



Atlanta Development Authority

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**ATLANTA DEVELOPMENT AUTHORITY
HOMELESS OPPORTUNITY FUND
QUARTERLY REPORT**

DATE: AUGUST 31, 2008

TO: ATLANTA CITY COUNCIL

FROM: ERNESTINE W. GAREY, MANAGING DIRECTOR OF HOUSING
FINANCE

CC: MAYOR SHIRLEY FRANKLIN
ATLANTA DEVELOPMENT AUTHORITY BOARD OF DIRECTORS
PEGGY MCCORMICK, PRESIDENT, ADA
CITY OF ATLANTA OFFICIALS:
GREG GIORNELLI, CHIEF OPERATING OFFICER
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ELIZABETH B. CHANDLER, CITY ATTORNEY

SUBJECT: HOMELESS OPPORTUNITY FUND PROGRAM QUARTERLY
REPORT:
2ND QUARTER 2008

**HOMELESS OPPORTUNITY FUNDS (HOF) - \$22,000,000
AUGUST 2008**

HOF Program Goal – To provide permanent, affordable apartments based on the belief that an affordable, secure and safe residence is the first step of many toward rebuilding stable and productive lives.



STATUS SUMMARY TO DATE	
Projects Approved	19
Dollars Committed	\$22,403,331
Dollars Uncommitted	\$800,891
HOF Units Approved	656
Workforce Housing Units Leveraged	987
Private Investment	\$95,853,259

PROJECTS CLOSED IN 2008



Gates Park Crossing I & II – Located at 150 and 200 Peyton Place, SW (Council District 10), Gates Park I & II consists of 332 multifamily rental units. 41 of these units are permanent supportive housing that will house homeless grandparents raising grandkids as well as homeless women with children. Gates Park I & II closed in June 2008 and accepted its first HOF resident in July 2008. On site services will be provided to all HOF residents by ACHOR Inc.

Ashton Browns Mill – On March 27, 2008 Ambling Development Partners closed on a \$200,000 HOF grant that would assist in the new construction of a 100-unit project for senior 55 years and older. The project is located at intersection of Cleveland Avenue and Jonesboro Road, SE in Council District 12 and will become the home for 5 chronically homeless seniors in March 2009. Community Friendship Inc will provide the on site services.

Quest Village – Quest 35 Inc. received a grant for \$800,000 for the acquisition and substantial rehabilitation of a 20-unit apartment complex located at 881 & 891 Rock Street NW, 30314 (Council District 3). Quest 35 Inc. will provide 18 permanent housing units to women with children as well as men with a history of substance abuse. The first 12 units will be ready for occupancy in September 2008. Quest 35, Inc will also be providing the on-site



services.

The Life Exchange Center – On June 9, 2008 ADA closed a \$703,703 grant with Gilgal Inc. for the Life Exchange Center. The funds will be used for the acquisition and rehabilitation of two pre-standing buildings located at 540 and 553 Mobile Ave SW 30315 (Council District 12). Gilgal, Inc. will now be able to house 26 chronically homeless single women with a history substance abuse at the new Assessment Center.



The Life Exchange Center

Vineyard Court – Vineyards Apartments located at 601 & 605 Spencer Street and 207 & 211 Vine Street (Council District 3) will soon become the home of 35 chronically homeless intact families. Community Concerns Inc. closed on a grant for \$1,430,000 for the acquisition and rehabilitation of the 44-unit development with plans to convert the units into 35 larger and more spacious family-oriented units. In addition, a new community center will be constructed that will include meeting rooms, counseling offices and a business center. On site services will be provided by Community Concerns Inc.

PROJECTS OPERATIONAL

Columbia at Sylvan Hills - Located on the former Lakewood Marta Station east parking lot (Council District 12), Columbia at Sylvan Hills will include 39 permanent supportive housing for homeless women and homeless women with children. Columbia at Sylvan Hills accepted its first HOF resident in February 2008. The on site services are being provided by ACHOR Inc.

Trinity Hall – Located in downtown Atlanta across the street from City Hall (Council District 2), Trinity Hall continues to serve clients on a 24 hours basis. The Assessment Center serves single women and women with children and is currently at 100% capacity.

Columbia Tower – Columbia Tower has been accepting HOF residents for the last few months and presently 36 of the 39 HOF units are occupied, with the last units to be occupied within the next two weeks. Columbia Tower is located in downtown Atlanta on Martin Street near Memorial Drive (Council District 5)

Making A Way Housing Inc. – Making A Way Housing Inc. located at 377 Westchester Blvd NW, 30314 (Council District 3) has begun accepting residents and the 38 HOF units are at 100% occupancy to date. The rehabilitation of the units is completed and the project is fully operational. On site social services are being provided by Making A Way Housing Inc.

1250 Donnelly – First Step Housing, LLC completed the light rehabilitation and furnished the 40 permanent supportive housing units with the HOF funds granted. To date all of the HOF funded units are 100% occupied, with supportive services provided by Caring Works Inc. The complex is located at 1250 Donnelly Avenue SW, 30310 (Council District 4).



Atlanta Gardens – Positive Outlook Foundation Inc. has completed the rehabilitation of a 20-unit apartment complex located at 1237 Memorial Drive, 30315 (Council District 5). At the present time 100% of the 19 HOF units are occupied. Supportive services are being provided on site by Positive Outlook Foundation Inc.

Public Facilities – The five automatic self-cleaning public facilities are in full operation. To date there have been over 20,000 uses. The locations include: Piedmont Park, Woodruff Park, Atlanta City Hall, Fire Station 21-Edgewood Avenue and Fire Station 4-Roswell Road.

Martin Manor- Georgia Rehabilitation Outreach Inc. completed the substantial rehabilitation of a 60-unit apartment complex located at 2950 Martin Luther King Jr. Dr SW 30311 (Council District 10). 40 units will be set aside of men and women with developmental disabilities. To date 8 of the HOF units are occupied.

Gateway Center – United Way operates the Gateway Center located at 275 Pryor Street SW (Council District 2). Upgrades are ongoing and should continue over the next few months. The HOF units at the Gateway Center are designated for veterans who may reside there for up to two years.

PROJECTS UNDER CONSTRUCTION

Villas of HOPE – H.O.P.E. Through Divine Intervention was approved for a \$1,520,000 grant for the acquisition and substantial rehabilitation of a 40-unit apartment complex located at 385 Holly Street NW 30318 (Council District 3). 36 of the 40 units will be set aside for homeless men and women. The demolition has been completed with construction expected last approximately eight months.

PROJECTS NOT CLOSED

Columbia Hill - Columbia Residential continues to work on its permanent financing structure. The project was approved for a \$1,600,000 grant for the substantial rehabilitation of 140-units located at 3450 Forrest Park Rd (Council District 12). The project is in the underwriting phase and has been given a deadline of September 30, 2008 to close.

The Safety Net – CHRIS Kids Inc has received commitments for all financing sources and awaits a city building permit. The project was approved for a \$1,400,000 HOF grant for the substantial rehabilitation of a 35-unit garden-style apartment complex, located at 2045 Graham Circle, 30316 (Council District 5). CHRIS Kids will serve homeless youth and young adults, and provide an array of on-site supportive services.

The City of Refuge - The HOF Committee approved a \$1,500,000 grant to City of Refuge for a 132 bed assessment center for homeless women and children. The project, located at 1300 Simpson Road, NW in **Council District 3**, will provide a day care facility, indoor playground, community meeting room, central laundry facility, fitness room, and business computer center with internet access for the residents. The services will be provided by City of Atlanta, Fulton County Human Services and Atlanta Workforce Development. The project is anticipated to close in September 2008.

TESTIMONIALS

"The HOF experience has been exciting for us. We have been serving this community for the last five years just making ends meet. HOF has given us the opportunity to serve for another fifteen years. The process was smooth and once it was completed I couldn't believe it happened. So far, we have served over 100 individuals through our partnership with ADA. We love the program and hope we can do it again."

~ Rodney Bowles, Executive Director, Making A Way

"It absolutely astounds me to have gone from being on the streets to having not only a place to live, but a job and a car too, sometimes I feel the need to pinch myself. Health insurance, bank account things I used to take for granted but lost to my addiction. I'm really grateful to you, and especially Charles and Harold. Not to be presumptuous, but I would not be averse to delivering the message that someone's life could be so much different to your people maybe just starting back on the right track. My life is very busy and overwhelming, but it's a small way to express some gratitude, as is my involvement in 12-step recovery fellowship. Thanks so much for your support."

~Don R (First Step Housing)