

# STATE OF AFFORDABLE HOUSING THE PATH TO 20,000



Quality Housing  
for Everyone

High quality housing is the foundation that every Atlantan needs to thrive. That's why it's the City's mission to ensure that each of its residents has access to safe, stable housing in resource-rich neighborhoods. Our goal is to create housing opportunities for all Atlantans, no matter their income, by creating or preserving 20,000 units of affordable housing throughout the city, ensuring safe and secure housing options, and connecting residents with the housing resources they need to prosper.

## 20,000 AFFORDABLE UNITS

Securing the funding and tools to build the housing Atlanta needs

- **1,500** more affordable units scheduled to close this year, in addition to **5,000** already underway
- **12 new employees** on a dedicated team to expedite permitting for affordable housing
- **Affordable Housing Week** launching in January 2024 to further streamline permitting and funding delivery
- **Up to 2,000** new, deeply affordable project-based vouchers available through Atlanta Housing by end of 2023

## SAFE AND SECURE HOUSING

Raising the standard for housing in existing affordable homes

- **\$800K** committed to boost interventions against non-compliant multifamily properties with sub-standard housing conditions
- **17** total property interventions in 2023, with **four** properties already brought into compliance
- **100%** of multifamily properties with code violations inspected by end of 2024, with **2+** noncompliant multifamily properties brought to court each month
- **\$15M** preservation fund to help good partners rehabilitate affordable multifamily properties
- **39** affordable units delivered on land-banked properties, **175** units to break ground by end of 2025

## KEY HOUSING WINS (2022-2023)

- **3,148** affordable units delivered since 2022; **4,802 underway** as of October 2023
- **72%** of the affordable units set aside for households earning 60% AMI or below
- **\$300M** in funding, representing the largest collective investment in affordable housing in Atlanta's history: **\$100M** City Housing Bond + **\$200M** fund led by the Community Foundation of Greater Atlanta (CFGa)
- **\$19M** funding committed to housing initiatives from the City's first-ever Housing Trust Fund
- **40** public land sites activated and moving forward through the Mayor's Housing Strike Force, including **\$40M** Choice Neighborhoods award to redevelop former Bowen Homes
- **193** families relocated to safe and stable housing from deplorable conditions at Forest Cove
- **Housing Help Center** launched October 2023 alongside suite of resident resources, like **Eviction Prevention Program** and **Anti-Displacement Tax Relief Fund** to directly respond to Atlantans' housing needs.

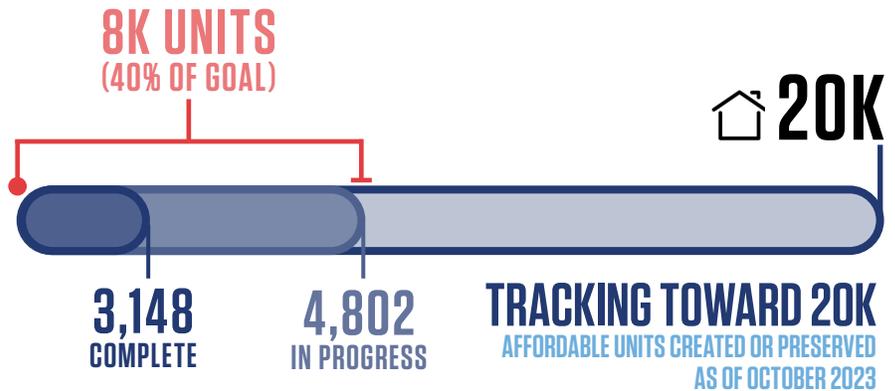


The Housing Help Center is located in the ground floor of the 2 Peachtree building

# CONNECTING RESIDENTS TO RESOURCES

Launching programs to provide support where residents need it most

- **350** households achieved homeownership through downpayment assistance in 2023, with nearly **600** more anticipated through 2025
- **100+** homeowners provided owner-occupied rehabilitation support since 2022, with **800** more to be assisted through 2025
- **200** low-income legacy homeowners supported through new anti-displacement property tax relief by 2025, with an additional **300** seniors' back taxes forgiven by donation from Tyler Perry
- **\$2.5M** Eviction Diversion and Right to Counsel funding, expected to serve at least **300** households
- **Tenant protections** strengthened on housing developments receiving public funding, including mandatory eviction mediation, source of income protection, and fee transparency, in partnership with City Council



# HOMES FOR THOSE WITHOUT

Constructing concrete pathways out of homelessness for Atlanta's most vulnerable residents

- **189** permanent supportive housing units completed with additional **442** currently in the pipeline
- **820** households housed through the LIFT 2.0 program - halfway to goal of **1,500** by end of 2024
- **500** quick-delivery homes committed for unhoused Atlantans by 2025; first **40** units occupied by end of 2023
- **\$11.5M** allocated in 2023 to launch Rapid Housing initiative and fund Permanent Supportive Housing

# MAXIMIZING INSTITUTIONAL LAND

Building affordable homes on underutilized institutionally owned land

- **\$150M+** in public funding allocated for affordable housing development on public land
- **2 Peachtree** recently acquired 41-story tower has set the stage for an ambitious mixed-income office-to-residential conversion in downtown
- **Atlanta Urban Development Corporation** formed, with first batch of projects, including Phase 1 of Thomasville Heights breaking ground in 2024
- **15** affordable housing projects moving forward as part of **Mayor's Faith-Based Development Initiative**

# GROUP PROJECT

Atlanta is a group project, and this ethos is on full display in the City's commitments to building, preserving, and supporting affordable housing. The City would not be able to fulfill its mission of ensuring high-quality, stable, affordable housing options for every resident without the collective efforts and robust collaboration of our public, private, and philanthropic partners. These collaborations continue to establish Atlanta as a nationwide leader in housing production, developing and honing the tools and partnerships needed to continue this work long into the future.