

**Atlanta Continuum of Care + Governing Council Joint Meeting**  
**Meeting Minutes**  
**January 9, 2024**

**Zoom Meeting ([view Zoom recording](#))**

❖ **Governing Council Business**

- Members Present: Amelia Nickerson, Brad Schweers, Leslie Marshburn, Meaghan Vlkovic, Julio Carrillo, Sean Smith, Maxwell Ruppensburg, Robert Herrera, Philip Gilman, Tracy Jones, Natalie Hall, Cathryn Vassell, Jason Dozier
- The minutes from the September Governing Council meeting were unanimously approved as submitted.
- Committee Report Outs
  - Governance Committee
    - The new format for the joint CoC and Governing Council meetings is in response to CoC members' desire to be more involved in the Governing Council process. Meetings will be held every other month on the same cadence as the previous CoC meetings (second Tuesday of each month from 10 a.m. to 12 p.m.), but the first half of each meeting will be dedicated to Governing Council business.
    - The Governance Committee put forth Reverend Sean Smith as a nomination for Vice Chair of the Governing Council. Rev. Smith is the pastor of New Horizons Baptist Church and is a senior advisor to Mayor Dickens. He has been on the Governing Council for two years and served on the City's strategic planning committee to end homelessness. The council unanimously confirmed Rev. Smith as Vice Chair of the Governing Council.
    - The Governing Council has three vacancies: the position held by the Youth Action Board chair, the position held by a representative from the federal government, and the position held by a youth funder. CoC members can nominate individuals for these categories. Please reach out to [Brad Schweers](#) with any nomination recommendations.
    - The Governance Committee is selecting a consultant to evaluate the collaborative applicant, Partners for HOME. They will provide an update on the process and welcome any feedback from CoC members.

❖ **Lead Agency Updates**

- System Data Updates – Kayland Arrington
  - There are nearly 7,600 households that accessed emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing in 2023. The majority (76%) entered the system through emergency shelter. Over 20% of those who exited emergency shelters moved into transitional or permanent housing within the CoC system, demonstrating the importance of connecting people to housing resources while they are in shelter. 10% of households exited on their own to permanent housing destinations. Rapid rehousing has 69% of households exiting to a positive or permanent destination. Of those who exit to permanent destinations, the return to homelessness rate is 4%. Most who return to homelessness return around the 6-month mark, demonstrating the importance of case manager follow-up in the first 6 months.
  - System demographic profile snapshot from 2023:
    - 61% are men.
    - 49% are 25 – 45 in age.
    - 85% are black.
    - 88% are single person households.

- 89% are non-veterans.
- 46% are unsheltered.
- Coordinated Entry Updates – Paisley Stewart
  - On January 1, 2023, there were 2,459 households on the housing queue; there were 2,662 households on the queue on December 31, 2023. 1,280 households were referred in 2023; there were 1,727 permanent housing referrals last year (1,037 into rapid rehousing, 461 into permanent supportive housing, and 229 into permanent housing vouchers). Please see slides for additional information. Data is also available on the [Coordinated Entry Dashboard on the Partners for HOME website](#).
  - The coordinated entry team is working with assessors on a housing queue cleanup of inactive clients. They are also working on coordinated entry provider review and cleanup as it relates to vacancy management, pending referrals, and bed/unit inventory.
  - The coordinated entry team is creating an ADA/accessible by-name list in preparation for the 184 Forsyth Street project. If your agency is in contact with clients who need ADA/accessible units, please email [Paisley Stewart](#) to get them added to the by-name list.
  - If you are interested in participating in the Coordinated Entry Refinement Committee, please reach out to [Paisley Stewart](#). Projects they are working on include coordinated entry policies and procedures, expanding and improving access, development of a vulnerability assessment tool, and more.
- Diversion Updates – Denice Wade
  - There were 1,032 successful exits in diversion in 2023. A successful exit is an exit from homelessness with permanent tenure (someone who rented an apartment, went to live with family or friends permanently, etc.). There were 1,769 referrals to diversion, 1,287 enrolled, and 176 rejected referrals (i.e., the provider reaches out to a client and they've already self-resolved, moved out of the city, etc.). 80% of those clients who were enrolled successfully exited.
  - When diversion first began, it was estimated that there would be a 50% success rate, and the data shows success rates of 58%, demonstrating the efficacy of diversion in keeping clients off the housing queue and quickly exiting them from homelessness.
- LIFT 2.0 Outreach Updates – Denice Wade
  - From August 2022 to July 2023, 5 teams were doing outreach as part of LIFT 2.0. In August 2023, two providers were added for a total of 7 teams. 374 clients were housed into rapid rehousing from 13 encampments. Partners for HOME is advocating for mitigation efforts for re-encampment and has established partnerships with providers to house clients from places that repopulate.
- Housing Updates – Kevin Briskin
  - Kevin Briskin provided an update on housing move-in progress as of December 31, 2023.
    - LIFT 2.0 Move Ins – 455 out of 809 goal.
    - CoC Placements – 393 out of 236 goal.
    - PSH Pipeline Placements – 115 out of 248 goal.
    - Voucher Placements – 92 out of 207 goal.
    - Total 1055 out of 1500 (nearly 800 of the 1055 were previously housed directly from the street).
- LIFT Bridge to Permanent Supportive Housing Updates – Caroline Henderson
  - 56 clients (whose leases were ending with rapid rehousing) have been permanently housed. 20 were housed through Atlanta Housing vouchers, 8 were housed through Georgia Housing Vouchers, and 28 were housed through permanent supportive housing.
- Permanent Supportive Housing Pipeline Update – Kevin Briskin

- The permanent supportive housing pipeline currently has 168 total units online that are dedicated for chronically homeless individuals. Units coming online soon include 1055 Arden (6 units), the Steede (16 units), The Mallory (14 units), and Stanton Park (10 units).
- Youth System Dashboard Review – Jasmine Cunningham
  - In 2023, the system saw 594 youth enter into the rehousing system. 743 had an active coordinated entry enrollment. 526 youth exited the rehousing system. There were 192 youth housing placements, including permanent housing projects and successful diversion exits. There were 173 transitional housing enrollments. There was an increase in inflow and outflow since 2022, but this can be attributed to an expansion of the YHDP project (funds from HUD that expanded street outreach capacity and permanent housing programs for two agencies).
  - In 2024, the focus for youth will center on efforts to scale housing efforts and help youth maintain their housing.
  - In 2023, capacity was added to the family system by bringing on a new rapid rehousing project for families. There was an increase in utilization of diversion for families; 92 families were successfully diverted.
  - If you are interested in learning more about the strategic goals for the youth and family systems, please email [Jasmine Cunningham](#).
- Veterans Update – David Mance
  - At the end of 2023, there were 389 veterans who were actively homeless. 101 of them were chronically homeless, and 24 were newly homeless. 237 vets were housed in 2023. The average length of time homeless is 165 days; this length of time can partially be attributed to the lengthy process of obtaining veteran eligibility status verification.
  - There is a monthly veterans workgroup that meets on Tuesdays. Please email [David Mance](#) for more information.
- JEDI (Justice, Equity, Diversity, and Inclusion) Work – Brianna Flowers
  - In addition to the goals set forth in the most recent [strategic plan](#), the Atlanta CoC also has goals for cultivating a more cohesive culture. The CoC has committed to "strengthening cultural competency (humility) around race, sex, sexual orientation, and gender identification."
  - Wren Consulting is the consultant that is helping with the vision and goals. They have helped develop a rough draft of the standards and are working on refining them. The standards were shared at the November CoC meeting and were opened for public comment. The standards were refined, and a measurement strategy was developed. The work will go back to the AREA (Atlanta Racial Equity Alliance) committee in late February and will be reviewed with the CoC in 2024.
- Point-in-Time Count Updates – Abby Bracewell
  - The 2024 Atlanta Point-in-Time Count will be held on January 22 (night count). Volunteers are still needed, and vans are still needed. If your agency has a van to offer, please reach out to [Kevin Briskin](#). The day site counts will take place during the week following the night count until January 29. Volunteers are also still needed for the day site counts. Please email [Abby Bracewell](#) with any questions.
  - There will be a Youth Point-in-Time Count event that will take place on January 25 at Lost N Found Youth. The event is for youth aged 18 – 24 experiencing homelessness to connect with partner agencies and resources. Please email [Jasmine Cunningham](#) with any questions.
- Rapid Housing Initiative Updates – Darion Dunn, Atlantica Properties
  - 184 Forsyth Street Updates

- The City of Atlanta and Partners for HOME are the leaders/owners of the 184 Forsyth Street project. Darion Dunn of Atlantica Properties is the development partner. The site is just under an acre (formerly a city parking lot) and will have 40 units made out of 20 shipping containers as well as a community building, community gardens, and laundry facilities. The units are made out of shipping containers that were donated by the Georgia Emergency Management Administration (GEMA); 12 were donated from GEMA, and 8 additional containers to fill in the balance of the site. All units are ADA accessible.
- Design started in September, and the project is expected to be completed in January/February. The budget is \$5 million; funds are coming from the Housing Opportunity Bond and the Housing Trust Fund. The business and provider communities have been regularly engaged regarding the project.
- 405 Cooper Street
  - This project is still in the planning phases. This is a 2-acre site that is currently owned by Atlanta Public Schools that the City is looking to acquire in a land swap. The site will have approximately 100 units that will hopefully be online by the end of 2024. The local community is currently being engaged. Modular construction will likely be used in order to implement the project quickly.

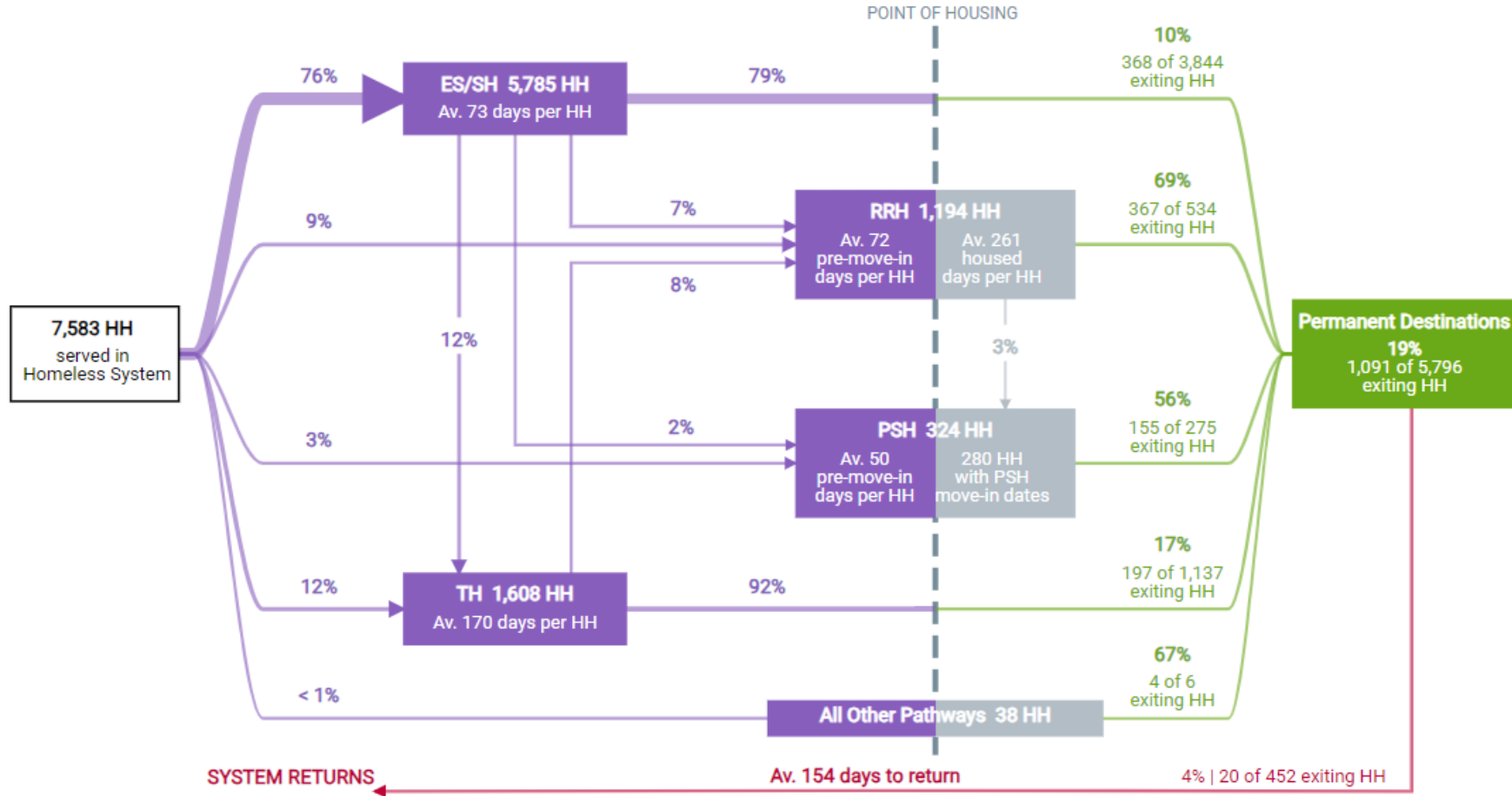
❖ **Agency Round Robin**

- The City's warming center will be activated tonight at 8 p.m. at the Central Park recreation center.
- The HUD TBRA grant opportunity is now open on the Partners for HOME website. The deadline is February 8, 2024, at noon ET. Access the application [here](#). The application training will be this Friday at 2 PM. Register for the training [here](#).
- Intown Cares has a new PATH team that is getting ramped up. If anyone has PATH referrals, please send them to Intown. PATH is a DBHDD program that focuses on people who are literally homeless who have a diagnosis of SPMI. They are also hiring a case manager for that program. Please contact [Stephanie Linnane](#), PATH Program Manager with any questions – (470) 251-2292.

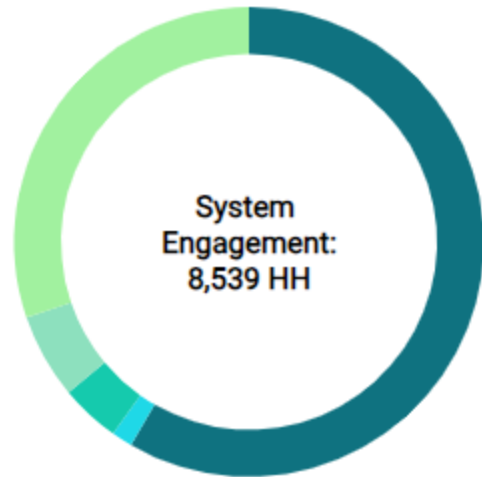
# 2023 System Review

■ Emergency Shelter/Safe Haven (ES/SH), Transitional Housing (TH)  
 RRH/PSH Prior to Housing move-in
 ■ Rapid Re-Housing (RRH), Permanent Supportive Housing (PSH)
 ■ Exits to Permanent Destinations
 ■ Returns

## 109 Days Homeless



# Centering Equity in Homelessness: Who is in our System?



- 58% | 4,985 First time homeless in the system
- 1% | 123 Returning from a permanent destination
- 4% | 352 Re-engaging from a temporary destination
- 6% | 499 Re-engaging from an unknown destination
- 30% | 2,580 Continuously homeless

## Demographic Profile

- Men (61%)
- 25-54 (49%)
  - 7% 65+
  - 16% <18
- Non-Latinx Black (85%)
- Single Person HH (88%)
- Non-Veteran (89%)
- Unsheltered Homeless (46%)



# 2023 Coordinated Entry Review

## Households on the Housing Queue

- January 1st: 2,459
- December 31st: 2,662

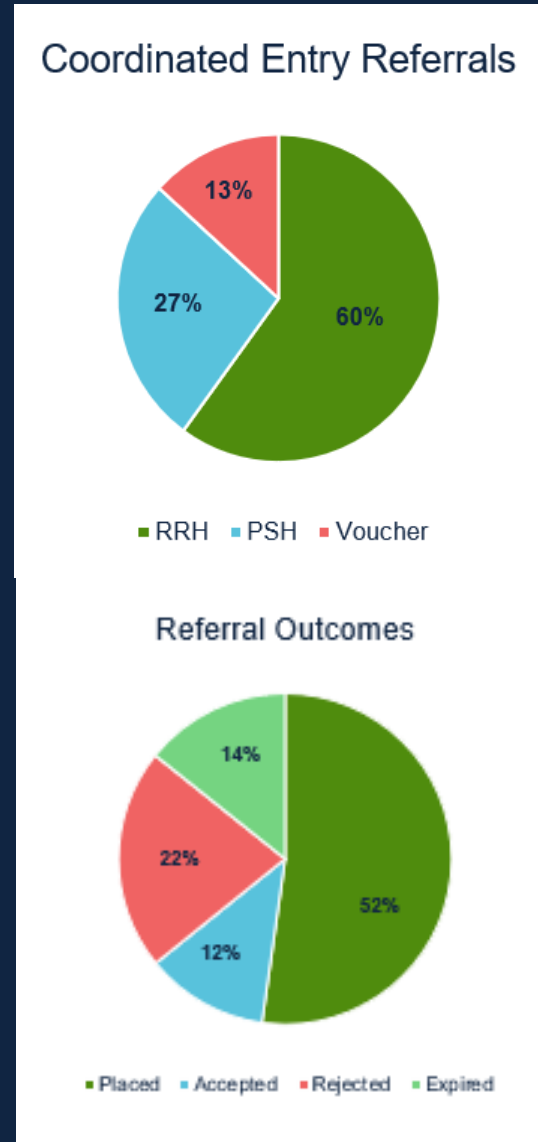
## 1,280 Households Referred

### - 1,727 Permanent Housing Referrals

- 1,037 Rapid Rehousing
- 461 Permanent Supportive Housing
- 229 Permanent Housing Voucher

## Referral Outcomes

- 902 – Placed
- 246 – Expired
- 206 – Offer/Provider Accepted
- 161 – Offer Rejected
- 212 – Provider Rejected



# Coordinated Entry Dashboard

Reporting Period: 1/1/23 - 11/17/23

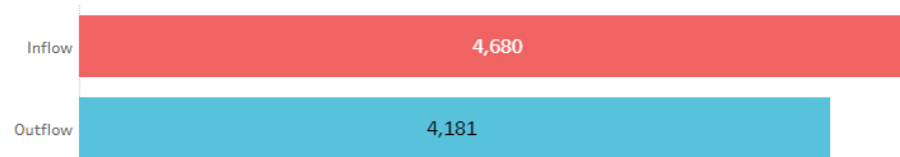
## How Many Households Are Seeking Re-Housing?

Subpopulation: All  
Reporting Period: 1/1/2023 - 11/17/2023

7,137 Active Households in Re-Housing System

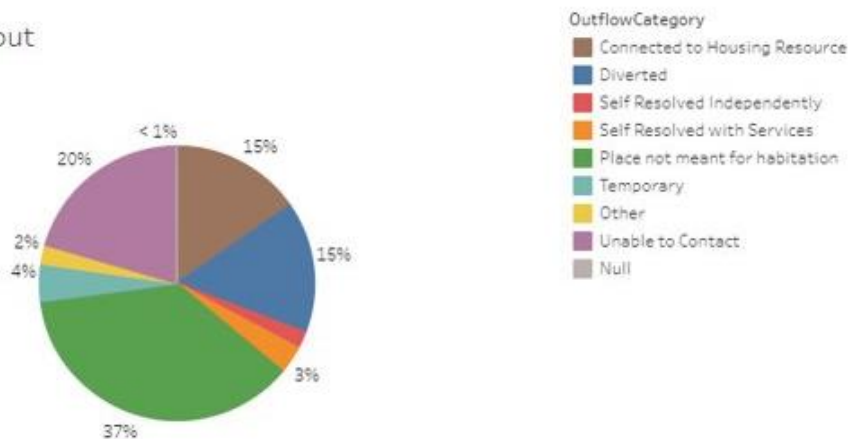
66% New Entries during the period (Inflow)

### Homeless Re-Housing System Inflow vs. Outflow



### 4,181 Households were discharged from the Re-Housing System

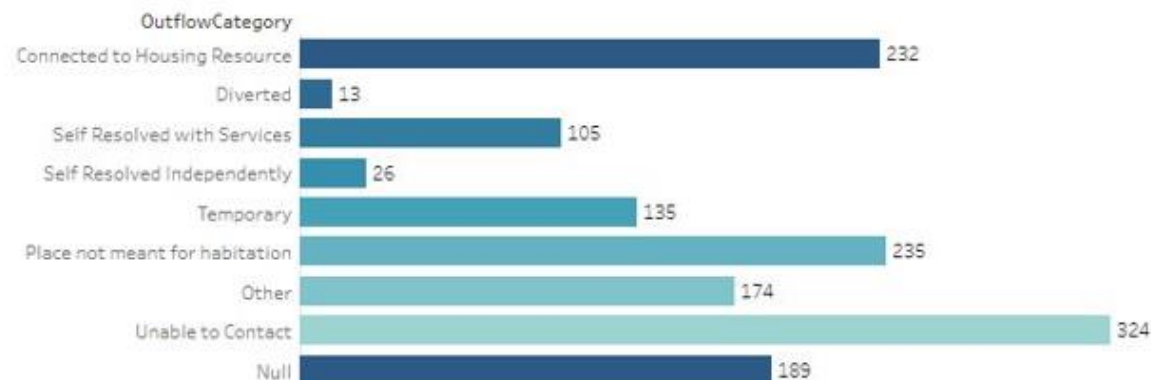
#### Outflow Breakout (n = 4,181 Households)



### Household Average Days from Inflow to Outflow by Outcome

(n = 4,181 Households)

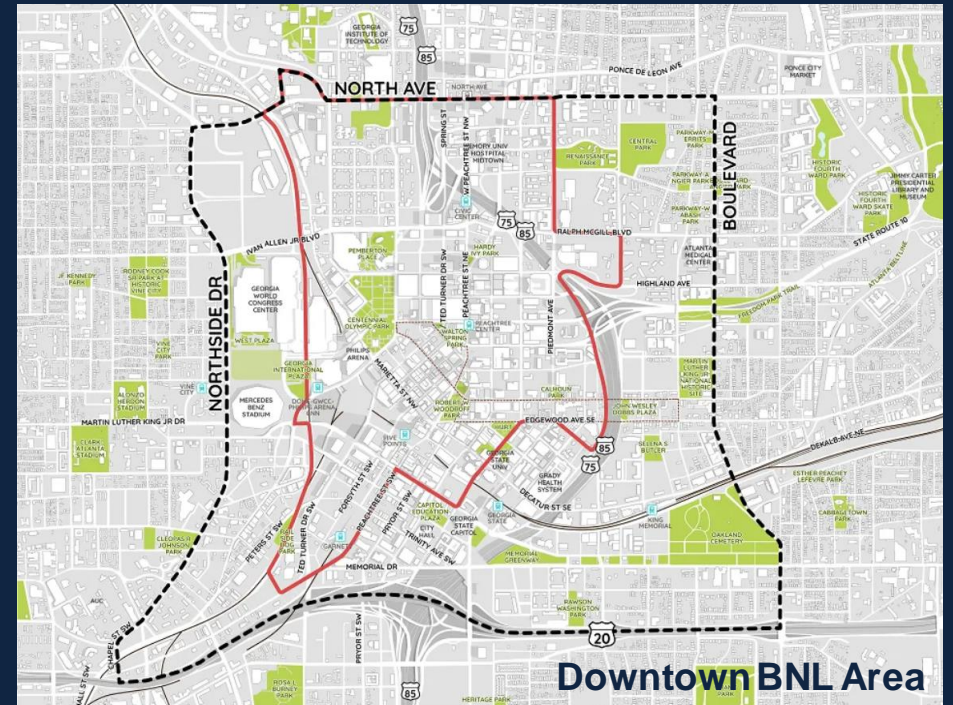
\*Hover over individual bars to see households included in each outflow category\*





# Coordinated Entry Updates

- Housing Queue Cleanup of Inactive Clients
- CE Provider Review & Clean-Up
  - Vacancy Management
  - Pending Referral
  - Bed/Unit Inventory
- ADA/Accessible By Name List
- Downtown Unsheltered By Name List
  - Email [pstewart@partnersforhome.org](mailto:pstewart@partnersforhome.org) to add clients to BNL



# CE Refinement Committee

## Current Membership

- Atlanta Downtown Improvement District
- CaringWorks
- CHRIS 180
- Gateway
- Georgia Harm Reduction Coalition
- Grady
- Intown Cares
- Mery Care
- Partnership Against Domestic Violence
- VA

## CE Refinement Projects

- CE Policies & Procedures
- Expanding and Improving CE Access
- Vulnerability Assessment Tool Development
- Phased Assessment Approach Build Out
- Navigation Program Model
- CE System Improvement Projects
- CE System Evaluation

Email [pstewart@partnersforhome.org](mailto:pstewart@partnersforhome.org) if you are interested in Participating



# Diversion Progress 2023

**1032 Successful Exits**

**1769 Referrals**

**1287 Enrolled**

**176 Rejected Referrals**



# LIFT 2.0

## Total Housed From Encampments

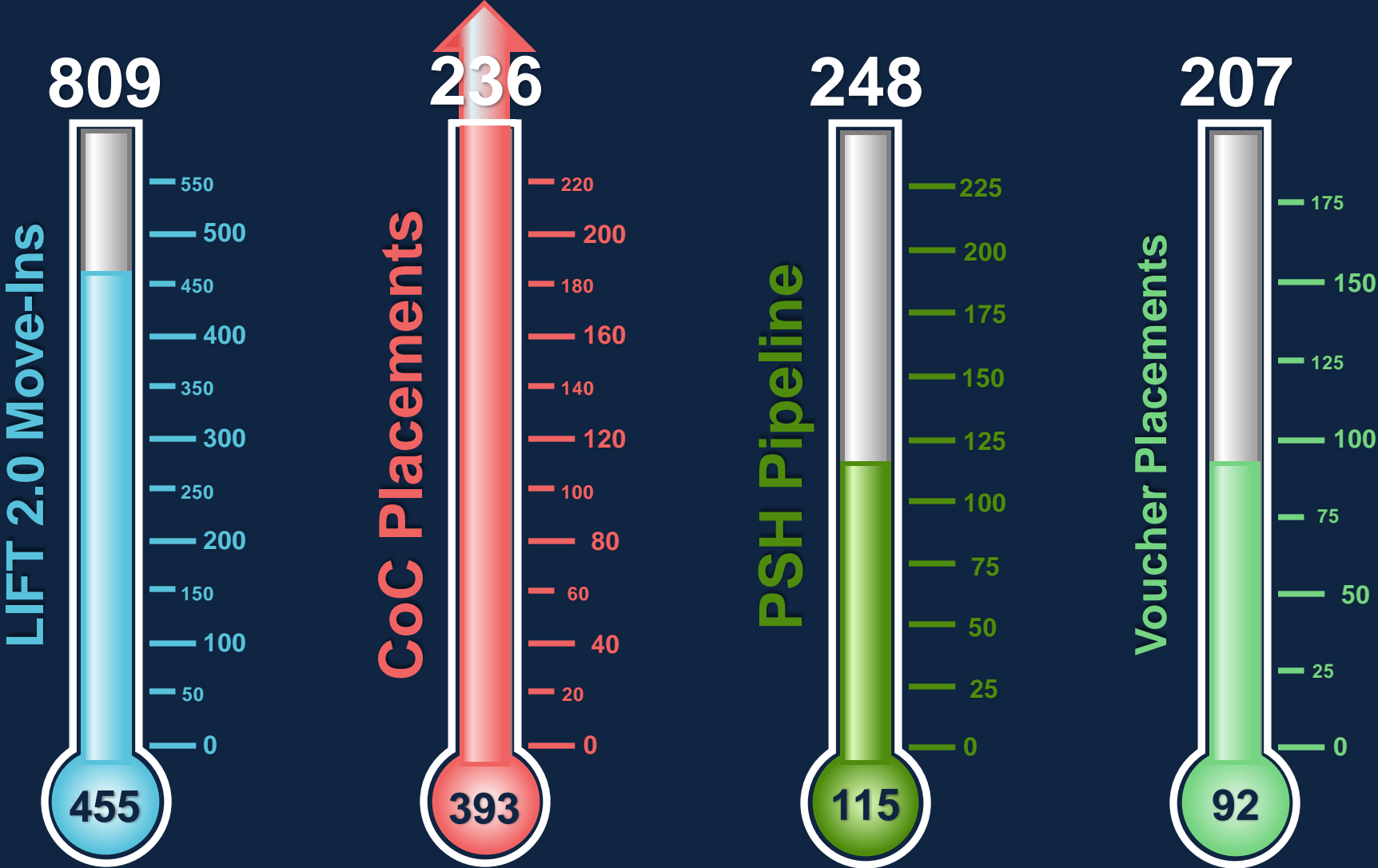


374 total housed from 13 specified encampments



# Housing Move-In Progress

CATEGORY	PROGRESS	GOAL
LIFT Move-Ins	455	809
CoC Placements	393	236
PSH Pipeline Placements	115	248
Voucher Placements	92	207
<b>Total Housed</b>	<b>1055</b>	<b>1500</b>



## LIFT Bridge to PSH Progress

**56 Permanently  
Housed**

**Atlanta  
Housing  
Vouchers  
20**

**Georgia  
Housing  
Vouchers  
8**

**PSH 28**

# PSH Pipeline Project Update

## Currently Online:

PROJECT	PSH TENANTS
55 Milton	18
Adair Lofts	5
Capitol View	24
Centra Villa	18 (of 66)
Dalvigney	12
Dwell at the Alcove	9
Edgewood Center	4
Gift of Hope	30
Intrada Westside	25
Thrive Sweet Auburn	23
<b>Current Total</b>	<b>168</b>

## Coming Soon:



### 1055 Arden

- Projected Date: Jan. 2024
- PSH Units: 6



### The Steede

- Projected Date: Feb. 2024
- PSH Units: 16



### The Mallory

- Projected Date: Feb. 2024
- PSH Units: 14



### Stanton Park

- Projected Date: Feb. 2024
- PSH Units: 10

## Path Forward:

PROJECT	PSH UNITS
McAuley Park	30
111 Moreland	42
277 Moreland	54
Sylvan Hills	45
Abbington at Ormewood	8
Heritage West Lake	102
Holly Street	9
Martin House	8
Trinity Flats	20
1688 Lakewood	20
& others (application status pending)	



# Youth System Dashboard

**594**

**Inflow**

\*entry into rehousing system

**743**

**Active CE  
enrollments**

**526**

**Outflow**

\*exits from rehousing system

**192**

**Housing Placements**

\*includes Permanent Housing & Diversion

**173**

**TH Enrollments**

\*Active Enrollments

**54**

**Avg LOT to Move-in  
for all PH  
Placements**

**205**

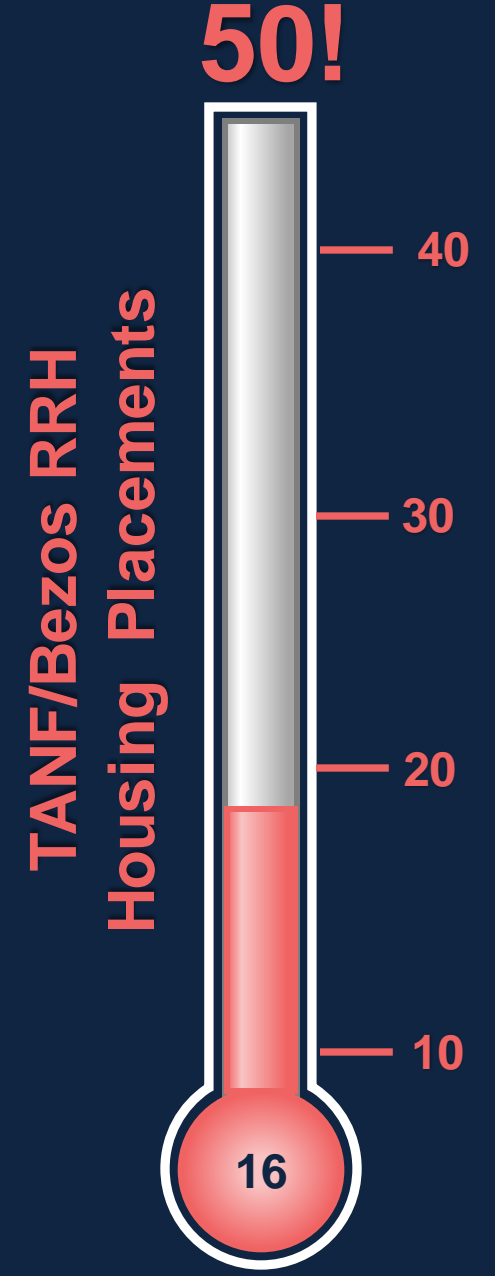
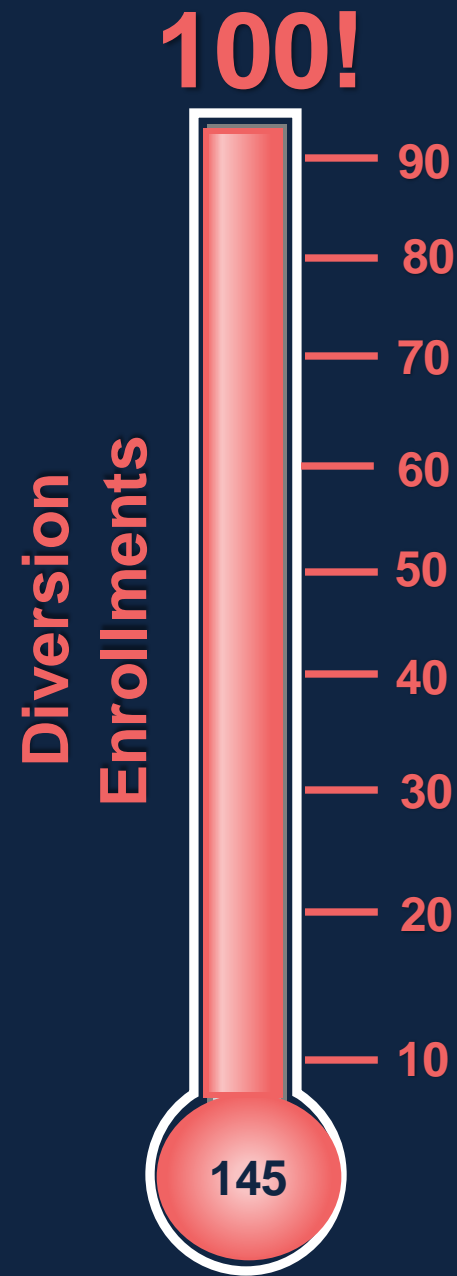
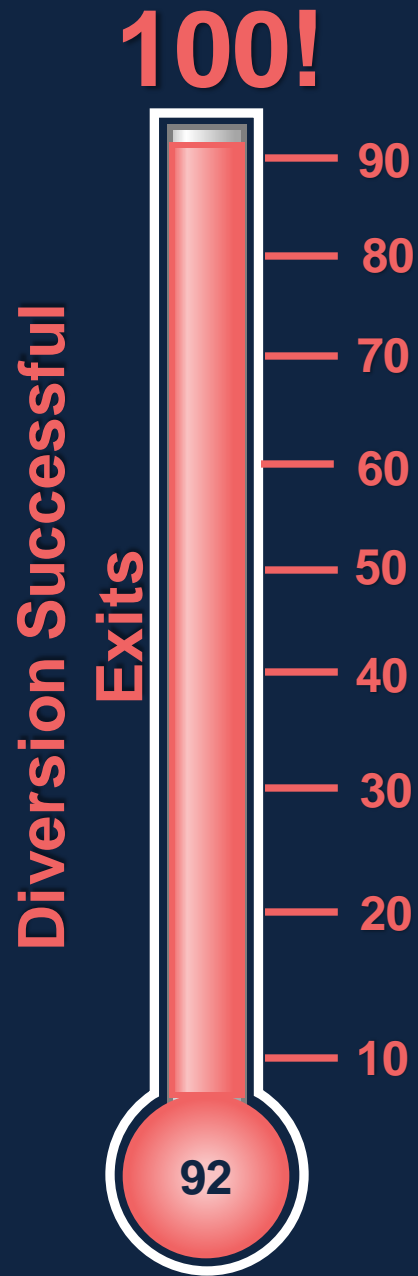
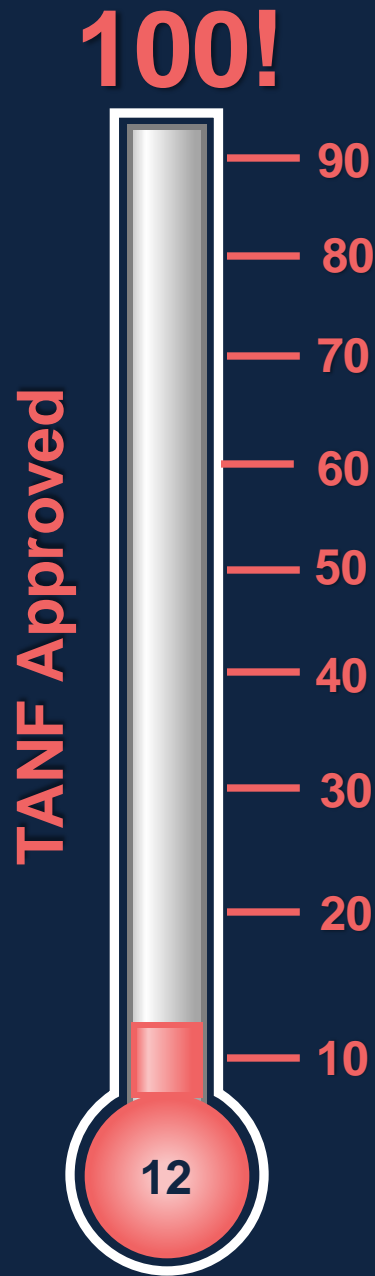
**Referrals to PH**

\*RRH & PSH





# Family RRH & Diversion Initiative



# Veteran Initiative Dashboard

	Veteran Counts			Inflow Events			Outflow Events		Performance
Measurement Period	Active Homeless	Chronic*	Net Inflow-Outflow	Newly Identified	Return from Housing	Return from Inactive	Housing Placements	Moved to Inactive	Avg Days ID to Housing Placement
<b>2023</b>			<b>-13</b>	<b>467</b>	<b>51</b>	<b>162</b>	<b>-237</b>	<b>-456</b>	<b>165</b>
Jan	395	99	-7	47	2	9	-26	-39	109
Feb	402	102	7	39	4	14	-22	-28	277
Mar	438	114	36	62	6	15	-24	-23	172
Apr	444	117	6	45	4	18	-23	-38	148
May	430	114	-14	37	10	14	-28	-47	190
Jun	410	104	-20	31	4	13	-24	-44	152
Jul	425	99	15	47	2	16	-13	-37	195
Aug	426	104	1	44	3	17	-21	-42	115
Sep	433	107	7	44	6	13	-17	-39	169
Oct	428	108	-5	28	4	11	-11	-37	102
Nov	411	109	-17	19	4	8	-12	-36	211
Dec	389	101	-22	24	2	14	-16	-46	134
<b>Total</b>			<b>-26</b>	<b>1163</b>	<b>133</b>	<b>383</b>	<b>-571</b>	<b>-1134</b>	<b>167</b>



# **JEDI Community Standards Update**

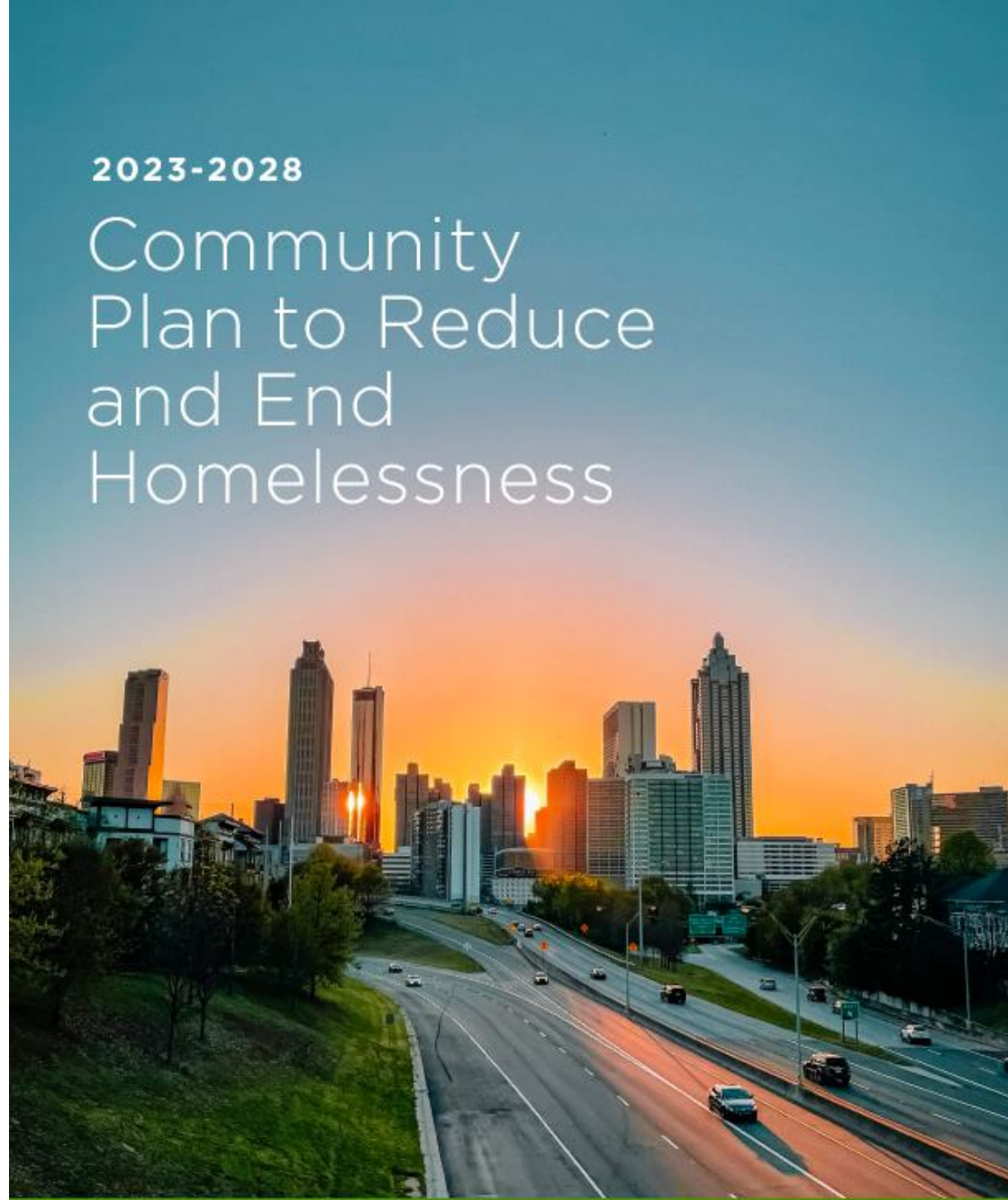
Atlanta CoC Meeting

January 09, 2024



2023-2028

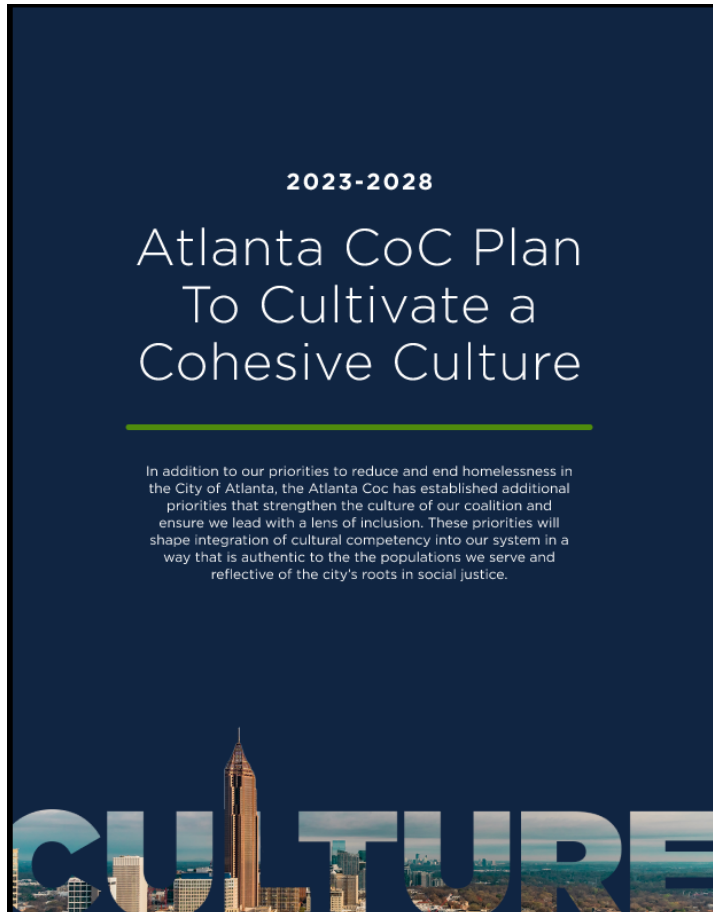
# Community Plan to Reduce and End Homelessness



ATLANTA CONTINUUM OF CARE

[partnersforhome.org](https://partnersforhome.org)

# Atlanta CoC Culture Goals



The Atlanta CoC has committed to .....

- Strengthening cultural competency (**humility**) around race, sex, sexual orientation, & gender identification.
  - **KPI:** CoC-Wide Equity Standards, Training and Communications.



# JEDI Community Standards



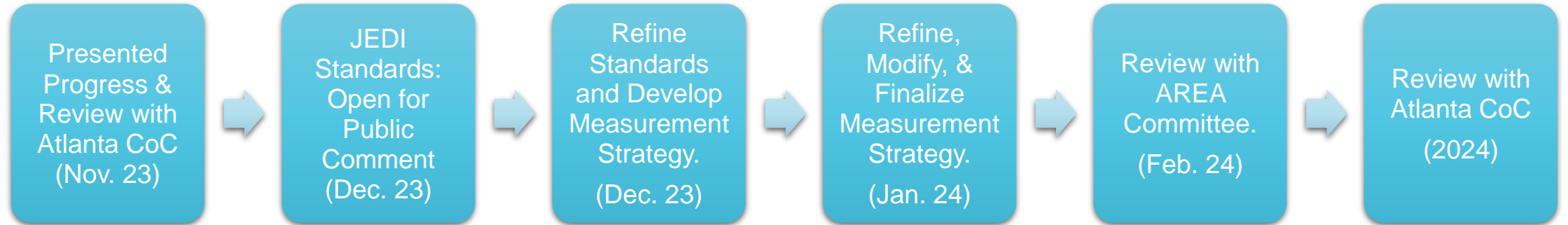
Establish a CoC-wide **JEDI vision** and **standards** and integrate learnings through planning and coaching.




# JEDI Project Development Snapshot!



# Path to Progress







# THINK. DESIGN. BUILD.

**BECK**

**DESIGN UPDATE for  
184 FORSYTH ST HOUSING**

Client: Atlantica Properties

Address: 184 Forsyth St SW  
Atlanta, GA  
30303

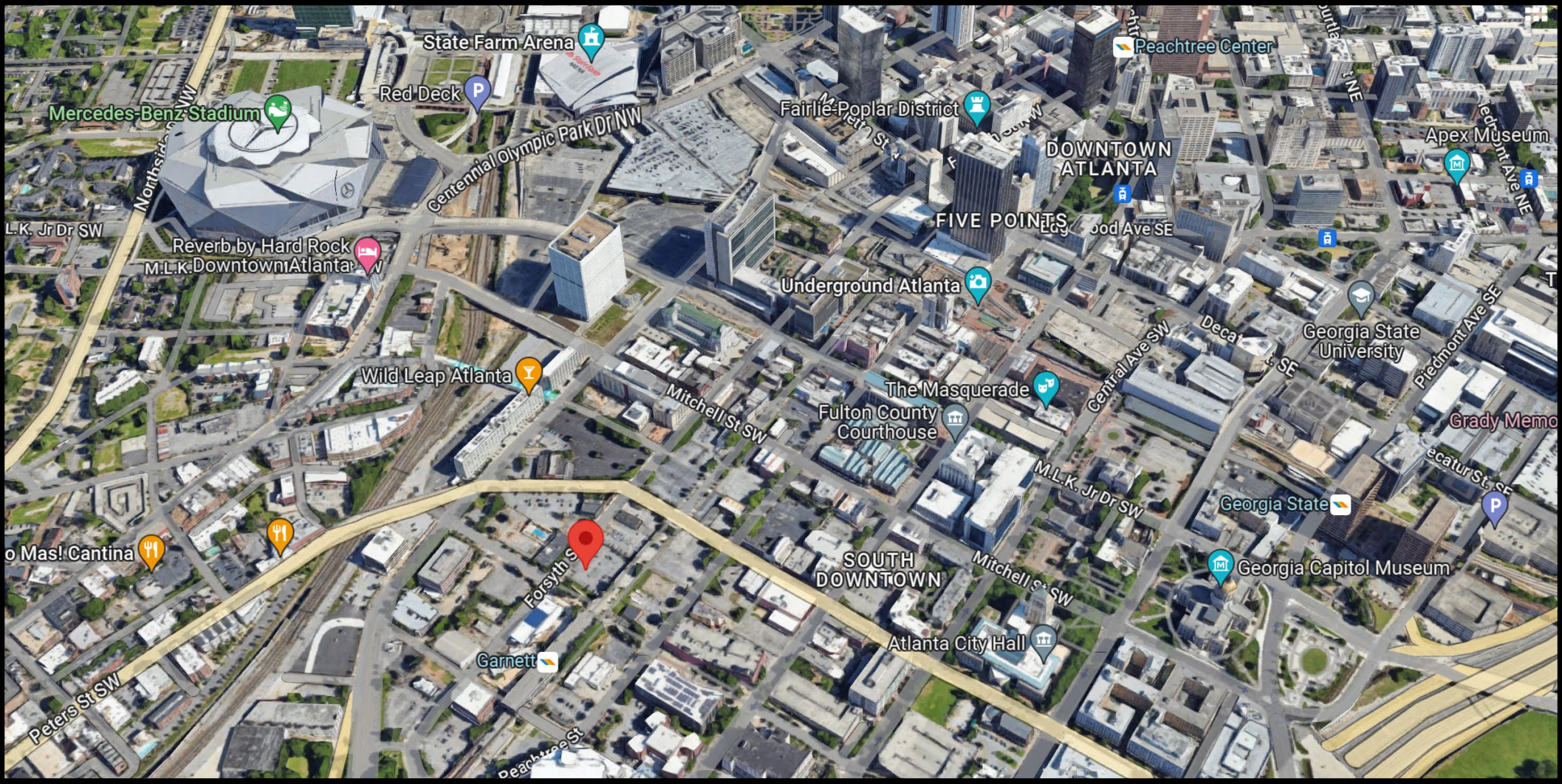
By: Beck Group

Date: September 18, 2023

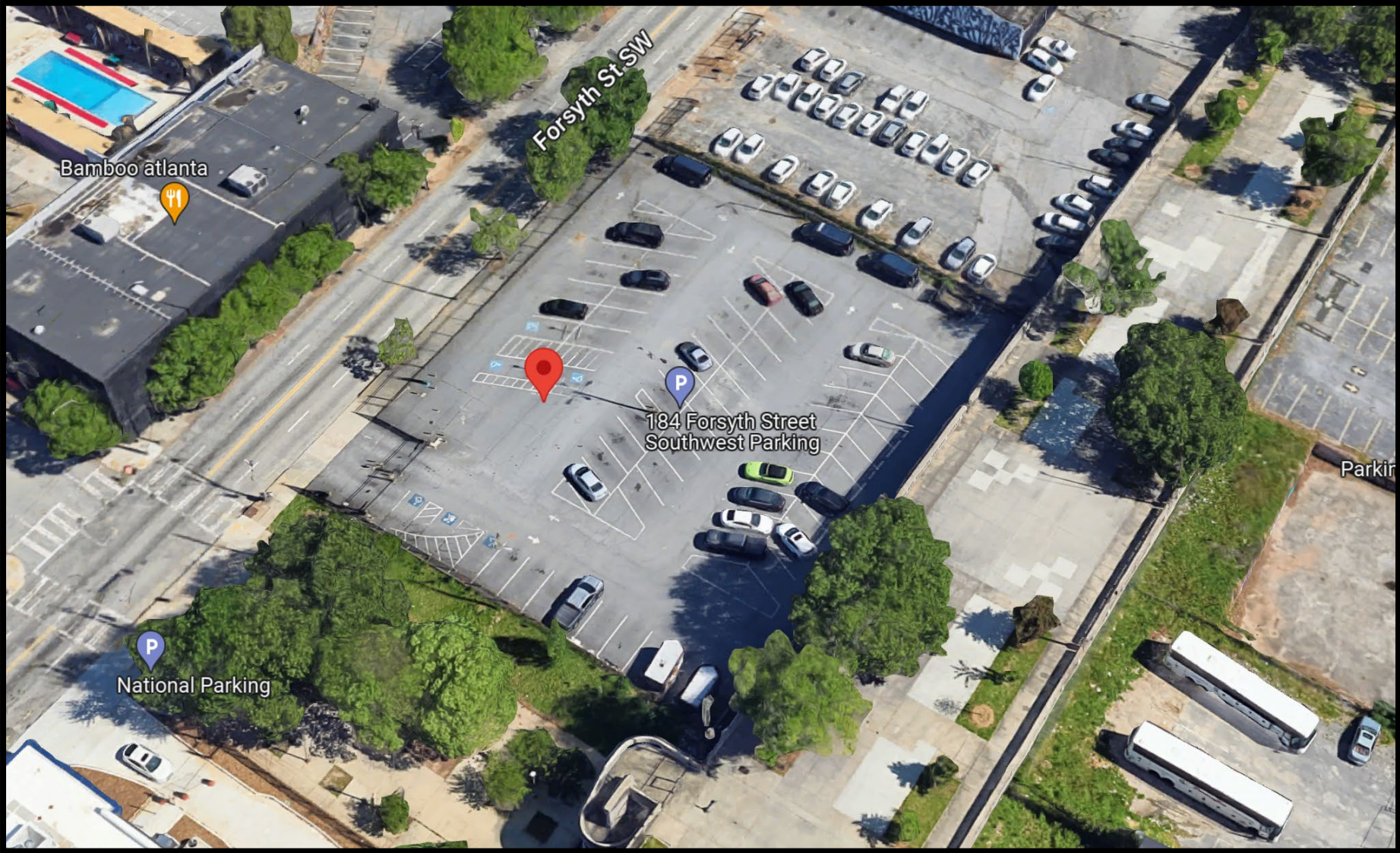
# 184 FORSYTH - OVERVIEW

- **Development team**
  - Owner: City of Atlanta & Partners for Home
  - Developer: Atlantica Properties
  - Design-built contractor: Beck Group
- **Site planning elements:**
  - Site area: 0.7 acres
  - 40 units of semi-permanent housing
  - Community Building for staff offices, resident dining, and laundry facility
  - Site amenities (courtyards, community garden, and murals)
- **Preliminary schedule:**
  - Design Completion: September 29, 2023
  - Construction Start: October 2, 2023
  - Substantial Completion: January 2024
- **Project funding sources**
  - Housing Opportunity Bond: \$1M
  - Housing Trust Fund: \$4M
- **Operating funding budget:**
  - Estimated Operating Budget: \$400,000/year
  - PSH Service Providers: \$500,000/year
  - Funding Sources: AH PBRA, GA/Fulton County DBHDD
- **Public engagement**
  - Bi-weekly PSH service provider meetings
  - Bi-weekly business community meetings
- **Partnership Opportunities**
  - Corporate donations for furniture, fixtures and equipment (FF&E)
  - Landscaping materials & design consulting (Atlanta Botanical Garden)

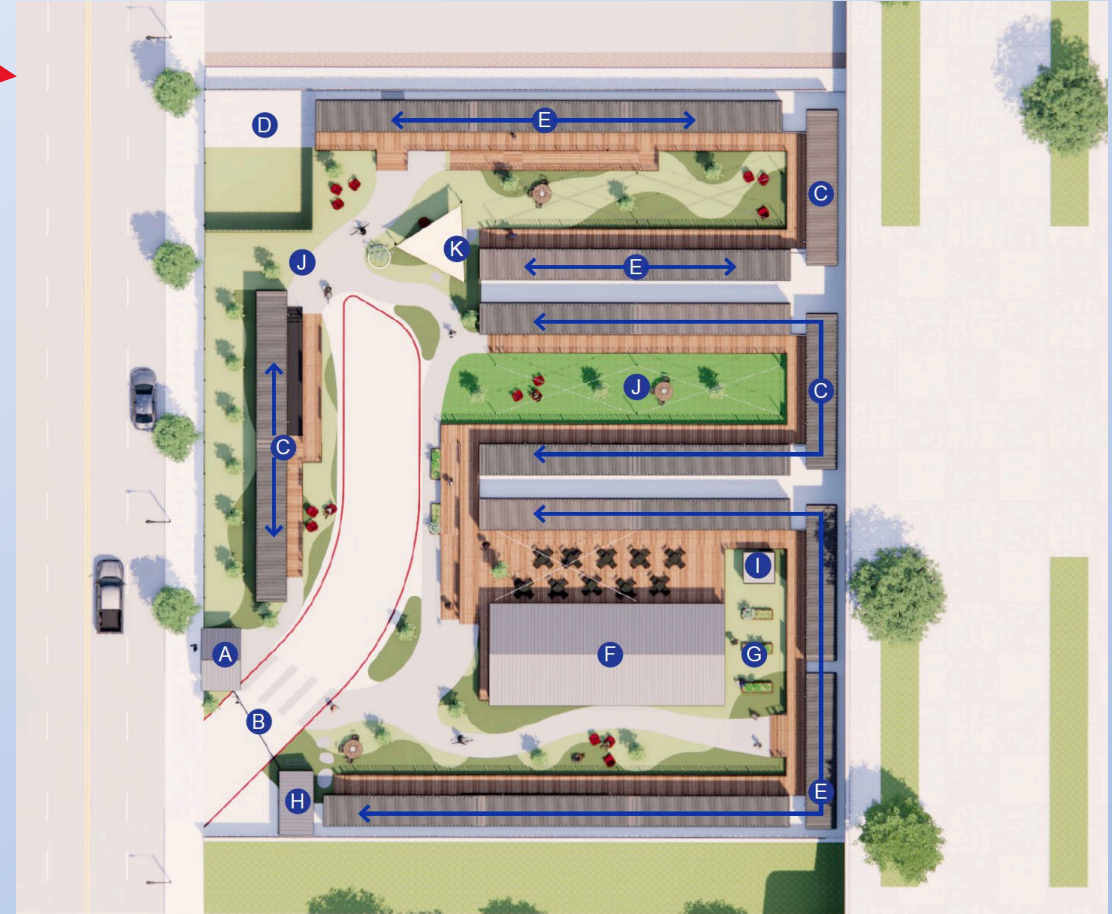
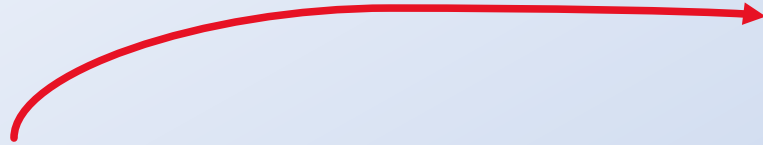
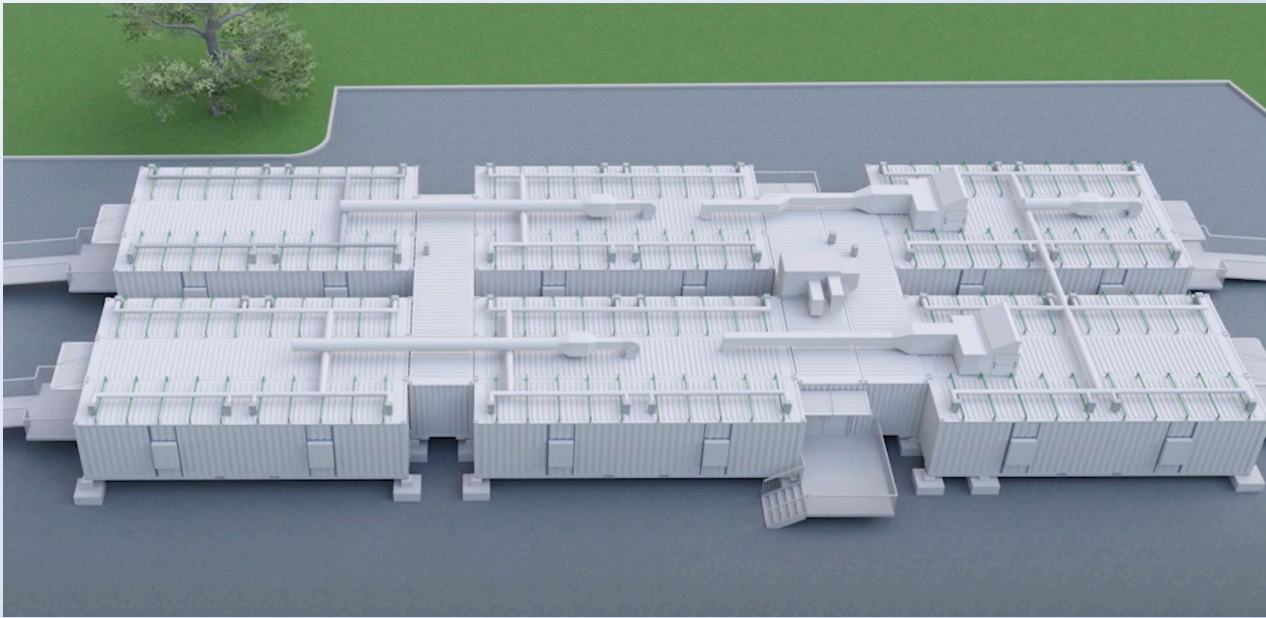
# First Project Site: 184 Forsyth St.



# First Project Site: 184 Forsyth St.



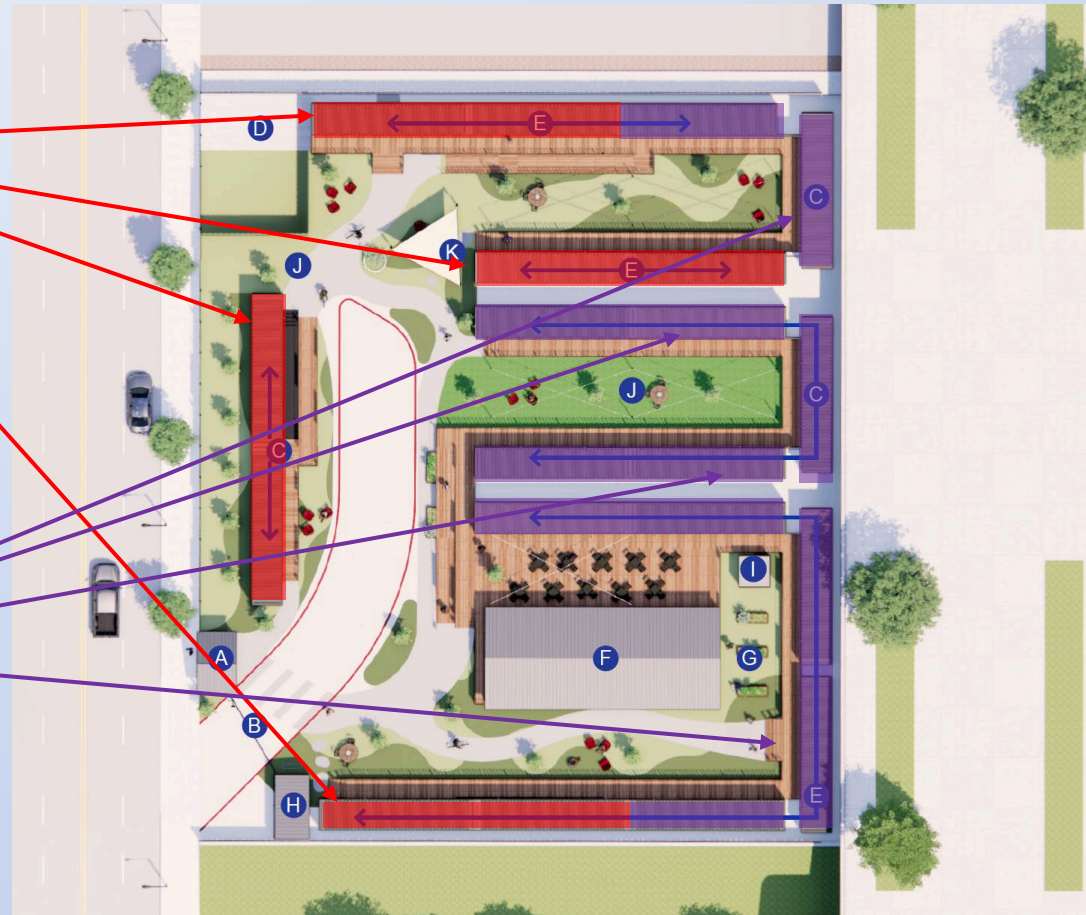
# Macon Hospital converted to Residential Buildings



# 12 Refurbished Containers (24 units) & 8 New Containers (16 units)

8x New 40ft Containers/ 16x ADA Homeless Units

12x Existing 40ft Containers/ 24x Homeless Units





16 New Units in the Factory



# Overall Design





# View from Entrance



View from Courtyard



View from Courtyard



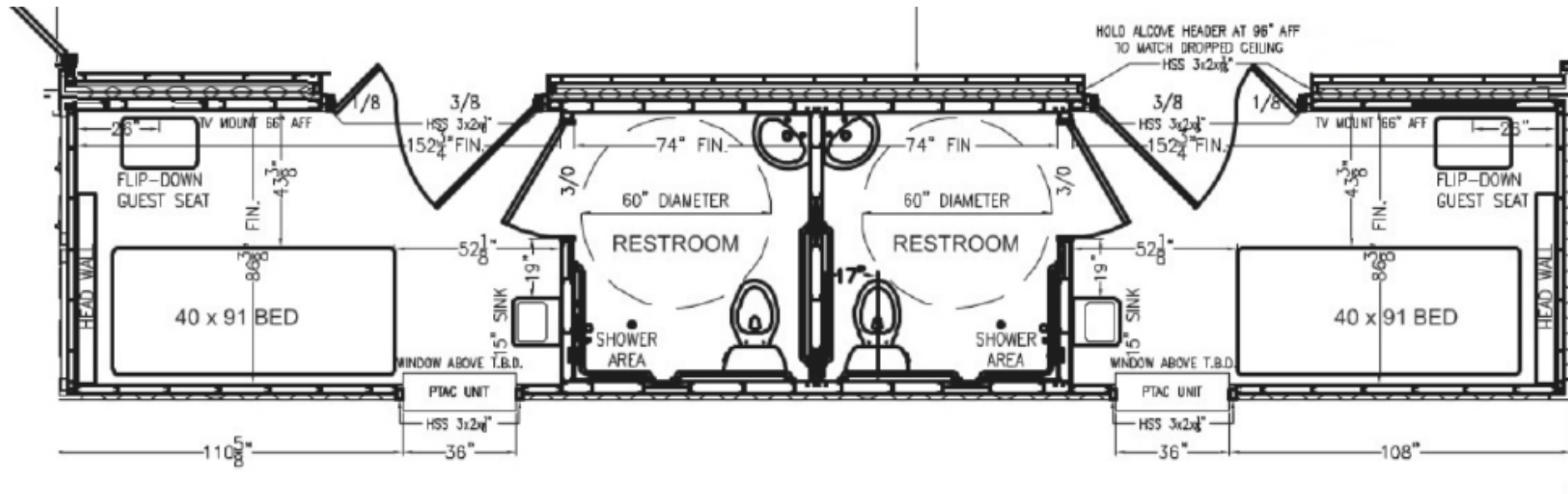
# Community Garden



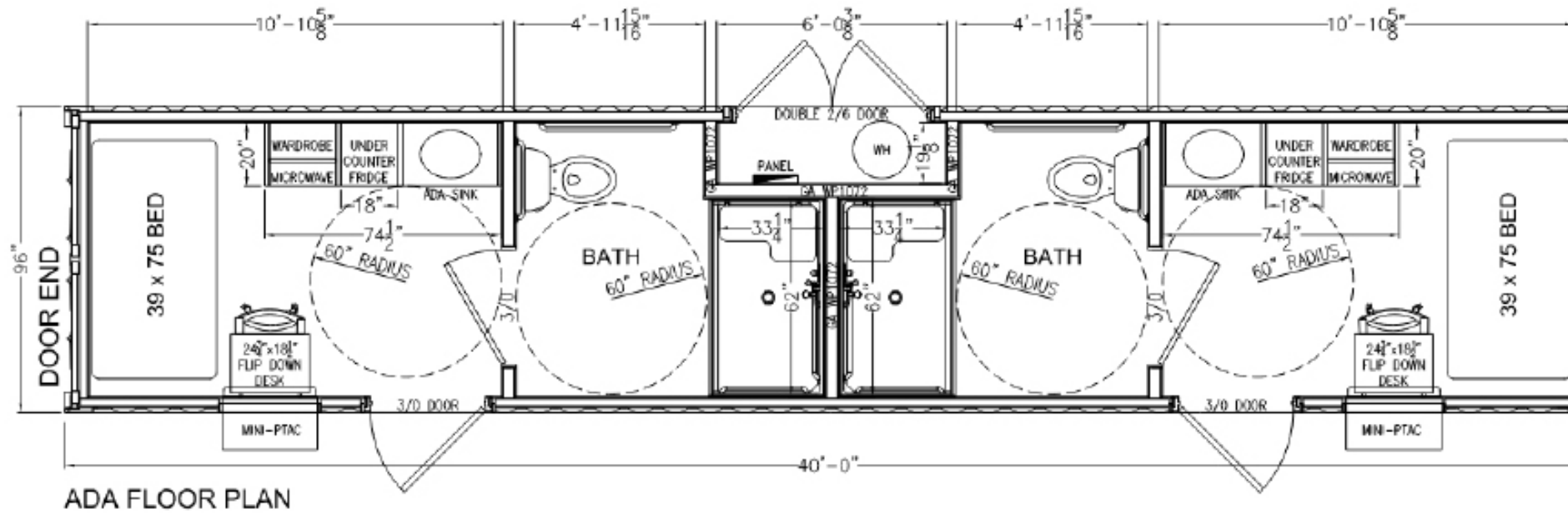
# Community Patio



Repurposed Container Module (Ensuite) - 2 Units



New Container Module (Ensuite) - 2 Units



**PROJECT UPDATES** 405 COOPER

# 405 COOPER – AREA MAP





# 405 COOPER - OVERVIEW

- **Development team**

- Owner: City of Atlanta & Partners for Home
- Developer: Atlantica Properties
- Design-Built Contractor: TBD

- **Site planning elements:**

- Site area: 2.0 acres
- 100-150 housing units

- **Preliminary schedule:**

- Design Start: October 2023
- Construction Start: Q2 2024
- Substantial Completion: Q4 2024

- **Project funding sources**

- Housing Opportunity Bond: \$3.5M - \$5.5M
- Housing Trust Fund: \$2M
- *TBD*: \$2.5M - \$9.5M

- **Operating funding budget:**

- Estimated Operating Budget: \$800,000/year
- PSH Service Providers: \$1,500,000/year
- Funding Sources: *TBD*

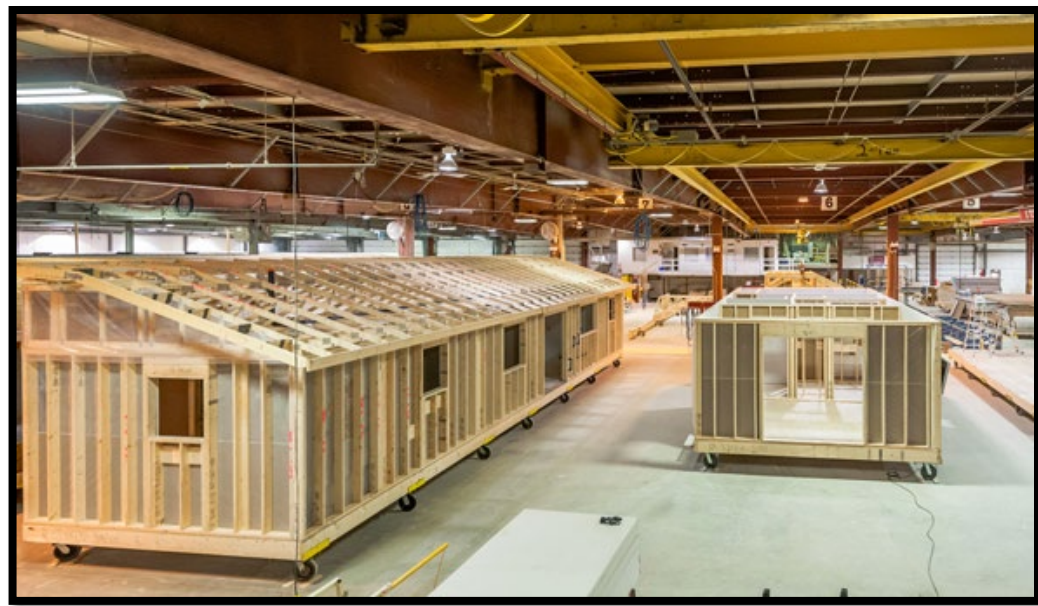
- **Public engagement**

- CM Dozier public meeting on 8/30
- Bi-weekly PSH service provider kick-off meeting 8/31

# 405 COOPER – POTENTIAL PRODUCT TYPES



## Modular Homes



# 405 COOPER – POTENTIAL PRODUCT TYPES



## Tiny Homes

