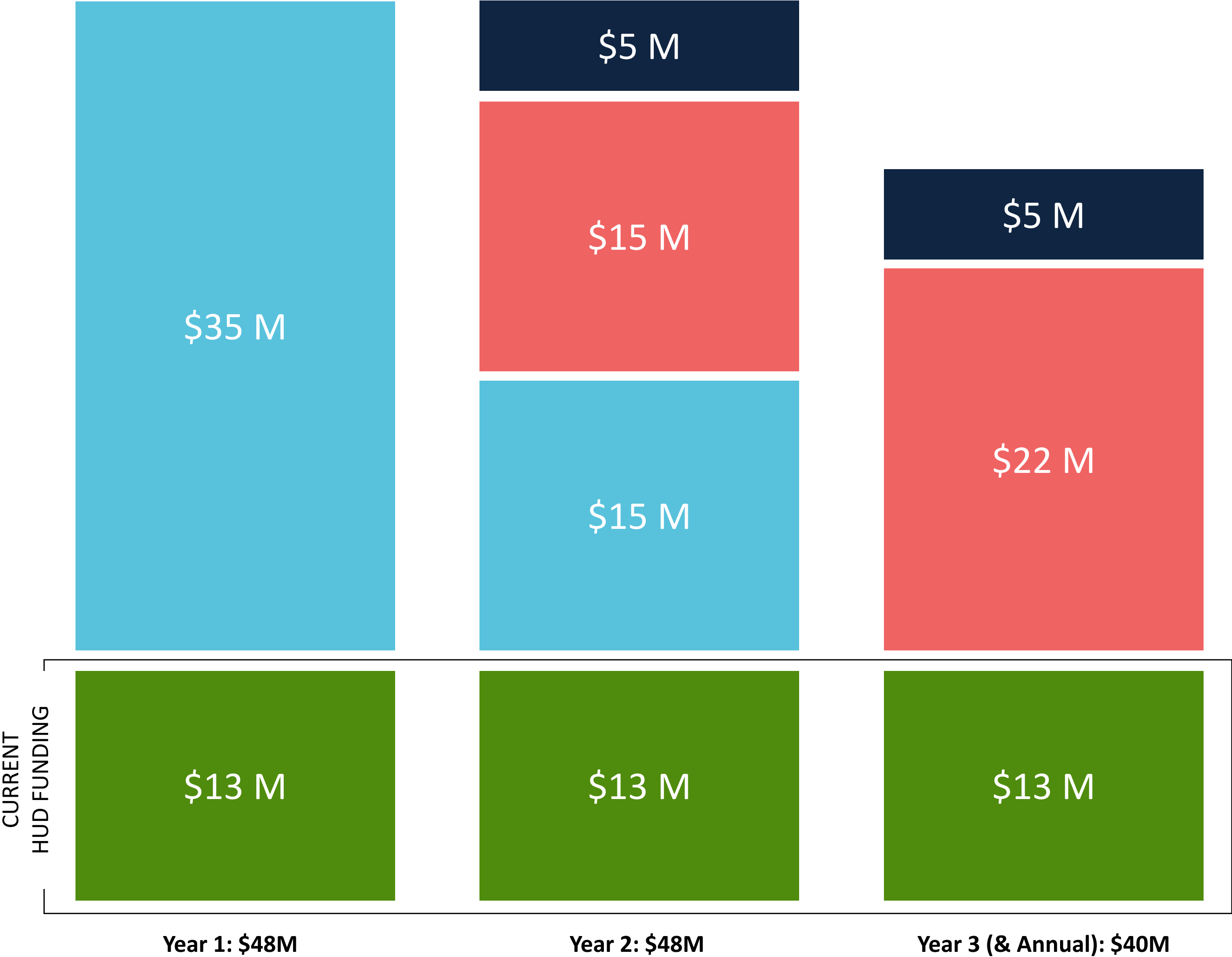


ATLANTA RISING: SUSTAINABILITY

OUR PATH FORWARD

A powerful initial investment from the private sector would catalyze Partners for HOME’s efforts to address homelessness in Atlanta, allowing us to get ahead of the problem while developing sustainable funding to propel these efforts in the future.

This transformative early investment from the philanthropy would allow us to implement our model of change at a historic pace and scale, provide proof of concept, and secure a sustainable funding model.



CAMPAIGN STRUCTURE: Atlanta Rising

CAMPAIGN LEADERSHIP

Chris Womack, Southern Co; XXX; XXX

HONORARY CHAIR

Mayor Andre Dickens

CAMPAIGN STEERING COMMITTEE MEMBERS AT LARGE

In Progress; 5-7 Community & Corporate Leaders

Responsible for campaign strategy & soliciting leadership gifts (7-9 calls)

Downtown Strategy

Project HEAL Strategy

Prevention Strategy

Staff Support

Partners for HOME, Cathryn Vassell (CEO) + additional PFH staff

City of Atlanta: Housing, Josh Humphries (Senior Advisory) + additional COA Staff

Coxe Curry & Associates

PROPOSED SOURCES

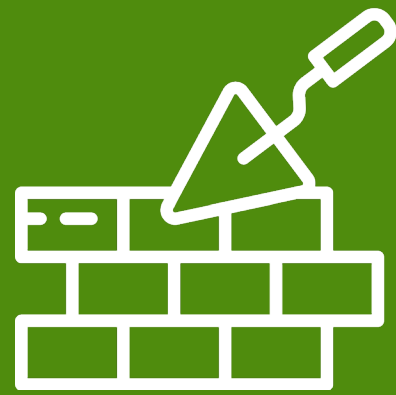
Source	Description	Budget
City of Atlanta	Homeless Opportunity Bond	\$50,000,000
Atlanta Housing	Project-based voucher income for 5* years	\$20,000,000
State or County Partner	Supportive services income for 5* years	\$25,000,000
Invest Atlanta	Housing Opportunity Bond	\$7,500,000
City of Atlanta	City of Atlanta Housing Trust Fund	\$17,000,000
Public + City Funding Subtotal		\$119,500,000
Philanthropy	<div>Raised to Date: \$20M</div> <div>Remaining to be Raised: \$72.5M</div>	\$92,500,000
COMBINED TOTAL		\$212,000,000
TOTAL USES/NEED		\$212,000,000
TOTAL SOURCES/IDENTIFIED TO DATE		\$130,500,000
REMAINING TO BE RAISED		\$72,500,000

*vouchers extend beyond this 5-year period

Private Commitments to Date:

Community Foundation:	\$10M
Southern Co and Ga Power:	\$6M
Confidential:	\$3M
Confidential:	\$1M

RAPID HOUSING: **PRODUCTION**



PRODUCE 500 UNITS BY 2025

264 units completed/in progress

226 units to be identified

NEW BUILD

Melody – Completed in February 2024
40 units

Waterworks Reservoir – Completed in Q3 or Q4 2025
100 units w/ expanded supportive services pilot for high-care populations

405 Cooper St. – Completed by end of 2025
100 units

ACQUISITIONS/TURNKEY PROJECTS

729 Bonaventure
(24 units) – Referring tenants now

Future Projects
(226 units)

PREVENTION & DIVERSION SERVICES



REACHING 800 INDIVIDUALS A YEAR

Building upon the City's and partner efforts, we will collaborate with Right at Home & Destination Home: to incubate new ideas, advocate for policies, and fund impactful strategies that address the root causes of homelessness and help ensure that our most vulnerable neighbors have a stable home.

Key Objectives

- Complete planning & design period for innovative prevention in Atlanta (through Dec. 2025)
- Begin expanding and incubating new strategies to prevention and diversion: financial assistance, legal assistance, resource connections, etc.
- Reduce the inflow into homelessness in Atlanta



Downtown Rising:

Street Homelessness and Housing Readiness Strategy

IN DEVELOPMENT



Downtown Rising: Street Homelessness and Housing Readiness Strategy

IMPLEMENTATION MATRIX - DRAFT

Goal	Tactic	Lead	Partner	Next Steps	Start Date	Goal End Date	Status
1 Increase Outreach & Rehousing Support	1.1- Hire 30+ outreach/case workers assigned to Downtown geography, by zone	Partners for Home	City of Atlanta, Atlanta Downtown Improvement District (ADID)	<ul style="list-style-type: none">• Hire 6 FTE for Zone 1 to outreach and rapidly rehouse• Outreach group outlines core components of downtown outreach program model• Acquire units and house 20 HH at Pryor St. Location	Q1-2025	Ramp up by early Summer 2025	Underway
	1.2 - Launch campaign to business owners, landlords to provide with resource guide and key contacts for service.	ADID	City of Atlanta, Partners for Home	ADID and PFH putting together working group for campaign	Q1-2025	Ongoing	Underway
2 Reduce Barriers to Accessing Shelter and Housing	2.1 - Community Storage Pilot	ADID	Private Property Owner(s), City of Atlanta	Determine locations, secure funding	2Q-2025	4Q-2025	
	2.2 – Navigation Center(s) – providing wrap around services, street feeding alternative, temp shelter and basic hygiene needs	City	City of Atlanta, PFH	<ul style="list-style-type: none">• Determine political will, operating model, and costs• Assess potential locations and operators	1Q-2025	1Q-2026	One possible site identified
	2.3 - Technical Assistance for temp shelter conversion to permanent			Toolkit for Transitional Housing Conversions (Link)			
3 Ensure Public Spaces are Welcoming for All	3.1 - Public Restrooms	City of Atlanta	ADID, Private property owners	Identify locations, vendor, and funding Secure neighborhood support	1Q-2025	1Q-2026	
	3.2 - Street Feeding/Donation Campaign	City of Atlanta	ADID, MAC, ATL Community Food Bank, faith-based orgs, service providers	<ul style="list-style-type: none">• Create master calendar of all food distribution and partner street feeders with established orgs• Communications / Awareness campaign	4Q-2024	2Q-2025	Underway
	3.3 - Coordinated Enforcement Strategy for Predatory and Illegal Behavior	City of Atlanta	Atlanta Police Department, Fulton County Solicitors Office	Convene law enforcement / zone leadership; determine capacity and funding needs	2Q-2025	4Q-2025	Requested input from APD;

Goal	Tactic	Lead	Partner	Next Steps	Start Date	Goal End Date	Status
<div>4</div> <div>Improve Mental Health Service Provision</div>	4.1 – Establish a mental health service pilot focused on Downtown’s population	PFH	CoC partners	Secure funding Finalize scope of services; service providers	1Q-2025	Ongoing	Pursuing legislation for funding now; met with Dempsey
<div>5</div> <div>Strengthen Coordination among Partners</div>	5.1 – Establish a “Central Command Center” for Downtown Strategy; monitor progress and barriers	City of Atlanta	Partners for Home, Service Providers, ADID, MAC	Campaign Co-Chairs being established. Identify accountability structure for report outs	2Q-2025	3Q-2025	Not Started
	5.2 – Ecosystem scan and capacity building support for legacy institutions	TBD	PFH	GSU’s Center for Health and Homelessness as a potential partner?	1Q-2025		Conversations with Safehouse, Gateway, Crossroads, Central
	5.3 – Improvements to HMIS or other central communications tool	PFH	Private Sector – T/A support; Eccovia; 311	PFH developing Provider Capacity Building and Track Training program for outreach, RRH, and PFH			
	Hold monthly convening with Downtown service providers	ADID	PfH, service providers, property owners, APD	Expand invitation list	1Q-2024	Ongoing	Started
<div>6</div> <div>Advance State and Local Policy Needs</div>	6.1 Secure dedicated revenue for homelessness	City of Atlanta/PFH	PFH, ??	Issue legislation to allow taxation by municipalities during 26 term Secure money from Governor’s office	1Q-2025	2Q-2026	Started
	6.2 – Enforcement of Atlanta’s quality of life ordinances and related judicial reform	APD	Capitol police, Sheriff, GSU Police	Determine capacity of existing law enforcement	TBD	TBD	TBD
	6.3 – Increase State Housing Trust Fund for the Homeless and secure state funding access for HL work	HouseATL/PFH	Nelson Mullins, Ga Power/Southern Co, Selig/Elizabeth Appley	Secure \$3M through FY25 amended and FY26 budget during legislator Meet with Governor’s office in May for larger ask of \$25M	1Q-2025		Started



Project HEAL

a collaborative group addressing chronic homelessness through coordinated housing and medical support upon hospital discharge, aiming to prevent unsafe discharges, recurring homelessness, and hospital readmissions

ACTIVE ENGAGEMENT ACROSS SECTORS

HOSPITALS



COMMUNITY HEALTH & HEALTHCARE



MANAGED CARE & ACADEMIA



PUBLIC PARTNERS

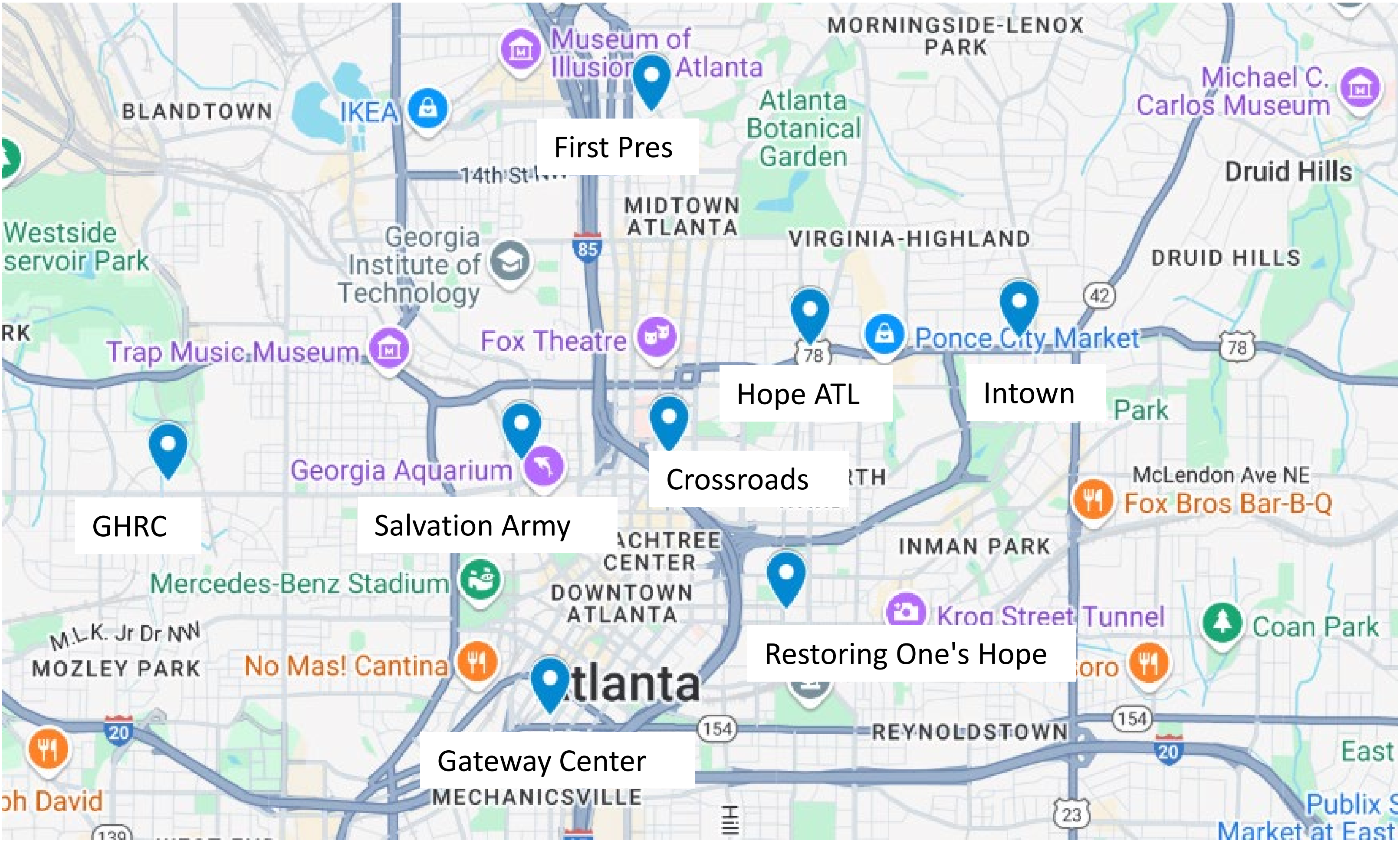


AFFORDABLE HOUSING & HOMELESSNESS



FOOD DISTRIBUTION: HOT MEALS AND FOOD DONATION

Organization Name	Address of Meal Service Location
Restoring One's Hope of Atlanta	407 Auburn Avenue, Ne, Atlanta, Ga 30312
Gateway Center	275 Pryor St.
Hope Atlanta	458 Ponce de Leon Ave, Atlanta, GA 30308 Building A
MUST MINISTRIES	1297 Bells Ferry Rd Marietta GA 30066
The Salvation Army Red Shield Services	469 Marietta St NW Atlanta GA 30313
Crossroads Community Ministries	420 Courtland St. NE, Atlanta, 30308
Georgia Harm Reduction Coalition, Inc	1231 and 759 Joseph E Boone BLVD, Atlanta, GA, 30314
First Presbyterian Church of Atlanta	1328 Peachtree St NE Atlanta GA 30309
Intown Cares	1026 Ponce de Leon Ave NE, Atlanta, GA 30306



FOOD DISTRIBUTION: HOT MEALS AND FOOD DONATION

Organization Name	What frequency do you provide meals?	What days of the week does your organization provide meals?	What types of meals do you provide
Restoring One's Hope of Atlanta	Weekly	Saturday;Sunday;	Snacks;Lunch;
Gateway Center	No set schedule	No set schedule	Dictated by partner groups;
Hope Atlanta	Daily	Tuesday;Wednesday;Thursday;	Lunch;Breakfast;Food Boxes and SnackPacks for Outreach;
MUST MINISTRIES	Daily	Friday;Thursday;Wednesday;Tuesday;Monday;	
The Salvation Army Red Shield Services	Monthly	Saturday;	Lunch;
Crossroads Community Ministries	Daily	Monday;Tuesday;Wednesday;Thursday;Friday;Saturday;	Lunch;
Georgia Harm Reduction Coalition, Inc	Daily	Tuesday;Wednesday;Monday;Thursday;Friday;	Lunch;Snacks;
First Presbyterian Church of Atlanta	Daily	Monday;Tuesday;Wednesday;Thursday;Sunday;	Lunch;Sunday Breakfast;
Intown Cares	Weekly	Tuesday;Saturday;	Snacks;