Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Atlanta's 2025–2029 Consolidated Plan outlines how resources the U.S department Housing and Urban Development (HUD) will be used to support housing, community development, and homeless services for low- and moderate-income residents (LMI). Covering January 1, 2025, through December 31, 2029, the plan defines strategic goals, performance benchmarks, and funding priorities using the following federal formula grants: Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), Home Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA).

These grants also help create a suitable living environment by funding infrastructure improvements and neighborhood revitalization efforts, while expanding economic opportunities for LMI.

In 2022, Mayor Andre Dickens launched the City's "Moving Atlanta Forward" agenda, a strategic framework built on four pillars that align closely with HUD's primary objectives for its formula grant programs:

- One Safe City strengthens neighborhood safety and drives revitalization and assists LMI residents through CDBG-funded public improvements.
- A City of Opportunity for All champions activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964 by expanding housing, improve job readiness, and offer support services—advancing HUD's LMI goals via HOME, CDBG, HOPWA, and ESG programs. A City Built for the Future invests in infrastructure and sustainability, reinforcing HUD's mission to meet urgent needs and increase affordable housing opportunities using resources from the CDBG and HOME programs.
- Effective & Ethical Government upholds transparency, accountability, and program efficiency with HUD's administrative and performance standards.
- The City of Atlanta agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City of Atlanta will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives of the 2025-2029 Con Plan are to:
• Expand affordable long-term housing opportunities by developing housing for small and large households, extremely low-income residents, and individuals seeking long-term stability. This also includes rehabilitating existing units to preserve affordability.
• Increase short-term housing options by expanding the availability of shelters and transitional housing for individuals and families experiencing homelessness.
• Deliver essential services to vulnerable populations by providing wraparound care – including medical and mental health treatment, substance abuse counseling, and housing case management for people with HIV/AIDS – while also enforcing anti-discrimination policies and expanding legal assistance programs.
• Prevent homelessness and strengthen housing stability by funding emergency rental assistance, housing retention support, and other services that promote long-term residential security.
• Improve neighborhoods by investing in public safety initiatives, broadband infrastructure, and transportation systems that increase walkability, connectivity, and quality of life in low-income communities.
• Launch programs that reduce household cost burdens by enhancing earning potential through workforce development, job training, and employment services that promote financial independence.
Together with the four pillars of “Moving Atlanta Forward” Agenda, the Con Plan priorities fully support the City’s mission to build a community where every resident has access to safe, affordable housing where they can thrive.
Each year, the City develops an Annual Action Plan that outlines its planned activities and investments, keeping both residents and HUD informed. At the close of each program year, the City will produce a Consolidated Annual Performance and Evaluation Report (CAPER) to share its progress and results, highlighting how it advanced the goals set forth for that year.
2025 Action Plan
The 2025 AAP kicks off the first year of the City’s 2025–2029 ConPlan. Serving as the City’s official request for HUD formula grant funding, the Plan outlines the programs and services the City intends to support during Program Year 2025 (January 1, 2025 – December 31, 2025). Through this plan, the City clearly defines the actions it will take over the course of the year to address the priority needs and goals established in the ConPlan.

3. Evaluation of past performance

During the previous 5-year period, the City of Atlanta allocated approximately $124,390,745 in HUD funds, serving over 1,345 households and 4,120 persons. Notable accomplishments include:
• 4,700 units under construction
• Provision of emergency rental assistance to over 1,870 households
• Built 6,400 affordable housing units, with
Throughout this period, the City also initiated key improvements in program oversight and

delivery. While certain programs experienced delays in expenditure and inconsistencies in performance tracking, these challenges propted strategic enhancements. The current Plan cycle builds on that progress through strengthened monitoring procedures, refined data systems, and deeper interagency coordination which positioins the City to achieve even greater impact moving forward.

The City's 2024 CAPER reflected its performance relative to the previous ConPlan goals. The 2024 CAPER reports that a total of 4,898 families were assisted with CDBG Funds, 1,119 were assisted with HOPWA funds, and 1,376 were assisted with HOME funds. Some of the highlights of the number of households supported in the 2024 CAPER include:

- 1,422 households were supported through Rental Assistance
- 251 clients received Short-Term Rent, Mortgage, and Utility Assistance (STRMU)
- 346 clients received Tenant-Based Rental Assistance (TBRA)
- 379 clients received Permanent Facility-Based Housing Assistance
- 99 clients received Transitional Facility-Based Housing Assistance
- 129 households supported through Rehabilitation of Existing Units
- 3 units were secured by the City through Acquisition

4. Summary of citizen participation process and consultation process

From November 25, 2024, to February 10, 2025, the City actively engaged the community to gather valuable input for the 5-Year ConPlan. The City received 176 survey responses, including 175 in English and 1 in Spanish. The Virtual Community Needs Meetings held on December 14-15, 2024, attracted 35 attendees who provided critical insights on affordable housing, social services, and community facilities. Additionally, a Social Services Forum on December 15, 2024, brought together 22 participants from 13 social service agencies, local and county governments, and private sector partners to discuss key issues such as social service needs and affordable housing solutions.

On February 1, 2025, over 200 attendees received informational flyers at the Loudermilk Conference Center. The City also utilized social media platforms, such as Facebook and Instagram, along with the DGCD CDBG webpage, and email communications through NPUs, the Mayor's office, and the Housing Authority to ensure the widespread dissemination of information about the AI and ConPlan process.

Furthermore, the City attended 23 NPU meetings, engaging nearly 1,000 residents and collecting 171 surveys, which highlighted key neighborhood challenges and priorities. This comprehensive approach ensured robust community involvement and informed the strategic planning goals of the Consolidated Plan.

On February 1, 2025, over 200 attendees received informational flyers at the Loudermilk Conference Center. The City also utilized social media platforms, such as Facebook and Instagram, along with the DGCD Community Development Block Grant (CDBG) webpage, and email communications through Neighborhood Planning Units (NPUs), the Mayor's office, and the Housing Authority to ensure the widespread dissemination of information about the AI and ConPlan process.

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ensured robust community involvement and informed the strategic planning goals of the Consolidated Plan.

5. Summary of public comments

Through the public engagement process, the City of Atlanta gathered extensive input through community surveys, focus groups, and public hearings. 171 survey responses (one being Spanish), 3 public hearings with 57 attendees, and an online social services forum with 22 people from 13 organizations informed the planning process. Flyers were distributed to over 200 participants at the Atlanta Area Outreach Initiative Conference, and social media/email alert notices were sent to over 1,200 stakeholders.

Residents continually identified the following greatest challenges:

• Affordable Housing: Profound concern about rising costs, decreasing availability, long wait times, and the need for rental as well as home ownership options.
• Homelessness and Housing Stability: Highest need for shelter options, transitional housing, and services addressing those homeless or at risk of homelessness.
• Neighborhood Conditions: Calls for improving neighborhood safety, walkability, and proximity to recreation areas.
• Transportation: Lack of affordable and accessible public transport, specifically for low-income and senior citizens.
• Broadband Access: Persistent digital divide limiting access to information, especially for school-aged children in homes and job seekers.
• Community Engagement & Outreach: Emphasis on improving outreach strategies to ensure broader participation, address service gaps, and enhance access for all.
• Health and Supportive Services: Limited access to mental health services, HIV care, foster care/youth services, and substance abuse treatment. Employment Access: Obstacles to achieving steady employemnt because of transportation, lack ofjob ttraining, or criminal record histories

Total, public input prioritized:

• Affordable Housing High costs, long wait times, and limited options for renters and buyers.
• Homelessness Support Urgent need for shelters, transitional housing, and services for those at risk.
• Neighborhood Improvements Requests for safer streets, better walkability, and access to parks.
• Jobs & Services Limited access to mental health care, youth programs, and job training—plus barriers to steady employment.

These findings directly informed the Plan's strategic objectives and funding priorities.

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3 Public Meetings January 14-15,2025	Vulnerable Populations Minorities All Atlanta Residents	The three meetings had a total of 57 attendees. The social services forum had 13 service organizations.	They identified the following key challenges: affordable housing, foster care and youth support, HIV services and housing, fair housing and enforcement, community engagement, homeownership barriers, access to information, community specific challenges. HUD priorities for funding: Affordable housing initiatives, support vulnerable populations, health and housing intersection, fair housing improvements, enhanced stakeholder engagement, workforce Development and Sustainability, food security, community engagement and outreach, legal and financial support, permanent supportive housing, enhanced down payment assistance, housing development and preservation.	N/A	N/A
Loudermilk Conference Center in Atlanta	Residents of Atlanta Social Service Agency Providers	The flyer was distributed to over 200 attendees.	The AAOI event focused on bringing together neighbors, leaders, and allies to improve access to HIV prevention, care, and retention services. Through engaging workshops, dynamic speakers, and community-driven discussions, we'll explore how the strength of a village can transform the lives of people living with HIV/AIDS. Event speakers discussed critical issues in healthcare as well as addressing the social determinants of health that can challenge a community becoming one step closer to ending the epidemic.	N/A	N/A
Community Survey	Non-targeted/ broader community participation	As part of the 2024 AI process and the 2025-2029 Consolidated Plan, the City conducted a Community and Stakeholder Survey. From November 25, 2024, to February 10, 2025, the City hosted an online and paper survey on its website and distributed it to community members and stakeholders. The survey was designed to identify the City's most urgent needs, emphasizing housing, community facilities, homelessness, neighborhood improvements, community services, and affordable and fair housing. Respondents identified the top issues limiting housing options and affordability in the	See Appendix A for Survey results	N/A	N/A

ConPlan Outreach Table Page 1

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		City. The City received 176 responses, 175 in English and 1 in Spanish.			
Social Media and email	All residents of Atlanta. Members of the community, Subpopulations	The City of Atlanta used its Facebook and Instagram accounts to share information and links to the community survey. Additionally, details about the AI and ConPlan process were posted on the City's DGCD web page, which included a summary of the process, survey locations, and community meeting dates. The City also collaborated with other groups to reach a wider audience.	N/A	N/A	N/A

ConPlan Outreach Table Page 2

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments received will be addressed and incorporated into the Con Plan and as an attached document.

7. Summary

The ConPlan is a comprehensive strategy for addressing critical affordable housing and community development needs, supporting fair housing choice, and serving low-income populations. Developed using public input, data analysis, stakeholder engagement, and the Analysis of Impediments to Fair Housing Choice, the Plan identifies key barriers and sets measurable goals aligned with HUD priorities.

Barriers to Affordable Housing

Shortage of Affordable Housing High land and construction costs, limited funding, and population growth have led to a shortage of units affordable to low- and moderate-income households. Most new developments continue to target market-rate renters and buyers.

Housing Instability for Persons with HIV/AIDS Limited resources and service gaps make it difficult for individuals living with HIV/AIDS to access stable housing. Available programs are often underfunded and lack visibility.

Insufficient Supportive Housing Funding constraints and zoning restrictions have slowed the development of transitional and supportive housing. Critical services such as case management and mental health care remain limited or inconsistent.

Limited Housing Program Capacity More low- and moderate-income households need housing assistance than current programs can support, leading to long wait times and unmet demand.

The City will address the needs identified by working to achieve the following goals by 2029:

1. Preserve and expand affordable housing options through construction of 100 affordable multifamily rental units, the rehabilitation of 100 affordable units, the construction of five homeowner units, and the rehabilitation of 120 homeowner housing units.
2. Reduce housing cost burdens through Affordable Housing programs that assist 840 residents.
3. Reduce housing discrimination and evictions through the coordination and administration of 100 Fair Housing activities.
4. Expand assistance to individuals living with HIV/AIDs through property acquisition of four properties and serve 500 Persons Living with HIV/AIDS (PLWHA)
5. Reduce and prevent homelessness through shelter and rapid rehousing programs to 2,000 at-risk individuals or families.
6. Advance public improvement and infrastructure through 20 targeted neighborhood projects.

7. Increase economic development and housing earning capacity to 50 individuals through workforce development programs or job placement activities and 25 business improvements.
8. Economic development and Commercial Façade Improvement activities will support small businesses and microenterprises through enhancements of three commercial properties in low- and moderate-income areas and provide job training or placement for 25 low- and moderate-income individuals.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ATLANTA	Department of Grants & Community Development
HOPWA Administrator	ATLANTA	Department of Grants & Community Development
HOME Administrator	ATLANTA	Department of Grants & Community Development
ESG Administrator	ATLANTA	Department of Grants & Community Development

Table 1 – Responsible Agencies

Narrative

The City of Atlanta's Department of Grants and Community Development (DGCD) serves as the lead agency responsible for preparing and implementing the 2025–2029 ConPlan. DGCD administers the City's four annual entitlement grants from the U.S. Department of Housing and Urban Development (HUD), which includes:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

As the coordinating body for these federally funded programs, DGCD is responsible for planning, public engagement, compliance, program oversight, and performance reporting in accordance with HUD regulations. The department ensures that funding is allocated strategically to meet local housing and community development needs, with a focus on benefiting low- and moderate-income residents, reducing homelessness, and supporting vulnerable populations.

DGCD works in close collaboration with other City departments, public agencies, nonprofit organizations, service providers, affordable housing developers, the Atlanta Continuum of Care (CoC), and the Atlanta Regional Commission (ARC). This coordination promotes comprehensive planning, equitable investment, and efficient delivery of services across all HUD program areas.

The ConPlan was developed using HUD's eCon Planning Suite, with input from residents, stakeholders, and local partners. The department will continue to engage these partners to implement and monitor the goals and objectives outlined in the 2025–2029 Consolidated Plan and subsequent Annual Action Plans.

Consolidated Plan Public Contact Information

For questions regarding the 2025-2029 Consolidated Plan and 2025 Annual Action Plan, please contact the Department of Grants and Community Development (DGCD) at 404.330.6390 or submit comments to:

City of Atlanta
Department of Grants and Community Development
55 Trinity Ave AW Ste 3500
Atlanta, GA 30303
dgcd_planning@atlantaga.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Atlanta conducted extensive public outreach to gather input from City staff, government agencies, social service providers, affordable housing developers, and City residents in the preparation of this plan. Efforts included a community meeting open to the public, meetings with social service providers, attending Atlanta Neighborhood Planning Units (NPUs), interviews with key stakeholders, and tabling at City Hall, where residents were engaged, and 48 flyers were distributed. Additionally, surveys were completed by residents and stakeholders, with 35 attendees at the community meeting, 171 completed community and stakeholder surveys, and 20 stakeholders participating in interviews. The City recognizes that strong collaboration with key stakeholders is vital to addressing community needs, particularly those of low-income communities. The results of these outreach efforts are detailed in the Citizen Participation section of this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City actively collaborates with a wide range of public and private sector partners to ensure coordinated service delivery and effective interagency planning. In preparing the ConPlan, the City engaged housing providers, health and mental health agencies, and supportive service organizations through stakeholder interviews, public meetings, and a Community Outreach Survey. Participants included nonprofit housing developers, homeless service providers, mental health professionals, disability service agencies, senior services organizations, workforce development entities, and relevant City departments. These engagement activities provided a forum for identifying shared challenges and opportunities at the intersection of housing, health, and social services.
Through this planning process and ongoing interagency efforts, the City seeks to strengthen coordination across systems, promote integrated service models, and better align federal investments with local needs—ensuring that vulnerable populations receive comprehensive and accessible support over the next five years.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City works in close partnership with Partners for HOME, the lead agency for the Atlanta Continuum of Care (CoC), to coordinate a citywide response to homelessness. Since its establishment in 2014, the CoC has unified public and private resources into a strategic, data-driven system aimed at preventing and ending homelessness, with a strong emphasis on equity and housing-first principles. The CoC

administers federal homelessness assistance grants, oversees system-level planning, and guides implementation of the City's homeless services strategy.
As part of the development of this ConPlan, the City intentionally engaged with the CoC and other critical stakeholders to assess the needs of homeless populations, including chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and those at risk of homelessness. The project team conducted stakeholder interviews and focus groups with a diverse range of partners directly involved in housing, health, and support services. These included members of the Mayor's Affordable Housing Strike Force and organizations such as AID Atlanta, the Gateway Center, Atlanta Housing, City of Refuge, Gilgal, the HOPWA Advisory Committee, Quest CDC, and many others. Through this collaborative process, the City strengthened its understanding of the systemic challenges and service gaps facing vulnerable populations and identified opportunities to enhance coordination across housing, health care, behavioral health, and emergency response systems. The insights gathered will inform resource allocation, policy development, and implementation efforts over the next five years to advance a more equitable and responsive homelessness response system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Evaluation of ESG recipients and sub-recipients is based on the ESG outcomes and performance metrics described below. The City of Atlanta maintains a written Emergency Solutions Grant (ESG) Program Manual, which outlines the City's policies and procedures for operating and administering the ESG Program. ESG-funded projects are required to comply with HUD regulations. ESG-funded projects are also required to participate in the local Continuum of Care in accordance with CoC policies and procedures (including, but not limited to, participation in the Homeless Management Information System (HMIS) and participation in the Coordinated Access System (CAS)) and are required to coordinate with other homeless programs. CoC policies and procedures are made available through the Atlanta CoC website.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of Atlanta
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Agency - Emergency Management Other government - Local Various City Departments: Mayor's Housing Strikeforce, Parks and Recreation, City Planning etc.
	What section of the Plan was addressed by Consultation?	Housing Need Assessment HOPWA Strategy Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	COA Departments of Mayor's Housing Strikeforce, Planning, Parks and rec, AIM, and HOPWA Advisory Committee - This agency participated in the public outreach process through an interview. The City used the outcomes of these stakeholder interviews and other social services agencies to inform the needs assessment findings and strategic planning goals of the ConPlan.
2	**Agency/Group/Organization**	Partners for HOME, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in the public outreach process through an interview. The City used the outcomes of these stakeholder interviews and other social services agencies to inform the needs assessment findings and strategic planning goals of the ConPlan.
3	**Agency/Group/Organization**	Atlanta Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in the public outreach process through an interview. The City used the outcomes of these stakeholder interviews and other social services agencies to inform the needs assessment findings and strategic planning goals of the ConPlan.
4	**Agency/Group/Organization**	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency participated in the public outreach process through an interview. The City used the outcomes of these stakeholder interviews and other social services agencies to inform the needs assessment findings and strategic planning goals of the ConPlan.
5	**Agency/Group/Organization**	Atlanta Land Trust Collaborative, Inc
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	COA Departments of Mayor's Housing Strikeforece, Planning, Parks and rec, AIM, and HOPWA Advisory Committee - This agency participated in the public outreach process through an interview. The City used the outcomes of these stakeholder interviews and other social services agencies to inform the needs assessment findings and strategic planning goals of the ConPlan.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Atlanta engaged a wide range of community stakeholders through various outreach methods including emails, phone calls, community meetings and surveys. The City of Atlanta believes that all essential agency types were engaged during the participation process and did not intentionally fail to consult with any agency.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Atlanta Continuum of Care: Partners for Home	The strategic plan goals utilize information collected from the PIT Count to identify areas where there is a greater need for homeless individuals. This ensures that the goals cater to various subpopulations within the chronically homeless group, which includes some vulnerable populations and at-risk populations.
2024 Atlanta Annual Action Plan	City of Atlanta Department of Grants and Community Development Department	The City of Atlanta PY 2024 Annual Action Plan was the final yearly update under the 2020-2024 Consolidated Plan and outlines federally funded projects through the CDBG, HOME, ESG, and HOPWA programs. These funds support affordable housing, homeless assistance and prevention, and housing-related services for individuals with HIV/AIDS. CDBG remains the most flexible of the programs, addressing public services, public improvements, and economic development.
National Study on Violence Against Women in Georgi	UN Women	The strategic plan will take into consideration vulnerable populations when increasing housing, financial, and educational services.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City is committed to implementing the 5-Year ConPlan through strong partnerships with various public entities, regional organizations, and the State of Georgia. This ongoing collaboration ensures a coordinated approach to addressing housing and community development challenges. The City has already worked closely with several key partners, including Atlanta Housing, Partners for HOME, the Office of Emergency Preparedness, the Mayor's Housing Strikeforce, the City Planning Department, and Atlanta Land Trust, among other county organizations. These established relationships have been instrumental in shaping this Plan. They will continue to play a crucial role in aligning resources and strategies to effectively address the community's needs.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Between February 10, 2025, and November 25, 2024, the City held an inclusive outreach process in the creation of its 5-Year Consolidated Plan (ConPlan). Between these dates, the City received 176 survey responses—175 in English and 1 in Spanish—with issues relating to housing, transportation, public services, and infrastructure being the area of focus.

To enhance community feedback, the City conducted Virtual Community Needs Meetings on December 14–15, 2024, where 35 participants discussed priorities like affordable housing, public safety, and access to services. A Social Services Forum on December 15, 2024, also gathered 22 participants from 13 groups, government, and private entities to share strategies for housing and social service provision.

Other outreach on February 1, 2025, at the Loudermilk Conference Center involved over 200 attendees, to whom informational flyers were distributed. The City also employed social media platforms like Facebook and Instagram, the DGCD CDBG website, Neighborhood Planning Units (NPUs), the Mayor's Office, and Housing Authority email communications to disseminate information on the AI and ConPlan process.

• Community topics that arose were:

• Neighborhood safety

• Repair of sidewalks and infrastructure

• Affordability of housing

• Programming in the community

• Access to key resources

In addition to these results, the City went to 23 NPU meetings, engaging nearly 1,000 residents and collecting 171 additional surveys, which revealed localized needs and guided plan development.

• Stakeholder input consistently prioritized:

- Increasing affordable housing access
- Obtaining long-term capital
- Increasing public infrastructure improvements
- Increases in services to target groups
- Developing a stronger workforce development
- Preserving existing housing stock
- Supporting sustainability
- Better coordination for public safety
- Supporting community partnerships

This multi-layered outreach was instrumental in informing the strategic priorities of the ConPlan to ensure alignment with resident input as well as organizational capacity. In gathering the day-to-day lives of residents across Atlanta, the City created a framework rooted in activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964 , responsiveness, and resilience over the long term.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

1	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing All COA residents	The City of Atlanta held two Needs Assessment Public Meetings, with a total of 35 attendees. These meetings, one in-person and one virtual, identified community needs such as an increase in affordable housing, social services, and community facilities.	They identified the following key challenges: affordable housing, foster care and youth support, HIV services and housing, fair housing and enforcement, community engagement, homeownership barriers, access to information, community specific challenges.HUD priorities for funding: Affordable housing initiatives, support vulnerable populations, health and housing intersection, fair housing improvements, enhanced stakeholder engagement, workforce	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Development and Sustainability, food security, community engagement and outreach, legal and financial support, permanent supportive housing, enhanced down		

2	Internet Outreach	COA constituents and Stakeholders	The City received 175 responses in English and 1 response in Spanish	They identified the following key challenges: affordable housing, foster care and youth support, HIV services and housing, fair housing and enforcement, community engagement, homeownership barriers, access to information, community specific challenges.HUD priorities for funding: Affordable housing initiatives, support vulnerable populations, health and housing intersection, fair housing improvements, enhanced stakeholder engagement, workforce	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Development and Sustainability, food security, community engagement and outreach, legal and financial support, permanent supportive housing, enhanced down		

3	Public Meeting	Persons with disabilities People Living with HIV	Flyers were distributed to over 200 attendees at the Atlanta Area Outreach Initiative (AAOI) Conference.	The AAOI event focused on bringing together neighbors, leaders, and allies to improve access to HIV prevention, care, and retention services. Through engaging workshops, dynamic speakers, and community-driven discussions, we'll explore how the strength of a village can transform the lives of people living with HIV/AIDS. Event speakers discussed critical issues in healthcare as well as addressing the social determinants of health that can challenge a community becoming one step	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				closer to ending the epidemic.		
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City of Atlanta shared information about the AI and ConPlan process through Facebook, Instagram, and the Community Development Block Grant (CDBG) web page. They also emailed details to residents via Neighborhood Planning Units (NPUs), the Mayor's Office, and Atlanta Housing. Over 1,200 subscribers were informed.	See Appendix A for Survey results	n/a	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

From 2010 to 2022, the City has undergone significant demographic shifts, with the population increasing by 18% from 420,003 to 494,838 and household numbers rising by 27% from 178,447 to 233,047. The median income has also grown substantially by 72%, climbing from $45,171 to $77,655, illustrating the City's dynamic growth and economic development over the past decade.

Table 6 presents City demographics, while Table 7 examines family dynamics and income levels, revealing that 71,410 households earn more than 100% of the HUD Area Median Family Income (HAMFI), making it the largest income group. Most Atlanta households fall into the above 100% HAMFI and 50-80% HAMFI categories. Notably, households with at least one elderly person aged 75 or older are predominantly in the 0-30% HAMFI category, showing that many elderly residents have incomes below the median. Similar trends are observed for households with children aged six years or younger. Tables 7 through 11 provide CHAS data, offering insights into the number of households facing housing issues such as high-cost burdens, overcrowding, and inadequate kitchen or plumbing facilities, as defined by HUD.

Demographics	Base Year: 2010	Most Recent Year: 2022	% Change
Population	420,003	494,338	18%
Households	178,447	233,047	31%
Median Income	$45,171.00	$77,655.00	72%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2017-2021 CHAS DATA
Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	21,689	13,895	17,725	9,365	71,410
Small Family Households	9,520	6,645	8,775	4,705	39,695
Large Family Households	1,840	1,085	1,165	655	3,225
Household contains at least one person 62-74 years of age	3,225	2,260	3,495	1,915	12,265
Household contains at least one person age 75 or older	2,120	1,190	1,720	900	4,640
Households with one or more children 6 years old or younger	4,984	2,715	2,570	1,190	11,585

Table 6 - Total Households Table

Alternate Data Source Name:
2017-2021 CHAS DATA
Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	450	365	230	30	1,075	130	50	135	4	319
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	250	300	245	355	1,150	15	4	40	40	99
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	670	225	455	45	1,395	0	15	25	65	105
Housing cost burden greater than 50% of income (and none of the above problems)	18,645	6,660	2,130	95	27,530	4,790	1,485	1,710	515	8,500

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	21,550	13,000	11,090	3,855	49,495	6,190	2,825	4,190	2,090	15,295
Zero/negative Income (and none of the above problems)	3,010	0	0	0	3,010	2,000	0	0	0	2,000

Table 7 – Housing Problems Table

Alternate Data Source Name:
2017-2021 CHAS DATA

Data Source Comments:
Very low-income renters, making less than 50% AMI, are the most impacted by housing problems:o The substandard housing rate is 815 (58%) of renter households out of 1,394 total householdso Overcrowding rate for households between 0-30% and 30%-50% AMI is 895 (250+300) (72%) renter households out of 1,249 (1150+99) total householdso Housing cost burden of more than 50% rate is 25,305 (18645+6660)(70%) out of 36,030 (27530 +8500) total householdo Housing cost burden of more than 30% fate is 34,550 (21550+13000) (53%) out of 64,790 (49495+15295) total households

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	22,920	13,895	12,015	4,285	53,115	6,335	2,890	4,385	2,200	15,810
Having none of four housing problems	10,220	4,090	6,955	5,640	26,905	3,225	2,605	5,670	5,255	16,755

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	3,035	0	0	0	3,035	2,015	0	0	0	2,015

Table 8 – Housing Problems 2

Alternate Data Source Name:
2017-2021 CHAS DATA

Data Source Comments: Low-income renters making less than 80% AMI experience having one or more of four housing problems at a higher rate than owners Both renters and owners households making less than 50% AMI have a high rate of households having one or more of the four housing problems

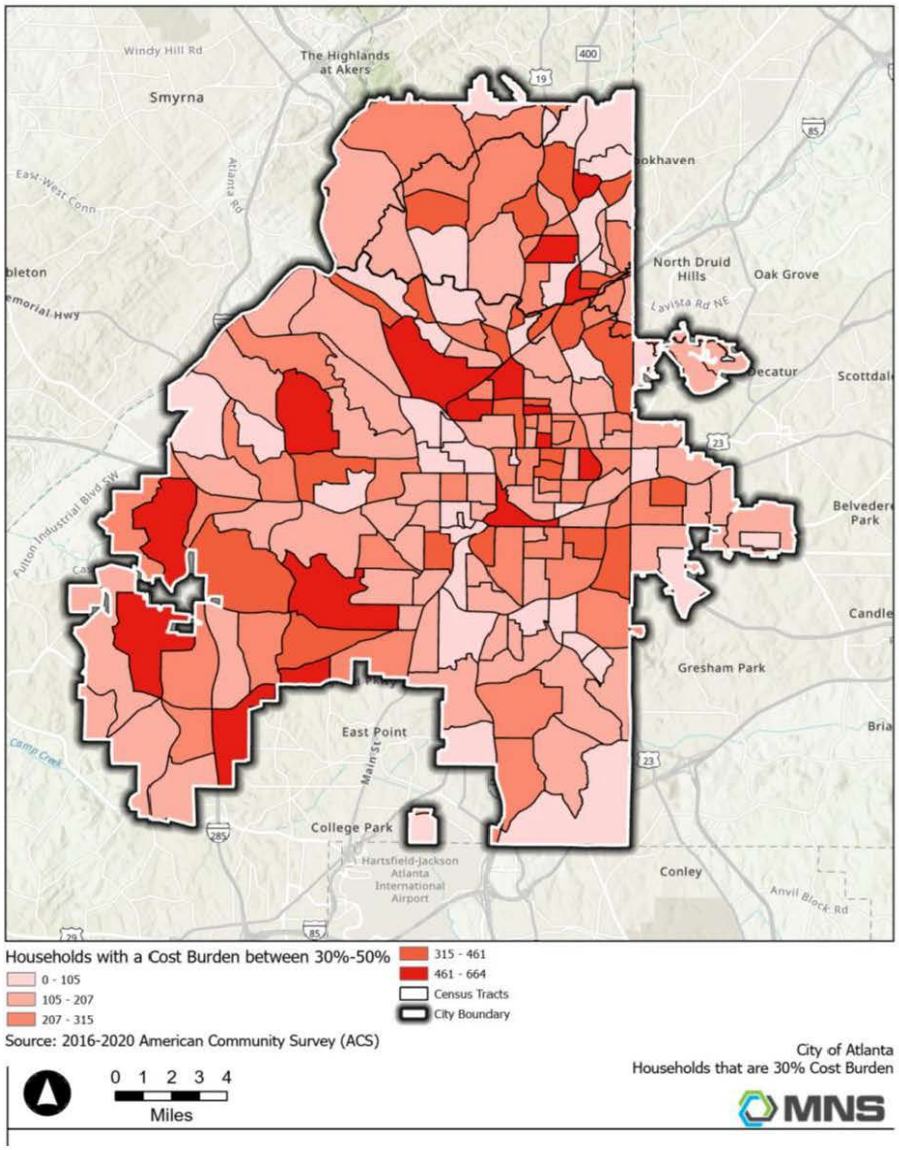
3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,875	3,975	1,505	11,355	1,155	435	825	2,415
Large Related	1,300	580	190	2,070	90	90	110	290
Elderly	5,505	2,215	940	8,660	3,390	1,320	1,650	6,360
Other	9,740	6,850	8,840	25,430	1,590	520	1,710	3,820
Total need by income	22,420	13,620	11,475	47,515	6,225	2,365	4,295	12,885

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2017-2021 CHAS DATA

Data Source Comments: The total households experiencing a housing cost burden of more than 30% is 60,400 o Renter households make up 47,515 (79%)o Owner households make up 12,885 (21%)



Households with a Cost Burden Between 30 50 %

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,145	1,335	285	6,765	930	255	200	1,385
Large Related	1,065	80	150	1,295	60	40	65	165
Elderly	3,985	980	240	5,205	2,345	715	725	3,785
Other	9,160	4,680	1,535	15,375	1,490	520	725	2,735
Total need by income	19,355	7,075	2,210	28,640	4,825	1,530	1,715	8,070

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2017-2021 CHAS DATA

Data Source Comments: The total households experiencing a housing cost burden of more than 50% is 36,710o Renter households make up 28,640 (78%)o Owner households make up 8,070 (22%)Housing cost burden of more than 50% is more likely to be experienced by renter households across all categories. o Sma rate is 6,765 (83%) out of the total 8,150 renters and small, related households o Large renter householdsrate is 1,295 (89%) out of the total 1,460 renter and owner large, related households o Elderly renter households rate is 5,205 (58%) out of the total 8,990 renters and owners of elderly related households. Other renter household rate is 15,375 (85%) out of the total 18,110 renter and owner households.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	720	330	375	300	1,725	15	0	0	85	100
Multiple, unrelated family households	110	100	170	20	400	0	15	65	14	94
Other, non-family households	130	90	155	80	455	0	0	0	0	0
Total need by income	960	520	700	400	2,580	15	15	65	99	194

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2017-2021 CHAS DATA

Data Source Comments: Renter total single-family households (1,725) have a greater need than owner total single-family households (100) Renters overall have more households struggling with crowding, specifically between 0-30% AMI

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	4,525	2,385	1,865	8,775	459	330	705	1,494

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2017-2021 CHAS DATA

Data Source Comments: 0-30% AMI saw the largest numbers of households with children present

Describe the number and type of single person households in need of housing assistance.

According to the 2018–2022 ACS 5-Year Estimates, the City of Atlanta has around 233,047 households, of which 37% (approximately 85,656 households) are single-person households with a median income of $41,000. Among residents aged 65 and older, who make up 12.3% of the city's population, 10.2% live alone and have a slightly higher median income of $44,779. Despite living alone, many single-person households face significant housing cost burdens, with about 11,305 residents spending more than 30% of their income on housing, and 850 residents in the 0–30% Area Median Income (AMI) bracket, indicating severe affordability challenges. These households are particularly vulnerable due to limited income and fewer earners. While single-person households face unique affordability challenges, their housing needs can differ significantly from those of larger families, who are often impacted by overcrowding.

Although overcrowding is less common in single-person households, it has a significant impact on low-income families. Of the 2,774 households experiencing overcrowding in Atlanta, 62% (1,825 total owner and renter occupied households) are single-family renter-occupied households, with 51% (1,425) earning below 80% AMI. To address the housing needs of low-income single individuals, particularly elderly residents and those in the 0–30% AMI range, the City must prioritize developing deeply affordable studio and one-bedroom rental units. Additionally, supportive services should be provided to assist residents with health, mobility, or income stabilization needs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2018–2022 American Community Survey (ACS) 5-Year Estimates, 22.7% of Atlanta's population reports having at least one disability, with ambulatory disabilities being the most common at 7.5%, followed by cognitive and independent living challenges. Households with members who have disabilities often require specific housing accommodations, such as accessibility modifications, proximity to transit and healthcare, and supportive housing services. While the ACS does not directly estimate cost burdens for disabled households, national and local trends suggest that these households, especially those with fixed or limited incomes, are disproportionately affected by housing cost burdens and are at heightened risk of housing instability or institutionalization.

Similarly, households experiencing domestic violence, dating violence, sexual assault, or stalking often face urgent and complex housing needs and challenges requiring tailored support and solutions. The 2024 Point-in-Time Count found that 6% of adult survivors of domestic violence were in emergency shelters or transitional housing. Data from the Office of Violence Reduction indicates an alarming increase in domestic violence in 2024, with 674 reported incidents and 12 homicides confirmed as domestic. These statistics underscore the urgent need for trauma-informed shelter and long-term housing resources.

A 2022 statewide study on violence against women in Georgia revealed that among women aged 15–64:

- 19.8% experienced some form of sexual harassment or violence in their lifetime
- 14.6% experienced intimate partner violence
- 3.5% experienced stalking
- 2.7% experienced non-partner sexual violence

Survivors require various housing-related services, including emergency shelter, transitional housing, mental health support, safety planning, and legal advocacy. Those fleeing domestic violence, dating violence, sexual assault, or stalking are recognized as Qualifying Populations (QPs) under HOME-ARP and should be prioritized in housing assistance planning. The City will continue collaborating with local service providers, including crisis centers, victim advocacy organizations, and disability service networks, to address and fulfill the housing needs of these vulnerable households.

What are the most common housing problems?

Analysis of housing data reveals persistent challenges for low- and moderate-income households in Atlanta, including cost burden, overcrowding, substandard conditions, and limited access to affordable options.

1. Housing Cost Burden

According to the 2018–2022 ACS 5-Year Estimates, about 60,400 households earning less than 80% of Area Median Income (AMI) are cost burdened—spending over 30% of income on housing. Of these, 79% (47,515) are renters and 21% (12,885) are homeowners. Additionally, 36,710 households are severely cost burdened (spending more than 50% of income on housing), with 78% (28,640) being renter households and 22% (8,070) owner-occupied.

Renters are disproportionately affected, limiting their ability to afford food, healthcare, transportation, and childcare. This burden undermines household stability and economic mobility, particularly for families with fixed or low incomes.

2. Overcrowding

Overcrowding—defined as more than one person per room—is growing in Atlanta. There are 2,774 overcrowded households: 93% (2,580) are renter-occupied and 7% (194) owner-occupied. Among renters, 79% (2,180) earn less than 80% AMI.

Households with children are especially affected: 10,269 owner- and renter-occupied units are overcrowded, and 85% (8,775) of the renter households also earn under 80% AMI.

Research from the California Center for Population Research links overcrowding to negative outcomes for children, including lower academic achievement, behavioral challenges, and poor health. Overcrowding also places added strain on neighborhood services and infrastructure.

3. Substandard Housing Conditions

Substandard housing remains a concern, particularly for renters. ACS data show 1,394 households lack either complete plumbing or kitchen facilities. Of these, 1,075 are renter-occupied and 319 are owner-occupied.

These conditions often reflect aging housing stock, poor maintenance, and low income levels. Residents in such units face daily health and sanitation challenges, diminished quality of life, and increased risk of illness.

4. Limited Access to Affordable Housing

The need for affordable housing remains significant. As noted, 60,400 households are cost burdened and 36,710 are severely burdened. Most are renters with incomes below 80% AMI.

The City is prioritizing affordable housing preservation and development to meet this need. Key strategies include identifying and removing development barriers, leveraging underutilized land, and targeting investment where gaps are most severe. These efforts align with the Mayor's commitment to increasing access and stability for Atlanta's most vulnerable residents.

Conclusion

Cost burden, overcrowding, and substandard housing disproportionately affect low-income renter households, especially those with children. To address these challenges, the City must focus on:

Expanding the supply of affordable rental units

Preserving existing housing stock

Enhancing code enforcement and habitability standards

Providing supportive services to at-risk households

Are any populations/household types more affected than others by these problems?

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Housing stability is a concern for several residents. According to ACS data, 4,984 households with one or more children aged six or younger were categorized as extremely low-income households. The 2024 PIT count revealed an estimated 115 families were counted, as well as 216 persons under the age of 18. The 2024 Annual Action Plan outlines several key initiatives to address homelessness and support those at risk. These include a Coordinated Entry system, which streamlines access to assistance through coordinated referrals and a structured housing placement process, assessing households using a standardized tool to identify vulnerabilities and barriers to housing. The plan also focuses on preventing homelessness by utilizing targeted housing relocation and stabilization services to keep those most at risk from entering the homeless system. Additionally, it emphasizes Partner and Stakeholder Resources, engaging the community, and establishing partnerships with organizations to provide a holistic approach.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

According to the Georgia Department of Community Affairs 2017 Report on Homelessness, all of Georgia's Continuum of Care defined "imminently homeless" as individuals or families who are at risk of losing their housing within two weeks, have no other place to go, and lack the resources or support networks to secure new permanent housing. This definition is detailed on page 3 of the report titled "Georgia's 10,000 – 2017 Report on Homelessness."

In 2024, utilizing ESG funding, the City was able to allocate resources to address homelessness by providing immediate services to unsheltered individuals, such as emergency shelter, housing, and critical health services. The City expended $1,106,749.24 in ESG funds and $1,583,286.61 in ESG-CV funds during Program Year 2024. Additionally, the funding supports housing relocation and stabilization services and short- and medium-term rental assistance to prevent individuals and families from entering emergency shelters or living in unsuitable public places. These funds are also used to facilitate the quick transition of homeless people to permanent housing through housing relocation and stabilization services and to support program administration and data collection through the Homeless Management Information System (HMIS). In program year 2024, the City supported a total of1,403 clients in need, the composition of which was: 128 white, 1,178 African Americans, 9 American Indian or Alaska Native, 1 Native Hawaiian/Other Pacific Islander, 58 individuals identifying as multiple races, 10 Hispanic, and 19 that did not provide race data.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

For many individuals, insufficient income is closely tied to instability and the risk of homelessness, especially when their income barely covers living expenses, making it difficult to maintain stability. Numerous households in the City allocate half of their gross monthly income to housing costs, reducing their disposable income for other necessary expenses like transportation, food, utilities, and healthcare.

This financial strain limits their ability to save, leaving them vulnerable to unexpected life events such as natural disasters, illness, job loss, or unforeseen expenses, which can lead to a loss of income or family support. Moreover, the scarcity of housing options that meet the needs of these households can further contribute to housing instability. Homelessness may be intensified by factors such as mental illness, physical illness, and chronic substance abuse.

Discussion

The City of Atlanta faces significant housing challenges affecting low-income individuals, families, and vulnerable populations. According to the 2018–2022 ACS, Atlanta has 233,047 households, of which 37% (85,656) are single-person households. Many face affordability issues, with 11,305 spending over 30% of income on housing and 850 in the 0–30% AMI range facing severe burdens. Elderly singles, who often live on fixed incomes, are particularly vulnerable. While overcrowding is less common for single households, it heavily impacts families: of 2,774 overcrowded households, 62% are renter-occupied and over half earn below 80% AMI. These findings point to a need for deeply affordable studios, one-bedroom units, and supportive services. Households with disabilities and those experiencing domestic violence also face urgent housing needs. ACS data shows 22.7% of Atlanta’s population reports a disability, with ambulatory and cognitive challenges most common. Such households often need accessible housing, supportive services, and proximity to healthcare. Survivors of domestic violence and sexual assault face heightened risk of homelessness. In 2024, 6% of shelter residents were survivors, while police reported 674 domestic violence incidents and 12 homicides. Statewide research shows nearly 20% of women have experienced sexual violence, with many also affected by partner abuse or stalking. Survivors require trauma-informed housing, emergency shelter, and long-term stability options. The most common housing problems include cost burdens, overcrowding, and substandard housing. About 60,400 households earning under 80% AMI are cost burdened, with 36,710 severely burdened. Renters are most affected, making up nearly 80% of those with high cost burdens. Overcrowding affects 2,774 households, 93% of which are renters, most earning below 80% AMI. Substandard housing remains a concern, with 1,394 households lacking plumbing or kitchen facilities, again concentrated among renters. These conditions undermine health, stability, and quality of life. Certain populations are disproportionately affected. Renters consistently face higher rates of cost burdens, overcrowding, and substandard housing than homeowners. Families with children are especially impacted, with overcrowding tied to negative educational and health outcomes. African American households are also overrepresented among those experiencing homelessness, reflecting systemic inequities in housing access and affordability. Low-income individuals and families with children are at heightened risk of homelessness. ACS data shows nearly 5,000 extremely low-income households include children under six. The 2024 PIT Count identified 115 homeless families and 216 children. ESG and ESG-CV funds in 2024 supported 1,403 clients through shelter, rental assistance, and stabilization services, but many remain at risk once rapid re-housing assistance ends. Without ongoing support, these households face recurring instability.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,780	13,640	0
White	5,270	2,250	0
Black / African American	21,425	10,255	0
Asian	995	595	0
American Indian, Alaska Native	75	20	0
Pacific Islander	0	0	0
Hispanic	1,210	325	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,465	6,880	0
White	3,850	580	0
Black / African American	11,025	5,870	0
Asian	575	40	0
American Indian, Alaska Native	19	0	0
Pacific Islander	0	35	0
Hispanic	870	245	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,410	13,510	0
White	5,810	2,390	0
Black / African American	8,195	9,630	0
Asian	685	595	0
American Indian, Alaska Native	4	20	0
Pacific Islander	0	0	0
Hispanic	485	490	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,895	11,530	0
White	2,995	3,660	0
Black / African American	1,990	6,600	0
Asian	375	230	0
American Indian, Alaska Native	30	130	0
Pacific Islander	0	4	0
Hispanic	274	430	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,420	18,010	0
White	5,035	2,485	0
Black / African American	17,450	14,220	0
Asian	980	610	0
American Indian, Alaska Native	50	49	0
Pacific Islander	0	0	0
Hispanic	1,125	415	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,270	15,070	0
White	2,815	1,615	0
Black / African American	4,405	12,495	0
Asian	475	135	0
American Indian, Alaska Native	19	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	35	0
Hispanic	495	620	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,640	24,270	0
White	2,340	5,860	0
Black / African American	1,655	16,170	0
Asian	375	895	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	260	710	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	945	16,490	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	469	6,180	0
Black / African American	375	8,220	0
Asian	50	550	0
American Indian, Alaska Native	0	160	0
Pacific Islander	0	4	0
Hispanic	44	665	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The section below identifies the needs of racial or ethnic groups with greater need than other groups in categories such as housing cost burdens, broken down between those paying less than 30% of their income, households spending between 30 and 50%, and those that spend over 50% of their income on housing costs. Those paying between 30 and 50% are considered to have a cost burden, while those above 50% are considered to have a severe cost burden. The final column, "no/negative income," refers to households with no income. As a result, it's not possible to calculate their housing costs as a percentage of their income.

The data in this section is pre-populated by HUD and reflects the 2017-2021 CHAS dataset, which provides detailed information on households with housing cost burden based on race. HUD data cannot be manipulated.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	136,885	35,650	37,420	5,205
White	67,485	11,875	11,135	1,464
Black / African American	53,835	20,590	22,040	3,045
Asian	6,240	1,145	1,820	460
American Indian, Alaska Native	420	54	65	20
Pacific Islander	85	0	0	0
Hispanic	5,460	1,355	1,454	125

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

All the racial households except Black/African Americans are likely to have housing cost burden of less than or equal to 30%. Pacific Islanders are more likely to have a housing cost burden of less than 30% with 105 (100%) of all households reporting housing cost burden less than or equal to 30%. White is second with 70,080 (74%) of all households. Hispanics make up 5,725 (67%) out of 85,00 households, American Indian and Alaska native make up 175 (66%) out of 264 households, and Asian make up 6,570

(66%) out of 9,925 households. Black/African American households are the least likely to have a housing cost burden of less than or equal to 30%, with 53,840 (55%) out of 97,135 households reporting housing cost burden less than or equal to 30%. Black/African American households have a disproportionate need with a rate of (55%) which is 10 percentage points less than the City's rate of 65%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Data indicates that housing problems and higher housing cost burden becomes more apparent as income level decreases. According to the 2018-2022 5-Year Estimates, African Americans median household income is $44,163, White household income is $123,731, Asian household income is $96,716, and Hispanic household income is $78,261. African American households are earning less than other races, therefore having a greater possibility of needing to spend more of their income on housing and experience higher housing cost burden. The following data summarizes the findings from sections NA-15, NA-20, and NA-30. Data from these three sections accounts for households that make between 0-100% AMI ($96,400 or less). White and Asian household median household incomes are higher than $96,400 and are less likely to have housing problems.

If they have needs not identified above, what are those needs?

There are income categories where racial or ethnic groups experience disproportionately greater housing needs than the general needs of that income category in the City of Atlanta. Specifically, Black or African American households and other minority groups often face more significant affordability challenges.

Based on the provided Housing Market Analysis:

1. **Extremely Low-Income (≤30% HAMFI)**:
2. Black or African American residents experience disproportionately higher rates of housing cost burden and substandard conditions, contributing to increased risks of overcrowding and instability. The affordability gap in the rental market for this group is notably significant, with median rents far exceeding affordable limits.
3. **Very Low-Income (31%-50% HAMFI)**:
4. The shortage of units affordable to this income group disproportionately impacts Black and African American households, contributing to a higher likelihood of experiencing severe housing cost burdens and substandard conditions.
5. **Low-Income (51%-80% HAMFI)**:
6. Black or African American families at this income level face substantial barriers due to the gap between affordable homeownership prices and actual home values, as well as limited access to affordable rental options.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the 2018-2022 5-Year Estimates, the Black or African American population made up approximately 48% of the population in Atlanta, Whites made up 41%, Hispanics made up about 5%, and Asians made up 5%. Native Hawaiians and Other Pacific Islanders make up 0%.

When analyzing Map 4 - R/CAP & E/CAP Concentrated Areas, in the Analysis of Impediments, one can see that minorities with racially or ethnically concreated areas of poverty are located within the center of the City extending to the upper mid-west region of the City and the lower east side.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	3,990	10,970	3,720	7,167	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,166	12,971	11,881	13,365	0	0
Average length of stay	0	0	5	5	1	6	0	0
Average Household size	0	0	1	2	1	2	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	1,507	2,997	2,076	915	0	0
# of Disabled Families	0	0	1,020	2,242	530	1,707	0	0
# of Families requesting accessibility features	0	0	3,990	10,970	3,720	7,167	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	383	250	214	36	0	0	0
Black/African American	0	0	3,437	10,594	3,390	7,121	0	0	0
Asian	0	0	107	14	13	1	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	5	5	0	5	0	0	0
Pacific Islander	0	0	6	1	1	0	0	0	0
Other	0	0	52	106	102	4	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	71	60	31	29	0	0	0
Not Hispanic	0	0	3,867	10,804	3,587	7,134	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Atlanta Housing Authority (AHA) manages approximately 2,800 public housing units and serves over 19,000 households through various housing programs. While specific data on accessible units and applicants is limited, the high number of households at or below 30% AMI suggests a strong need for affordable units with accessibility features. Individuals requiring accessible units often face long wait times due to limited inventory. Continued investment in accessible unit development and modernization is critical to meeting Section 504 requirements and supporting housing stability for low-income residents with physical challenges.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of public housing residents and Housing Choice voucher holders include safe and affordable housing options and access to services specific to their needs, such as training, transportation, and healthcare. Residents in need of such services can navigate to the county human services websites of Fulton County and Dekalb County for more information on ride information to medical appointments, voucher assistance, and homeless services

How do these needs compare to the housing needs of the population at large

The housing needs of the broader population differ from those of public housing tenants and applicants due to factors such as income and employment status. For these individuals, having a stable job with earnings that match housing demands and rising costs is crucial for transitioning to homeownership or rental-tenant. While public housing tenants and applicants face urgent and complex needs, addressing them requires targeted strategies, including sustained funding, comprehensive support services, and efforts to enhance their economic stability. Meeting these needs is vital for their well-being and stability.

Discussion

Meeting the needs of public housing residents requires a dual focus: maintaining affordability while expanding supportive services. Sustained funding, strategic development of accessible units, and programs that enhance economic opportunity remain critical to supporting long-term stability for Atlanta's households.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Indicate if the homeless population is: All Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	6	80	115	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	490	321	811	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	101	82	287	0	0	0
Unaccompanied Youth	34	115	188	0	0	0
Persons with HIV	172	0	172	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

N/A

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A data is available.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	133	99
Black or African American	986	933
Asian	10	2
American Indian or Alaska Native	8	12
Pacific Islander	2	2
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	21	23
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

The PIT Count data reinforces stakeholder feedback that expanded supportive housing services and increased rental housing options are critical to addressing homelessness. Stakeholders emphasized the need to grow the housing stock for extremely low-income individuals through both public and private initiatives, including creative approaches such as repurposing vacant hotels and shipping containers into affordable rental units. They also stressed the importance of promoting affordability without stigmatization by redefining terms like “affordable” and advancing the concept of “workforce housing” to support long-term stabilization and sheltering needs.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Cost burden and overcrowding are the two most common housing problems affecting Atlanta residents. In addition to these challenges, some individuals and households face greater barriers to finding or keeping housing due to special needs and personal circumstances. These include fixed incomes, limited mobility, and large household sizes. Much of the general housing stock does not adequately accommodate these needs, leaving many without access to suitable or sustainable housing options. Not all individuals with housing challenges are homeless. Many live in the community but require supportive housing—defined as housing that includes or connects to services that promote housing stability and personal well-being. These services may include health care, case management, daily living assistance, transportation, or behavioral health support. Without such services, many individuals risk housing instability, institutionalization, or returning to homelessness. This section focuses on non-homeless populations who may require supportive housing to remain stably housed. These individuals often experience persistent barriers in the housing market due to health, age, ability, or trauma. The following groups are among those most likely to require housing paired with services: • Elderly (62 and older): Aging adults may face declining health, fixed incomes, and isolation. Accessible housing with age-appropriate design and services is essential to maintaining their independence and quality of life. • Frail elderly: Defined as individuals needing assistance with three or more daily living activities such as bathing, walking, or housekeeping. This population often requires in-home support or assisted living. • Persons with disabilities: Individuals with physical, mental, or developmental disabilities may need housing with accessibility features, proximity to transportation, and ongoing support services to maintain independence. • Persons with alcohol or drug addiction: Individuals with substance use disorders benefit from stable housing environments connected to treatment services, peer support, and care coordination to support recovery. • Persons with HIV/AIDS and their families: Those living with HIV/AIDS face medical and financial burdens that can compromise housing stability. Supportive housing ensures consistent care access and helps manage health outcomes. • Victims of domestic violence, dating violence, sexual assault, and stalking: Survivors often need safe, confidential housing with trauma-informed services. Their housing stability may be affected by safety risks, financial dependence, or relocation needs.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	43,257
Area incidence of AIDS	41,799
Rate per population	672
Number of new cases prior year (3 years of data)	1,719
Rate per population (3 years of data)	28
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	65,195
Area Prevalence (PLWH per population)	846
Number of new HIV cases reported last year	34

Table 27 – HOPWA Data

Data Source Comments:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly<br data-start="197" data-end="200" /> Residents aged 65 and older make up 11.9% of Atlanta’s population, with 27.5% of households including someone over age 60. Many face mobility issues, chronic health conditions, and social isolation, creating a need for specialized housing and support services to maintain health and independence. Persons with Disabilities<br data-start="527" data-end="530" /> The ADA defines disability as an impairment limiting major life activities. Among residents 16 and older with disabilities, 34.5% live below the poverty line, 16.5% fall between 100–149%, and 49% are at or above 150%. These rates reflect economic vulnerability and a need for accessible, affordable housing. Persons with HIV/AIDS and Their Families<br data-start="883" data-end="886" /> Atlanta is home to 65,195 individuals living with HIV, with a prevalence rate of 846 per 100,000 and 34 new cases reported last year. There is an unmet need for 58 tenant-based rental

assistance units, though no gaps were noted in short-term or facility-based housing support. Immigrants and Refugees<br data-start="1191" data-end="1194" /> Roughly 40,685 residents are foreign-born. Of these, 7.6% have Limited English Proficiency, pointing to a continued need for linguistically and culturally responsive housing resources to support access and stability. Persons with Alcohol or Drug Addiction<br data-start="1454" data-end="1457" /> In 2021, Georgia recorded 2,390 drug overdose deaths—71% involving opioids and 57% fentanyl. Nationally, preventable overdoses totaled 98,268, a 781% increase since 1999. The CDC noted 13% of Americans began or increased substance use during the pandemic. In Georgia, 15.1% of adults report monthly binge drinking, illustrating ongoing behavioral health challenges. Victims of Domestic Violence<br data-start="1856" data-end="1859" /> Between 2013 and 2017, domestic violence-related deaths in the Atlanta Judicial District ranged from 11 to 19 per year. Victim deaths varied between 5 and 11, perpetrator deaths from 2 to 7, and bystander deaths peaked at 4. While fatalities declined slightly, the need for safe, trauma-informed housing for survivors remains urgent. Reentry Populations<br data-start="2217" data-end="2220" /> In 2021, Georgia's recidivism rates were 29.9% across all inmate facilities, 24.0% for women, and 31.0% for probationers. These figures emphasize the importance of stable, affordable housing for successful reintegration and reducing the risk of reincarceration.

What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City will not establish a specific preference for HOME TBRA activities for persons with disabilities at this time. However, it recognizes that several subpopulations face significant barriers related to economic, social, mental, and physical conditions—resulting in unmet needs for housing and services. Older adults and individuals with disabilities often face chronic health issues, reduced mobility, and social isolation, making access to affordable, supportive housing essential

for long-term stability and quality of life. People living with HIV/AIDS and their families also experience distinct housing challenges. With 65,195 individuals living with HIV in Atlanta and a prevalence rate of 846 per 100,000 residents, stable housing is vital for their health, treatment adherence, and overall stability. TBRA can help bridge affordability gaps and create a foundation for sustained care. Similarly, individuals with substance use disorders or those fleeing domestic violence benefit from rapid access to housing. In 2021, Georgia reported 2,390 drug overdose deaths—emphasizing the need for integrated treatment and supportive housing to prevent homelessness and promote recovery. Survivors of domestic violence require immediate access to safe, confidential housing, along with services that help them rebuild their lives and regain stability. Reentry populations—including individuals returning to the community after incarceration—often face major housing and employment challenges. Without stable housing, the risk of recidivism increases. TBRA, combined with supportive services, plays a critical role in promoting reintegration and reducing cycles of incarceration. Although the City does not intend to assign preferences under TBRA, it acknowledges the importance of addressing the unmet housing needs of vulnerable populations. The City will continue to ensure equitable access and collaborate with local service providers to prioritize referrals for those with the greatest need.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

How were these needs determined?

Describe the jurisdiction's need for Public Improvements:

Robust street and sidewalk repairs are essential for addressing potholes and deteriorating road conditions to ensure safe, efficient transportation. The City has also experienced recurring flooding, particularly during hurricane season and heavy rainfall, as highlighted in various news reports. In 2024, the Mayor declared a State of Emergency following multiple water main breaks—underscoring the urgency of replacing aging infrastructure and investing in public improvements. The Parks and Recreation Department identified additional needs, including expanded summer programming, affordable daycare options, park maintenance, and tree planting. Residents also express a strong demand for improved neighborhood safety, calling for a greater police presence and crime prevention efforts to address car break-ins and violent crime. These investments are key to building a safer, more inclusive, and resilient community.

How were these needs determined?

These public service needs were determined through a combination of community engagement strategies and data analysis. The City conducted a Community Needs Survey, which received 171 responses, and facilitated stakeholder interviews, NPU surveys, public meetings, and flyer distribution events to gather input from residents across diverse neighborhoods. Respondents identified key priorities such as housing stability, youth and senior services, mental health and substance abuse support, and improved transportation access. The feedback was further validated through alignment with service provider insights, existing program performance data, and observed gaps in service delivery. Together, these sources informed a comprehensive understanding of the jurisdiction's most pressing public service needs.

Describe the jurisdiction's need for Public Services:

1. Housing and Homelessness Prevention Rental Assistance & Eviction Prevention: Rising housing costs outpace wages, creating high demand for short-term rental help, eviction prevention, and legal aid.<br data-start="587" data-end="590" /> Counseling & Case Management: Seniors, individuals with disabilities, and those at risk of homelessness need services to maintain stable housing. 2. Services for Special Needs Populations<br data-start="784" data-end="787" /> Mental Health & Substance Use: High rates of mental illness and addiction require more access to counseling, crisis services, and treatment.<br data-start="929" data-end="932" /> HIV/AIDS Services: People living with HIV/AIDS need medical care, housing support, nutrition assistance, and case management. 3. Youth and Family Services<br data-start="1093" data-end="1096" /> Youth Development: After-school programs, mentorship, and academic help support youth success, especially in underserved neighborhoods.<br data-start="1233" data-end="1236" /> Childcare & Early Learning: Affordable childcare and early education are essential for working families and childhood development. 4. Senior Services<br data-start="1392" data-end="1395" /> Aging in Place: Atlanta’s aging population needs home-delivered meals, transit, care coordination, and home maintenance services. 5. Employment and Economic Support<br data-start="1566" data-end="1569" /> Workforce Development: Disparities in employment—especially for youth and minorities—highlight the need for job training, placement, and career services.<br data-start="1724" data-end="1727" /> Financial Literacy & Asset Building: Budgeting, saving, and financial planning programs help promote stability and reduce poverty. 6. Legal Services and Advocacy<br data-start="1895" data-end="1898" /> Tenant Rights & Fair Housing: Legal support, education, and stronger enforcement are vital to combat housing discrimination and prevent eviction. 7. Domestic Violence and Abuse Support<br data-start="2089" data-end="2092" /> Support for Survivors: Emergency shelter, transitional housing, legal services, and counseling are critical for survivors of abuse and trafficking. 8. Transportation and Mobility<br data-start="2277" data-end="2280" /> Transit Access: Expanded public transportation is essential to connect residents—especially in isolated areas—to jobs, schools, and healthcare.

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

One of Mayor Andre Dickens' four pillars, "A City of Opportunity for All," emphasizes inclusive growth: ensuring all Atlantans benefit from the city's prosperity. The administration invests in youth, supports vulnerable residents, and creates pathways for advancement, focusing on education, workforce development, affordable housing, and equity—always in compliance with federal anti-discrimination laws such as Title VI of the Civil Rights Act. The Housing Market Analysis reinforces this pillar, revealing critical unmet needs. Soaring home values, economic inequity, and rising demand have eroded housing affordability—especially for low- and moderate-income residents. Stakeholders consistently cite affordable housing as one of Atlanta's most urgent challenges. This section examines current housing market conditions, including the availability of assisted housing and public facilities for homeless individuals and families. Housing affordability is measured using HUD's Cost Burden metric—when households spend 30% or more of their income on housing—and income categories tied to Household Area Median Family Income (HAMFI): <ul data-start="1299" data-end="1444"><li data-start="1299" data-end="1336"> Extremely Low-Income: ≤30% HAMFI <li data-start="1337" data-end="1370"> Very Low-Income: 31–50% HAMFI <li data-start="1371" data-end="1399"> Low-Income: 51–80% HAMFI <li data-start="1400" data-end="1444"> Moderate-Income and Above: 81–100% HAMFI According to CHAS data, affordability is deeply out of reach for many. For households earning ≤30% AMI, rent capped at $950/month, yet the actual median gross rent is $1,950—creating a $1,000 monthly gap. For households earning 50–80% AMI, the affordable home price is $325,000, compared to a median home value of $490,000—resulting in a $165,000 gap. This gap is exacerbated by a declining supply of affordable rentals and an increase in high-cost units: <ul data-start="1904" data-end="2062"><li data-start="1904" data-end="1972"> Units renting for $999 or less dropped 14% between 2020 and 2022 <li data-start="1973" data-end="2017"> Units in the $1,000–$1,999 range fell 8% <li data-start="2018" data-end="2062"> Units renting at $2,000 or more rose 22% Data from CHAS (2017–2021), ACS (2018–2022), city housing reports, and public feedback highlight structural inequities in housing supply. For example, only 4,872 rental units have three or more bedrooms—meaning large families often face limited options, as most affordable rentals are only one or two bedrooms. Older housing stock compounds these disparities with added concerns around maintenance, lead paint exposure, and quality—disproportionately burdening low-income families with higher upkeep costs and health risks. Furthermore, federal, state, and local

policy environments play a crucial role in determining housing access, affordability, and equity. These dynamics, combined with rising housing costs, dwindling affordable inventory, and aging infrastructure, present formidable challenges for low- and moderate-income Atlantans.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

As of 2022, the City of Atlanta had 231,432 total housing units—a 13.65% increase since 2010. However, much of this growth occurred in developments with 20 or more units, which tend to offer luxury housing unaffordable to low- and moderate-income residents. Between 2020 and 2022, the housing stock decreased by 1.17% (3,025 units), reflecting a slowdown in residential development due to the COVID-19 pandemic and increased construction and labor costs. This drop in supply, combined with rising demand, has intensified housing affordability challenges—especially for low-income households. Although the number of units has grown over the last decade, the supply of affordable housing has not kept pace. The composition of Atlanta’s housing stock is shaped by its urban density and growing rental demand. According to 2018–2022 ACS data, of the 231,432 housing units: <ul data-start="1007" data-end="1250"><li data-start="1007" data-end="1053"> 29.3% are in buildings with 20 or more units <li data-start="1054" data-end="1114"> 18.5% are in mid-sized multi-family buildings (5–19 units) <li data-start="1115" data-end="1170"> 6.9% are in small multi-family properties (2–4 units) <li data-start="1171" data-end="1210"> 4.8% are single-family detached homes <li data-start="1211" data-end="1250"> 2.7% are attached single-family units This reflects a high concentration of multi-family developments, which aligns with demand in a densely populated city. However, much of this stock is not aligned with affordability needs. When broken down by unit size and tenure, a disparity becomes clear: renter-occupied units tend to be smaller. Among rental housing: <ul data-start="1574" data-end="1676"><li data-start="1574" data-end="1604"> 39.09% are one-bedroom units <li data-start="1605" data-end="1635"> 49.02% are two-bedroom units <li data-start="1636" data-end="1676"> Only 3.49% have three or more bedrooms In contrast, owner-occupied housing offers larger spaces: <ul data-start="1736" data-end="1801"><li data-start="1736" data-end="1765"> 60.9% are two-bedroom units <li data-start="1766" data-end="1801"> 27.48% are three or more bedrooms This imbalance shows a limited supply of affordable, family-sized rental units, creating challenges for larger households who cannot afford ownership or find suitable rental options. Rising rents, limited family-size rental inventory, and reduced construction of affordable units signal a tightening housing market. This presents ongoing affordability pressures for Atlanta residents—especially low- to moderate-income families. To address these issues, the City must pursue comprehensive housing strategies. This includes preserving existing affordable housing, incentivizing construction of new affordable units, and revising land use and zoning policies to support a more balanced, inclusive housing market. Without

targeted intervention, current trends may deepen housing disparities and further constrain access to safe, affordable homes for many Atlantans.</p>

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	95,845	38%
1-unit, attached structure	12,595	5%
2-4 units	15,485	6%
5-19 units	37,850	15%
20 or more units	87,090	35%
Mobile Home, boat, RV, van, etc	1,675	1%
Total	***250,540***	***100%***

Table 29 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,490	2%	8,225	7%
1 bedroom	9,070	9%	44,970	38%
2 bedrooms	23,225	24%	42,190	36%
3 or more bedrooms	62,695	65%	23,310	20%
Total	***96,480***	***100%***	***118,695***	***101%***

Table 30 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City uses federal funding, including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA), to support affordable housing. A portion of HOPWA funding is allocated for the acquisition, rehabilitation, and new construction of housing units for individuals living with HIV/AIDS. The City's housing programs address the diverse needs of its residents, focusing on low- and moderate-income families, individuals experiencing homelessness, and special needs populations.

The City's Department of Grants and Community Development oversees the Section 8 Moderate Rehabilitation Program, which includes 128 housing units across two complexes: Santa Fe and Vanira Village, Santa Fe has 100 single-room occupancy units for homeless individuals, while Vanira Village has 28 units two- and three-bedroom units

Of these 128 units, 28 are occupied by low-income families, with the remaining 100 designated for previously homeless individuals. The program ensures all units meet inspection standards at lease-up and annually during tenant recertification.
Moreover, the City collaborates with agencies and uses a mix of federal, state, and local funding to bring affordable housing to the City. Collaborative efforts with agencies like Atlanta Housing Authority, Invest Atlanta, Atlanta Beltline Inc., and the Fulton County Land Bank assist in the continuance of affordable housing. Redeveloping blighted properties and increasing the use of low-income housing tax credits and tax-exempt bonds to support new construction and housing preservation are also assisting in the goal of housing affordability.
According to Atlanta Housing's 2021 Moving to Work Annual Report, the City provided publicly assisted housing to 26,507 households in 2021, up from 24,922 in 2019. Among these, 2,823 resided in public housing units, 19,061 were served through Housing Choice Voucher Program, 2,669 received property-based assistance, and 295 benefited from non-traditional tenant-based programs. Additionally, 1,659 households received homeownership assistance through the Comprehensive Homeownership Program. Additionally, affordable housing opportunities in the City are supported through the Low-Income Housing Tax Credit program. According to HUD's LIHTC database, 269 tax credit properties in the City provide 16,063 low-income housing units. One development offers 96 Project-Based Section 8 units. These properties help maintain affordability for families earning between 30% and 60% of the Area Median Income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

On March 13, 2025, the Atlanta Regional Housing Forum revealed that Metro Atlanta lost more than 230,000 low- to moderately priced housing units between 2018 and 2023. Specifically, the region saw a reduction of 54,241 rental units priced at $800 or less and 178,108 units renting between $800 and $1,500. At the same time, units with rents starting at $1,500 increased by 258,081—a significant shift in affordability. During the forum, Atlanta Regional Commission Executive Director Anna Roach emphasized that wages have not kept pace with rising housing costs. Supporting this trend, ULI Atlanta and HouseATL have documented a dramatic decline in affordable rentals. ULI Atlanta's 2023 "Housing at its Core" update notes that 130,000 units priced under $1,000 per month were lost over the past five years. HouseATL's 2023 report further highlights the displacement of low-income renters as more affordable units are upgraded to market-rate housing. The erosion of affordability is also tied to the expiration of federal housing subsidies. According to HUD LIHTC data, 8,000 subsidized units were projected to lose affordability restrictions by 2020. In addition, 39 properties have already exited the Low-Income Housing Tax Credit (LIHTC) program after completing their 15-year affordability period. Another seven properties have initiated the Qualified Contract process, which allows owners to convert formerly income-restricted units to market-rate housing, further reducing affordable inventory. The region's ongoing housing crisis is exacerbated by strong market pressures, inconsistent policies across jurisdictions, and a lack of coordinated strategies to preserve existing affordable stock. This combination presents significant obstacles to retaining housing for low-

and moderate-income households. The City of Atlanta is also facing pressures within its own programs. The Section 8 Moderate Rehabilitation Program, which supports housing for vulnerable residents, is at risk of unit loss. Property owners participating in the program are subject to annual contracts with limited increases based on Operating Cost Adjustment Factors (OCAF). With rising maintenance and operating costs, these constraints make it financially unsustainable for some owners to continue participating. As a result, 16 families exited the City's Moderate Rehabilitation Program this year alone. This trend underscores the need for enhanced preservation efforts, increased investment in affordable housing, and flexible policies that allow the City to better respond to market dynamics. Without such measures, the continued loss of affordable units will further strain Atlanta's ability to provide stable housing for all income levels.

Does the availability of housing units meet the needs of the population?

The City's housing supply falls short of meeting the needs of its population, particularly for low- and moderate-income households. CHAS data highlights acute affordability challenges for renters earning below 30% of HUD Area Median Family Income (HAMFI), with only 4,040 affordable units available. Similarly, for those earning up to 50% of HAMFI—considered extremely low income—only 3,870 units are accessible. Renters at 80% and 100% of HAMFI face limited options as well, with just 310 and 315 units available, respectively. Stakeholder input and public feedback confirm that the limited stock of affordable rentals continues to drive up housing costs. Recent residential development has favored higher-income luxury units, further constraining access for lower-income residents. Since the COVID-19 pandemic began, housing prices have surged across the region, compounding these pressures. This disconnect is particularly evident for prospective homeowners. For many low- and moderate-income households, income levels no longer align with rising home values. The "Regional Snapshot: Homeownership 2021" report notes that homeownership rates have declined over the past two decades, both regionally and nationally. However, between 2012 and 2019, the Atlanta region saw a net gain of 135,000 owner households—all of which were households earning $75,000 or more annually. This trend underscores the widening affordability gap and reinforces the need for housing solutions aimed at lower-income households. CHAS data also shows that cost burden remains a significant concern among homeowners. A total of 76,630 households earning less than 30% of HAMFI are cost burdened, along with 11,575 households in the 30–50% HAMFI range and 9,680 in the 50–80% range. Overcrowding is an additional concern, especially for renters. Although 49% of rental units offer two or three bedrooms, the number of adequately sized and affordable units remains insufficient. Many families are forced into overcrowded conditions due to this mismatch between demand and supply. For individuals living with HIV/AIDS, stable housing is critical to ensuring access to medical care and supportive services. Local organizations such as AID Atlanta and Status: Home provide housing resources and case management tailored to this population. The Housing Opportunities for Persons with AIDS (HOPWA) program also offers housing assistance and support services to low-income individuals and families affected by HIV/AIDS. Despite these efforts, demand continues to exceed available resources, pointing to a persistent gap in housing access for this

vulnerable group. Atlanta’s existing housing stock does not adequately meet the needs of its diverse residents—especially low- and moderate-income households and those with special needs. Addressing these deficits will require a multi-pronged strategy that includes the development of new affordable housing, the preservation of existing affordable units, and expanded support services for vulnerable populations.

Describe the need for specific types of housing:

Discussion

The City has lost over 230,000 affordable housing units since 2018, with many converted to market-rate or lost due to expiring subsidies. LIHTC expirations and challenges in the City’s Moderate Rehabilitation Program have further reduced inventory, displacing families. CHAS data shows a severe shortage of units for households earning below 80% of HAMFI, especially renters below 30%. Cost burdens and overcrowding are widespread. Specific housing needs include accessible units for individuals with disabilities, large-family rentals, senior housing with services, and permanent supportive housing for those with chronic health conditions or unstable housing histories.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	209,200	314,400	50%
Median Contract Rent	794	1,062	34%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	20,040	16.9%
$500-999	36,605	30.8%
$1,000-1,499	32,680	27.5%
$1,500-1,999	20,080	16.9%
$2,000 or more	9,295	7.8%
Total	***118,700***	***100.0%***

Table 32 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	13,235	No Data
50% HAMFI	33,360	7,584
80% HAMFI	62,865	17,274
100% HAMFI	No Data	24,919
Total	***109,460***	***49,777***

Table 33 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,345	1,375	1,553	1,890	2,308
High HOME Rent	888	952	1,106	1,313	1,445

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	697	747	897	1,036	1,156

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The data indicates that there is not sufficient housing for households at all income levels in the City. The most significant shortages affect low- and moderate-income households. One of the clearest indicators of housing insufficiency is the severe shortage of units available for low-income households, which can further leave residents competing for the same affordable housing. Households earning 30% of the HUD Area Median Family Income (HAMFI) have access to only 4,040 rental units, while those at 50% HAMFI can find just 3,870 rental units. Given the size of the City's low-income population, this limited supply forces households into cost-burdened situations, where they must spend a disproportionately high percentage of their income on housing. Homeownership remains out of reach for many in this income bracket, with only 2,990 homes available at 30% HAMFI and 61,155 at 50% HAMFI. These figures highlight a critical lack of affordable housing stock for the City's most economically vulnerable residents. Due to the low available housing inventory for the 80% to 100% HAMFI, households in this income bracket are potentially competing for the same housing as households earning 30% to 50%. This is due to the rise of the housing market. Homeownership affordability is similarly constrained, with 2,990 units available for those earning 30% HAMFI and 61,155 for those at 50% HAMFI. While households earning 80% to 100% of the HAMFI, the number of units available stands at a total of 14,425.

Housing composition plays a role in affordability concerns—multifamily housing, which often provides more affordable rental options, now comprises 51% of the housing stock, increasing by 5,927 units from 2020. Despite the surge in multifamily housing, many new units being constructed are deemed luxury. Single-family homes declined by 2,725 units; these homes tend to be more expensive.

Although growth has occurred, it has not been sufficient to offset the affordability crisis, particularly as demand continues to outpace supply. From 2020 to 2022, the median home value surged by 26%, while the median contract rent increased by 39%. At the same time, Fair Market Rent (FMR) and HOME rent limits have risen, further restricting access for lower-income families. The combination of rising costs and limited supply means that households, particularly renters, struggle to find stable housing within their financial means. The data illustrates that there is not sufficient housing for households at all income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of housing in the City is likely to worsen given current trends in home values, rent increases, and the overall decline in housing supply. Between 2020 and 2022, the median home value increased by 26%, rising from $314,400 to $395,600. During the same period, median contract rent increased by 39%. These increases significantly outpace income growth, pushing more households into cost-burdened situations where they spend a large share of their income on housing.

Housing supply further constrains affordability concerns. According to the National Association of Home Builders (NAHB), the nation continues to struggle with a housing deficit of 1.5 million homes.[1] Although the City's total housing stock has grown by 13.65% since 2010, the City experienced a 1.17% net decline in housing units between 2020 and 2022, losing 3,025 units. This decline, coupled with increasing demand for housing, will continue to drive up prices in both the rental and homeownership markets.

The shift in housing types plays a role between 2012 and 2021, the City added on 48,200 apartments in multifamily buildings with 50 or more rental units, according to Yardi Matrix data. But of those apartments built in Atlanta, 94 percent were considered luxury dwellings, offering larger interior spaces on average and "a plethora of amenities," as researchers put it. . Meanwhile, single-family homes, which represent 37% of the market, have declined by 2,725 units, further limiting ownership opportunities. As previously stated, homeownership specifically for low to moderate-income households has become nearly unattainable. **Data Source: 2010 U.S. Census; 2020 U.S. Census; 2018-2022 ACS 5-Year Estimates**

With Fair Market Rent (FMR) and HOME rent limits rising, affordability becomes more strenuous for low- and moderate-income households. The limited availability of rental units at 30% and 50% of the HUD Area Median Family Income (HAMFI) further constrains access, with only 4,040 units available for those at 30% HAMFI and 3,870 units at 50% HAMFI. These figures indicate that as rental and home prices continue to increase, more residents, especially lower-income families, will struggle to find affordable housing.

According to the National Association of Home Builders, Housing affordability continues to be a significant concern, influenced by both the cost of construction and higher interest rates, which dampen buyer demand. This leads developers to build luxury units instead of affordable units. The Urban Land Institute (ULI) Atlanta reports that the rising cost of land, the increasing expense of upgrading existing housing stock, and a general lack of knowledge among developers on how to build affordable housing with benefits are contributing to the affordability crisis. Given these trends, affordability is expected to decline further unless proactive measures are taken to increase housing supply and stabilize costs. As demand outpaces supply, housing costs will continue to rise, leading to greater financial strain, displacement, and reduced homeownership opportunities for residents.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

Impact on Strategy for Producing or Preserving Affordable Housing

To effectively produce and preserve affordable housing, strategic actions need to focus on increasing the supply of units that align with Low HOME Rent and High HOME Rent standards. This could include:

- Expanding subsidies and funding to incentivize the development of affordable units that meet Low HOME Rent thresholds, ensuring that lower-income households are not priced out.
- Strengthening inclusionary zoning policies to require or encourage developers to build affordable units within new developments.
- Preserving naturally occurring affordable housing (NOAH) by providing financial assistance to landlords to maintain lower rents and prevent displacement.
- Leveraging federal and state tax credits to offset development costs and encourage the construction of housing at affordable rent levels.
- Advocating for rental assistance programs to bridge the gap between market rents and what low-income households can afford.

Overall, the variance between market rents and the affordability thresholds for low-income households highlights the need for targeted investments in affordable housing production and preservation. Without intervention, the mismatch between housing costs and incomes will continue to drive housing instability, displacement, and a worsening affordability crisis in the City.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City’s housing stock plays a critical role in supporting housing stability, quality of life, and long-term affordability for both rental and owner-occupied households. Much of this stock is aging. Over half of all owner-occupied units were built before 1980, with 25% constructed prior to 1950 and 27% between 1950 and 1979. Renter-occupied housing shows a similar trend: 11% of units were built before 1950, 27% between 1950 and 1979, and 21% from 1980 to 1999. A major concern tied to older homes—particularly those built before 1978—is the potential presence of lead-based paint, which poses serious health risks, especially for households with children. According to 2018–2022 ACS data, 5,919 owner-occupied units and 6,635 renter-occupied units built before 1980 have children present, indicating that up to 12,554 households may face lead exposure risk. These aging trends also contribute to widespread housing quality issues. Data show that 58,473 renter-occupied and 22,750 owner-occupied units report at least one housing problem. HUD defines housing problems as: (1) cost burden, where households spend more than 30% of their income on housing; (2) overcrowding; (3) lack of a complete kitchen; and (4) lack of complete plumbing. The presence of one or more of these problems signals a need for substantial repair and investment. Deferred maintenance in older housing further exacerbates these issues, particularly for renters. Rental housing is more likely to be physically substandard due to aging units and a lack of reinvestment by property owners. According to City data, 46% of rental units report at least one substandard condition, compared to 22% of owner-occupied homes. This disparity suggests that renters are disproportionately impacted by poor housing conditions, likely due to landlords failing to maintain older properties adequately. Altogether, the data points to a clear need for targeted investment in older housing stock. Efforts must focus on rehabilitating existing units, mitigating lead-based paint hazards, and enforcing housing quality standards—particularly in rental properties—to promote safe, healthy, and stable housing for all residents.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,555	21%	53,500	45%
With two selected Conditions	225	0%	1,735	1%
With three selected Conditions	25	0%	145	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	75,675	78%	63,315	53%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	***96,480***	***99%***	***118,695***	***99%***

Table 35 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	26,690	28%	42,975	36%
1980-1999	15,620	16%	25,900	22%
1950-1979	28,305	29%	36,305	31%
Before 1950	25,855	27%	13,515	11%
Total	***96,470***	***100%***	***118,695***	***100%***

Table 36 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	54,160	56%	49,820	42%
Housing Units build before 1980 with children present	10,264	11%	5,005	4%

Table 37 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Estimating the number of housing units occupied by low- or moderate-income families with potential lead-based paint hazards in the City involves analyzing pre-1980 housing stock, poverty rates, and housing conditions. The primary risk factor for lead exposure is the presence of pre-1978 housing, which often contains lead-based paint. 12,554 units are built before 1980 with children present. While not all units have deteriorating paint, older homes are at higher risk of peeling, chipping, or deteriorating lead-based paint, especially if they have not been properly maintained or rehabilitated
Low- and moderate-income families are more likely to live in older housing, as affordable options tend to be in aging properties that have not undergone significant renovations. Given that 47.4% of rental units and 21.9% of owner-occupied homes report one or more housing deficiencies, it is likely that many of these older units also have lead-based paint hazards due to a lack of maintenance and rehabilitation.

Discussion

The City was awarded a Healthy Homes and Lead Hazard Reduction Capacity Building grant. The program aims to remove various environmental health and safety hazards in residential properties. The program focuses on improving housing quality for low-income families by identifying and mitigating risks that can lead to chronic illnesses and injuries, particularly among vulnerable groups such as children under twelve, the elderly, pregnant women, and people with disabilities. CDBG funds will be used to match these efforts.
The City plans to complete 200 healthy homes assessments and 76 interventions, focusing on the West Side Promise Zone. With 60 applicants and four contractors in process, assessments will identify hazards such as lead-based paint, mold, and carbon monoxide. Remediation costs up to $10,000 will be covered, with referrals for higher-cost cases. The program also includes public education and interagency collaboration to improve housing conditions. While this initiative addresses key environmental risks, broader funding and policy support are needed to tackle aging infrastructure, substandard housing, and long-term rehabilitation for low-income residents.
In addition to direct interventions, the Healthy Homes Program plays a key role in advancing housing preservation strategies across Atlanta. By identifying environmental hazards early and coordinating remediation efforts, the program helps extend the lifespan of aging housing stock and prevent displacement caused by unsafe living conditions. This proactive approach not only improves individual health outcomes but also supports broader goals of neighborhood stabilization and long-term affordability.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			4,745	19,197			0	2,700	2,025
# of accessible units			0						
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

AH manages over 42,900 people through various programs, including public housing, mixed-income developments, Housing Choice Vouchers (HCVs), and project-based rental assistance.

According to the Moving to Work (MTW) FY 2025 Annual plan, AH's housing includes:

- AH-Owned Communities: 6 public housing sites, with 4 for elderly and disabled residents and 2 for families.
- Housing Choice Vouchers (HCVs): 26,332 vouchers, including tenant-based, project-based, and special-purpose vouchers.

• RAD PBV Communities: Public housing units converted to project-based vouchers under the Rental Assistance Demonstration (RAD) program.
• New Development Projects: 6 new multifamily projects adding 802 affordable rental units to the City's housing stock.

In FY 2025, AH plans to serve 26,493 households, 96% classified as very low-income (VLI) or extremely low-income (ELI), indicating a high demand for deeply affordable housing.

AH's Revitalization Program focuses on reviving AH-owned sites, rehabilitating aging properties, and preserving existing affordable units. Key aspects include:

• Aging Housing Stock: Many original public housing developments have been demolished or redeveloped into mixed-income communities due to deteriorating conditions.
• Redevelopment and Sustainability Efforts: AH is investing $303 million to preserve and improve 5,000 units and aims for at least 12% of units to meet sustainability standards.
• Mixed-Income Transformation: Older public housing sites are being replaced with mixed-income and mixed-use communities, integrating public housing residents with market-rate tenants.
• Ongoing Maintenance and Rehabilitation: AH continues to monitor and improve the physical condition of its housing stock through HUD-approved activities under its Moving to Work (MTW) program.

Public Housing Condition

Public Housing Development	Average Inspection Score
Centennial Place 3	91
Centennial Place 1	90
Centennial Place 2	92
Veranda at Auburn Pointe/Veranda/Grady 2	97
Marian Road Highrise	92
Martin Street Plaza	90
Westminster	96
Cheshire Bridge Road Highrise	96
Gardens at Collegetown/JohnChilesHarrVI	98
Cosby Spear Highrise (No ACC)	90
Georgia Avenue Highrise	90
Ashley Collegetown 1/Harris Homes 5	90
Legacy at Walton Lakes	89
Hightower Manor Highrise	94
Barge Road Highrise	96
Village at Carvers, Phase 1	80
Magnolia Park 1	81
Ashley Courts at Cascade - Phase 2	80
Ashley Auburn Pointe 2	94
Village of Carver Homes, Phase 2	83
Villages at Carver Phase 5/Carver 5	84
Atrium at Collegetown/John O. Chiles Sr	96
Mech StatCross/Mech-4McDanGlen Homes	80
Ashley Auburn Pointe 1 (Grady 3)	94
Ashley Courts at Cascade	71
Capital Gateway II aka Cap Gate 4	70
Ashley Terrace at West End	81
Columbia Creste	69
Magnolia Park 2	76
Mech Crossing/Mech-3-McDan/Gle Homes 4	71
Columbia Grove (Perry 4 Homes)	74
Village at Carver, Phase 3	75
Ashley Collegetown 2/AshColl 2 Harr 5	79
Capitol Gateway 3	82
Ashley Crt at Cascade 1, Phase 3	68
Village at Castleberry Hill Phase 2	78

Table 40 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

According to the FY 2025 Atlanta Housing (AH) comprehensive budget, AH has implemented a comprehensive strategy to revitalize and redevelop public housing units. Over the past 25 years, much of AH's former public housing stock has been demolished due to outdated infrastructure, concentrated poverty, and physical deterioration. While many sites have been transformed into mixed-income communities, others remain vacant and need redevelopment. The FY 2025 Development and Revitalization Budget reflects AH's ongoing efforts to restore and expand affordable housing.
Key Revitalization Needs and Strategies
1. Aging and Outdated Public Housing Stock
o Many former public housing communities required demolition due to structural deficiencies and unsafe conditions.
o AH is shifting towards mixed-income and RAD PBV conversions to modernize and sustain affordable housing.
o Over $303 million is allocated for preserving and rehabilitating 5,000 units to ensure sustainability and livability.
2. Former Public Housing Sites Requiring Development
o Several demolished sites remain undeveloped or need revitalization. In FY 2025, AH will invest $82.3 million to redevelop these properties, adding 553 affordable housing units.
o Bowen Homes: HUD accepted AH's 2022 Choice Neighborhoods Grant, providing $40 million for infrastructure and redevelopment. $24.4 million is allocated in FY 2025 for infrastructure improvements.
o University Choice Neighborhoods (Former University Homes): Redevelopment efforts are nearly complete, with $10.1 million in CFP funds and $5 million in MTW funds allocated for final phases.
o Englewood Manor: $19.4 million allocated for redevelopment, with $10.7 million for infrastructure and $8.8 million for housing construction.
o Herndon Homes: $18 million allocated for infrastructure improvements, with 170 affordable units expected in FY 2025 financial closings.
3. Vacant and Underutilized Land Owned by AH
o Several public housing sites remain vacant and need financial investment to be productive.
o AH plans to invest $34.6 million to develop new housing on AH-owned vacant land at Civic Center, 450 Capital Ave, Johnson Road/Quarry Park, North Avenue, The Proctor, and other sites.
4. Infrastructure and Sustainability Upgrades
o AH is incorporating sustainability and energy-efficient upgrades into its projects, targeting 12% of units to meet sustainability standards.
o $35.9 million will be allocated for public-private partnerships to create and rehabilitate housing.
o Planned public improvements and infrastructure will cost a total of $13.6 million in FY 2025.
5. Funding Gaps and the Need for Additional Investment
o Despite securing HUD Choice Neighborhoods funding and other grants, more financial resources are needed to fully address restoration needs.
o AH is leveraging MTW funds, Capital Fund Program (CFP) funds, and developer contributions to finance revitalization efforts, but funding constraints may delay full redevelopment timelines.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Atlanta Housing (AH) has implemented a comprehensive strategy to improve the living conditions for low- and moderate-income families in public housing.

1. Redevelopment and Modernization of Public Housing

• Mixed-Income Communities: AH has shifted from traditional public housing to mixed-income, mixed-use communities, integrating affordable units with market-rate housing to reduce concentrated poverty.

• Major Revitalization Efforts:

o Bowen Homes: Secured $40 million in HUD Choice Neighborhoods Grant funding for infrastructure and housing redevelopment.

o Englewood Manor & Herndon Homes: Invested $37.4 million in infrastructure and new affordable units.

o Vacant Site Redevelopment: Planned redevelopment of sites like the Civic Center, Johnson Road, and North Avenue, adding 802 affordable rental units in FY 2025.

• Housing Preservation & Rehabilitation: Investing $303 million to rehabilitate 5,000 affordable housing units, with 12% meeting sustainability and energy efficiency standards.

2. Expansion of Affordable Housing and Rental Assistance Programs

• Increased Rental Assistance: 26,493 households will receive assistance in FY 2025, with 96% classified as extremely low-income (ELI) or very low-income (VLI).

• HomeFlex Supportive Housing: Expanding housing for seniors, disabled individuals, and vulnerable families.

• Down Payment Assistance: Providing $4.9 million to help 224 low-income families transition to homeownership.

• Support for Renters at Risk of Homelessness: 1,208 families will receive emergency assistance, and 2,260 at-risk households will receive rental support to prevent eviction.

3. Holistic Support Services and Community Investment

• Youth & Workforce Development: 2,272 youth received education and support services, and 1,106 residents were prepared for jobs and careers, reducing long-term dependence on housing assistance.

• Elderly and Disabled Resident Support: 4,708 seniors provided with care services to enhance well-being and independent living.

• Community Partnerships: Collaborations with healthcare providers, educational institutions, and workforce training programs ensure residents receive comprehensive support beyond housing.

4. Sustainability & Energy Efficiency Improvements

• Green Building Standards: Prioritizing energy-efficient design in new developments and retrofitting existing units to reduce costs for residents.

• Public Infrastructure Improvements: Allocating $13.6 million for community improvements, including roads, sidewalks, and green spaces to enhance neighborhood quality.

Discussion:

The City's housing strategy for improving the living environment of low- and moderate-income families is built on revitalization, affordability, support services, and sustainability. By modernizing housing stock, expanding rental assistance, integrating supportive programs, and investing in community infrastructure, AH is creating safe, stable, and economically inclusive environments where families can thrive.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

On an annual basis, the City, in coordination with the CoC, conducts a "Point-in-Time Count". A total of 2,867 homeless individuals were counted, including 115 defined as families with a composition of adults and children, 811 chronically homeless individuals, 287 veterans, and 188 unaccompanied children. Other characteristic trends include 6% of the total number of homeless are individuals living with HIV/AIDs, 6% are survivors of domestic violence, 40% have a substance use disorder and 48% have a serious mental illness. The Atlanta CoC defined clear priorities in the 2023 – 2028 Strategic Plan to address the pressing challenges of homelessness across various vulnerable populations, including the chronically homeless, families, youth, and veterans.

To address homeless facilities and services, the City collaborates with federal, state, and nonprofit partners to ensure vulnerable residents receive housing, healthcare, and support services needed for stability and self-sufficiency.

The City currently offers 1,670 emergency shelter beds, 952 transitional housing beds, and 3,365 permanent supportive housing beds, with more units under development. These facilities serve various populations, including chronically homeless individuals, veterans, and families.

The City of Atlanta's Section 4 Housing and Community Development Plan, part of its larger Comprehensive Development Plan ("Plan A"), focuses on addressing affordable housing needs, improving housing quality, and reducing homelessness. The plan incorporates City-wide efforts to create safe, vibrant, and equitable neighborhoods. The City is also working on a zoning code overhaul and updating its five-year comprehensive development plan. By the end of 2025, the City plans to establish at least 500 new Rapid Housing units and expand supportive services for individuals with mental illness, substance use disorders, HIV/AIDS, and survivors of domestic violence. The following section provides an analysis of the City’s homeless shelters, transitional housing programs, and supportive housing initiatives, as well as ongoing efforts to reduce homelessness and improve housing outcomes for at-risk residents.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	402	0	106	900	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Only Adults	1,147	0	688	1,934	0
Chronically Homeless Households	0	0	0	0	0
Veterans	28	0	114	449	0
Unaccompanied Youth	66	0	42	82	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The City's approach to homelessness incorporates comprehensive services like healthcare, mental health support, employment training, and wraparound programs. These services address the root causes of homelessness and promote long-term stability.

The City's approach to homelessness incorporates comprehensive services like healthcare, mental health support, employment training, and wraparound programs. These services address the root causes of homelessness and promote long-term stability.

1. Health and Mental Health Services
A significant portion of the City's homeless population faces mental illness, substance use disorders, and chronic health conditions. According to the Partners for HOME City of Atlanta 2024 Plan:

• 48% of homeless adults have a serious mental illness
• 40% struggle with substance use disorders
• 6% are living with HIV/AIDS
• 6% are survivors of domestic violence

To address these challenges, the City collaborates with healthcare providers, nonprofits, and public agencies

• To provide medical care, behavioral health services, and substance abuse treatment.
• To offer mental health treatment and crisis intervention.
• To Offer HIV/AIDS support services, preventive healthcare, and immunizations.
Work Force Development
DGCD supports workforce development by funding nonprofit and local government agencies that help homeless individuals and low-income residents secure stable employment. Through CDBG, the City partners with organizations providing rental assistance, housing advocacy, and homelessness prevention, and economic development activities. DGCD also administers Lead Hazard Reduction Capacity Building as a complementary workforce development initiative. This program expands training and contracting opportunities for local vendors and workers engaged in environmental hazard remediation, including lead-based paint abatement. By pairing ESG-funded housing stabilization with technical workforce pathways, the City strengthens both housing safety and economic mobility for low-income residents. ESG funds support shelter, rapid rehousing, financial aid, and targeted services for families, veterans, survivors of violence, and unaccompanied youth. Subrecipients may serve multiple groups or focus on specific subpopulations, including chronically homeless individuals and families with children.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40

Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Atlanta addresses homelessness through a coordinated system of services and facilities designed to meet the diverse needs of individuals and families experiencing housing instability. This approach includes healthcare access, behavioral health support, employment training, housing stabilization, and environmental remediation services.

Health and Mental Health Services According to the Partners for HOME 2024 Plan, a significant portion of the homeless population faces serious mental illness (48%), substance use disorders (40%), HIV/AIDS (6%), and domestic violence (6%). To respond, the City collaborates with healthcare providers, nonprofits, and public agencies to deliver medical care, behavioral health services, crisis intervention, substance abuse treatment, and HIV/AIDS support, including preventive care and immunizations.

Emergency Shelter and Rapid Rehousing Through ESG funding, DGCD supports nonprofit agencies that operate emergency shelters and provide rapid rehousing services. These facilities serve a range of subpopulations, including chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth. Services include financial assistance, case management, and housing navigation to promote long-term stability.

Workforce Development and Economic Mobility DGCD funds workforce development initiatives through CDBG, supporting job training and employment placement for homeless and low-income residents. The Lead Hazard Reduction Capacity Building program complements this effort by creating training and contracting opportunities in environmental hazard remediation, including lead-based paint abatement. These programs help individuals gain marketable skills while supporting housing safety and preservation.

Supportive Housing and Homelessness Prevention The City partners with community-based organizations to provide rental assistance, housing advocacy, and homelessness prevention services. These efforts are critical for maintaining housing stability among vulnerable populations and reducing the risk of displacement.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City's special needs populations include elderly individuals, persons with disabilities, individuals experiencing chronic homelessness, and people living with HIV/AIDS. Elderly individuals account for 11.95% of the City's population, with an increasing demand for affordable, accessible housing and supportive services. Additionally, 22.7% of residents reported a disability, with the highest needs among individuals requiring ambulatory, vision, or independent living assistance.
For individuals living with HIV/AIDS, the Housing Opportunities for Persons With AIDS (HOPWA) program provides critical housing assistance. The HOPWA Assistance Baseline includes:

- 199 units of Tenant-Based Rental Assistance (TBRA)
- 299 units in Short-Term Rental, Mortgage, and Utility (STRMU)
- 455 units in Permanent Housing (PH)

According to HUD data, in 2024, 236 new households were served under HOPWA, with 152 previously homeless individuals benefiting from stable housing. Of those, 112 were chronically homeless, and 4 were veterans.

Atlanta is committed to enhancing the quality of life for special needs populations through affordable housing initiatives, supportive health services, and employment programs. The following section highlights the City's housing programs, accessibility efforts, and specialized service networks designed to support vulnerable residents.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	199
PH in facilities	7
STRMU	299
ST or TH facilities	179
PH placement	455

Table 42– HOPWA Assistance Baseline

Alternate Data Source Name:
2017-2021 CHAS DATA

Data Source Comments:

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City focuses on affordable housing, wraparound support services, and specialized healthcare assistance to address the special needs populations' unique challenges.

1. Elderly and Frail Elderly Individuals
The elderly population (65+) accounts for 11.95% of Atlanta's residents, with an increasing demand for accessible housing, in-home services, and healthcare support. Key needs include:

• Affordable senior housing with accessibility modifications.
• Supportive services for independent living

2. Persons with Disabilities (Physical, Mental, Developmental)
According to ACS 2018-2022 estimates, 22.7% of Atlanta residents reported having a disability, with the most common being ambulatory, vision, and independent living disabilities. Housing challenges include:

• ADA-compliant housing.
• Permanent supportive housing (PSH) for individuals with mental health and developmental disabilities.
• Case management, life skills training, and employment assistance to enhance self-sufficiency.
• Behavioral health services for those with severe psychiatric conditions.

3. Individuals with Alcohol and Substance Use Disorders
A significant portion of the homeless population struggles with substance use disorders (40%), requiring specialized supportive housing and recovery services. Needs include:

• Transitional and permanent supportive housing
• Case management to promote long-term recovery.
• Employment support programs to help individuals reintegrate into society.

4. Persons with HIV/AIDS and Their Families
The Housing Opportunities for Persons with AIDS (HOPWA) program serves individuals and families affected by HIV/AIDS, ensuring housing stability and healthcare access. Supportive housing needs include:

• Tenant-Based Rental Assistance (TBRA)
• Short-Term Rental, Mortgage, and Utility (STRMU) Assistance.
• Permanent Housing Placement
• Access to HIV medical care, case management, and behavioral health services.

5. Public Housing Residents
The City's public housing residents face barriers to affordability, employment, and access to social services. Supportive housing solutions include:

• Rental assistance and eviction prevention programs.
• Job training and education programs to improve economic mobility.

• Mental health and substance abuse services are integrated into public housing communities.
• Resident empowerment programs to promote self-sufficiency.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has outlined strategic initiatives to support non-homeless individuals with special needs, including seniors, persons with disabilities, individuals with HIV/AIDS, and low-income households. These activities align with the Five-Year Consolidated Plan goals and focus on housing affordability, supportive services, and economic stability.
• Affordable Housing Supply and Support
o HOME: Affordable Housing Supply and Support will fund the development of ADA-compliant and accessible housing units.
o CDBG & HOME Housing rehabilitation programs will provide home modifications for elderly and disabled residents to allow aging in place.
• Improve Public Facilities and Infrastructure
o CDBG funds will improve sidewalks, transit, and community spaces for individuals with mobility impairments.
• Supportive Services for Vulnerable Populations
o CDBG funded Public Services (15%) fund mental health services, substance abuse counseling, and healthcare access for individuals with disabilities, language proficiency classes, and social service navigation will be expanded to assist non-homeless special needs populations.
• Rental Assistance & Homelessness Prevention
o HOPWA: Rental Assistance for Individuals with HIV/AIDS will prioritize housing stability, medical case management, and wraparound support.
o HOME: Tenant-based rental assistance (TBRA) programs will expand housing options for seniors, disabled residents, and at-risk families.
• Economic Empowerment & Job Training
o CDBG funded programs will provide workforce development opportunities for low-income individuals with disabilities.
o Financial literacy and budgeting programs will help individuals maintain stable housing and avoid financial hardship.

Through these activities, the City aims to enhance housing stability, expand supportive services, and improve the quality of life for non-homeless individuals with special needs, ensuring that they have the resources to maintain independence and stability.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City advertises its annual Notice of Funding (NOFA) for social services, housing, and other community facilities and infrastructure project work. On average, 7-10 social service entities are awarded CDBG funding, 2-3 applicants are awarded funding for housing rehabilitation, and 3-5 housing providers and developers are awarded HOME funds to build new rental and homebuyer affordable housing units.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

1. The preparation of the 2025-2029 Analysis of Impediments report indicates the following barriers to affordable housing:1. Housing affordability
   2. Disproportionate impact on low-income and minority communities
   3. Housing instability for individuals living with HIV/AIDS
   4. Barriers to supportive housing
   5. Limited access to fair housing law enforcement and awareness
   6. Zoning and development policy challengesPolicymakers are focused on removing regulatory barriers, increasing funding, and improving zoning flexibility to ensure that affordable housing development remains a viable and attractive investment for the private sector.
   To address and mitigate barriers to affordable housing, the City has outlined strategic actions focused on policy reform, financial incentives, and regulatory adjustments. Land use controls and zoning ordinances will be reassessed to allow for increased housing density, mixed-use developments, and accessory dwelling units, creating more affordable options within existing neighborhoods. Tax policies affecting land development will be adjusted to incentivize affordable housing construction, including reductions in property taxes for affordable housing developments and tax credits for landlords offering below-market rental rates. Streamlining building codes and permit processes will be prioritized to reduce construction costs and expedite project approvals, removing bureaucratic delays that hinder affordable housing production. Additionally, the City aims to revise impact fees, development charges, and other financial barriers that disproportionately affect low-income housing projects, ensuring equitable access to housing opportunities. Growth limitations will be reconsidered to support sustainable urban expansion, focusing on transit-oriented developments and infrastructure investments in underserved areas. Furthermore, policies affecting the return on residential investment will be adjusted to encourage private-sector participation in affordable housing while maintaining long-term affordability requirements. Through these comprehensive actions, the City aims to foster a more inclusive housing market that meets the needs of low-income and vulnerable populations.Lack of Affordable Housing – Since 1990, Atlanta's population has grown steadily, with an increase of 91,441 residents between 2000 and 2023, reaching a peak of 510,823 in 2023. However, housing affordability remains a significant challenge, particularly for low- and moderate-income households, as costs continue to rise. Several factors contribute to this affordability crisis. High construction costs, including rising land prices, materials, and labor expenses, make it difficult for developers to build affordable housing units. Additionally, limited funding for affordable housing programs, such as housing choice vouchers, restrict options for low-income renters. Homeownership is also increasingly out of reach for many residents. The income required to qualify for homeownership often exceeds what most low-income families earn, creating a significant affordability gap. Meanwhile, high home and land values have led to a decline in rental units priced under $1,000 per month, with new construction primarily catering to high-end rental markets.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City's non-housing community development assets play a role in supporting the local economy, workforce development, and overall quality of life. These assets include economic activity, employment sectors, infrastructure, transportation access, and educational institutions, all of which contribute to the City's ability to provide economic opportunities for residents. The City's labor force consists of 417,566 individuals, with 264,039 actively employed. However, unemployment remains a challenge, particularly among younger populations aged 16-24, who face a 37.3% unemployment rate. Additionally, educational attainment varies across the labor force, with many workers having some college or an associate degree (37,645) employed individuals), while a sizable portion hold a bachelor's degree or higher (149,768employed individuals).
Atlanta has a diverse economic base, with major industries including professional and business services, finance, education, healthcare, and transportation. These sectors provide a sizable portion of employment opportunities, with professional, scientific, and technical services accounting for 23.8% of the total workforce, followed by educational services, healthcare, and social assistance at 19.74%, and finance and insurance, along with real estate, at 9.14%. Other major employment areas include retail trade, construction, and manufacturing, each contributing to the City's economic stability. Workforce data also highlights a correlation between education levels and job attainment. Many jobs require higher education levels, as indicated by 149,768employed individuals holding a bachelor's degree or higher, compared to 6,771employed individuals without a high school diploma.
Transportation and infrastructure also impact economic development. While 62% of the workforce commutes in under 30 minutes, a sizable portion (29%) commutes 30-59 minutes, and 9% commutes over an hour. In terms of wages, industries such as finance and insurance ($93,114 median earnings) and manufacturing ($79,027 median earnings) offer higher salaries, while retail trade ($35,289 median earnings) and arts, entertainment, and food services ($25,643 median earnings) provide lower wages. Ensuring wage growth and career advancement opportunities in lower-paying industries can help reduce economic disparities.
The following section captures the non-housing community development in the City and the need to improve economic conditions, expand workforce and job training programs, improve public transit access to job centers, encourage business investment in underserved areas, and support small business growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	200	62	0	0	0
Arts, Entertainment, Accommodations	27,358	62,259	16	16	0
Construction	5,452	10,000	3	3	0
Education and Health Care Services	28,962	80,384	17	20	3
Finance, Insurance, and Real Estate	16,943	39,158	10	10	0
Information	12,073	33,870	7	9	2
Manufacturing	8,166	15,176	5	4	-1
Other Services	6,138	15,104	3	4	1
Professional, Scientific, Management Services	31,268	73,798	18	19	1
Public Administration	0	0	0	0	0
Retail Trade	17,740	30,992	10	8	-2
Transportation and Warehousing	11,766	20,698	7	5	-2
Wholesale Trade	9,339	12,410	5	3	-2
Total	175,405	393,911	--	--	--

Table 43 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	275,365
Civilian Employed Population 16 years and over	257,115
Unemployment Rate	6.63
Unemployment Rate for Ages 16-24	18.32
Unemployment Rate for Ages 25-65	4.40

Table 44 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	102,605
Farming, fisheries and forestry occupations	6,670
Service	20,450
Sales and office	51,050
Construction, extraction, maintenance and repair	5,955
Production, transportation and material moving	9,215

Table 45 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	136,223	62%
30-59 Minutes	65,103	30%
60 or More Minutes	18,889	9%
Total	***220,215***	***100%***

Table 46 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	8,280	1,359	10,800

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	27,190	3,570	17,055
Some college or Associate's degree	39,325	3,595	12,535
Bachelor's degree or higher	138,385	3,955	16,920

Table 47 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	710	1,379	1,119	2,544	2,540
9th to 12th grade, no diploma	5,165	3,990	3,830	7,570	5,160
High school graduate, GED, or alternative	13,250	14,850	10,990	22,015	15,650
Some college, no degree	34,435	14,335	8,315	17,705	9,055
Associate's degree	1,590	4,745	3,845	6,610	2,595
Bachelor's degree	12,765	42,425	21,160	27,475	10,685
Graduate or professional degree	1,215	26,580	19,525	22,265	11,930

Table 48 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	45,520
High school graduate (includes equivalency)	58,915
Some college or Associate's degree	73,636
Bachelor's degree	136,456
Graduate or professional degree	164,751

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top 3 employment sectors are:

1. Professional, Scientific, and Technical Services – This sector is the largest employer, accounting for 23.81% of total jobs, with 62,863 employees. It includes jobs in law, accounting, engineering, architecture, and consulting services.
2. Educational Services, Healthcare, and Social Assistance – The second-largest sector, representing 19.74% of total employment, with 52,118 jobs. This includes schools, universities, hospitals, and social service providers.
3. Arts, Entertainment, Recreation, Accommodation, and Food Services – This sector accounts for 9.31% of employment, with 24,589 workers, and includes hospitality, tourism, event planning, and restaurant jobs.

These sectors form the backbone of the City's economy, providing diverse job opportunities across professional services, healthcare, finance, retail, and logistics.

Describe the workforce and infrastructure needs of the business community:

Workforce Needs

The data shows that higher education is a key driver of employment, with 149,768 employed individuals holding a bachelor's degree or higher and 37,645 with some college or an associate's degree. However, workers overall lack postsecondary education, with 6,771 employed individuals having less than a high school diploma. Expanding access to job training programs will help meet industry needs while improving employment opportunities for residents.

The City's workforce also faces geographic and transportation-related barriers to job access, with 62% of workers commute for under 30 minutes, 29% commute 30-59 minutes, and 9% commute for over an hour. This data suggests that affordable housing near employment centers and improved transit access are critical needs. As employment and residential growth increase, demand for commercial and institutional spaces will increase; therefore, the City should prioritize identifying and developing available land for these purposes. The City can also address infrastructure challenges by addressing key infrastructure issues, including traffic congestion and insufficient last-mile connectivity.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Several key economic and demographic shifts are expected to influence job growth, workforce needs, and business development. One of the most significant demographic changes projected for Atlanta is the aging population.
Stakeholder interviews revealed that one of the main concerns includes activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964 in housing policies. Ensuring affordability without stigmatization by redefining terms like

"affordable" and promoting workforce housing is crucial. Additionally, mitigating displacement caused by gentrification by protecting legacy residents and expanding housing choice vouchers is essential to maintaining community stability.

The City's economic development agency, Invest Atlanta, has operated a Business Improvement Loan Fund using CDBG dollars for over 30 years, closing twenty-eight loans in 2024 providing capital for small businesses and job creation for low- to moderate-income workers. Moving forward, Invest Atlanta has proposed transitioning the fund into a Revolving Loan Fund, which would allow for greater flexibility in deploying capital to underserved communities. Expanding this program could significantly enhance small business growth, job creation, and economic development in disadvantaged neighborhoods.

According to the Metro Atlanta Top Employers 2022-2023, Delta Air Lines, Emory University, and Piedmont Healthcare are the largest employers. Notably, four of the ten largest employees are in the healthcare industry, reinforcing the growing demand for healthcare professionals as the City's population ages. The City's civilian workforce totals 264,039 workers, with the largest employment sector being professional, scientific, and management services (23.81%), followed by educational services, healthcare, and social assistance (19.74%). The highest paying sector, employing 9.14% of the workforce, is finance, insurance, real estate, and rental and leasing. These job market trends indicate a strong need for workforce development programs in healthcare, STEM fields, and financial services to ensure a skilled labor pool for growing industries.

Given these major economic trends, the City's future workforce development efforts should focus on training programs that align with high-demand industries such as healthcare, finance, and STEM-related fields. Partnerships between WorkSource Atlanta, local colleges, and major employers can help prepare the next generation of workers and provide upskilling opportunities for existing employees. Affordable workforce housing must be prioritized to prevent the displacement of low-income workers and ensure accessibility to economic opportunities.

Policies such as inclusionary zoning and transit-oriented development (TOD) are recommended to help integrate affordable housing into high-demand employment areas. Expanding access to capital and technical assistance for small businesses, will help reduce income inequality and promote economic mobility. A new revolving loan fund proposed by Invest Atlanta is a key opportunity to increase business financing flexibility.

Additionally, investing in public transit, road infrastructure, and broadband accessibility will be essential to support workforce mobility and business operations. Improving MARTA's reach and frequency will allow low-income workers to access job centers more easily and contribute to economic stability.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The largest employment sector in the City is professional, scientific, and management services, including administrative and waste management services, which account for 23.81% of total jobs. This field requires a highly educated workforce, the data shows that 149,768 workers have a bachelor's degree or higher. Additionally, 37,645 workers have some college or an associate's degree, which aligns with mid-level positions in industries such as finance, real estate, and healthcare. There are 6,771 employed

individuals without a high school diploma and 25,333 workers with only a high school diploma. These workers are more likely to be employed in lower-wage sectors such as retail, food services, and transportation.

Expanding access to education and workforce programs will help workers transition into higher-paying sectors. Healthcare and technology are two of the fastest-growing industries in Atlanta, the demand for skilled workers in these fields is increasing. Four of the ten largest employers in the City are in the healthcare industry, yet many healthcare positions require specialized training and certifications. Similarly, finance, insurance, and real estate, which employ 9.14% of the workforce, offer some of the highest median earnings but require advanced degrees and industry-specific credentials. By aligning workforce training initiatives with industry demands, the City can create a more inclusive and resilient labor market.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City offers a range of workforce training initiatives that reflect strong collaboration between local, regional, and state partners.
Key Workforce Development Programs in Atlanta
WorkSource Atlanta
WorkSource Atlanta, a WIOA-funded program, provides a broad spectrum of career, education, training, and supportive services, including:
• Career Readiness & Training: GED preparation, vocational rehabilitation, job readiness training, and computer skills development.
• Job Placement & Employer Connections: Career fairs, employer partnerships, and job leads.
• Supportive Services: Childcare assistance, transportation aid, professional attire closet, and computer labs.
• Youth Services: Targeted training and employment programs for young job seekers.
Regional Workforce Coordination Efforts
According to the 2022 Comprehensive Economic Development Strategy, Metro Atlanta benefits from strong regional workforce coordination, including:
• Learn4Life – A collaborative initiative addressing education and workforce gaps.
• Metro Atlanta Exchange for Workforce Solutions (MAX) – A network-enhancing talent development strategy.
• Aerotropolis Atlanta Alliance Education Collective – Focused on workforce development in the airport area.
These organizations are implementing cross-jurisdictional strategies to address systemic deficiencies in education and workforce training. Despite these efforts, challenges remain, including the need for performance-based metrics to measure success, particularly in reducing poverty and increasing access to STEM and entrepreneurship careers for minority youth.
Additional Workforce Training and Support Programs

• Atlanta Public Schools (APS): Provides adult education, ESL programs, GED preparation, and literacy support.
• Atlanta Job Corps: Assists eligible youth with job training under the Workforce Innovation and Opportunity Act (WIOA) 1-C.
• Georgia Department of Labor (GDOL): Offers job placement, unemployment insurance, veteran services, and reemployment programs under WIOA Title III.
• YouthBuild Atlanta: Helps out-of-school youth (ages 16-24) obtain their GED, earn a Pre-Apprenticeship Certificate, and secure employment.
• Georgia Vocational Rehabilitation Agency (GVRA): Provides WIOA Title IV rehabilitation services for individuals with disabilities.
• AARP-SCSEP: Senior Community Service Employment Program (SCSEP) for older workers aged 55+.
• Atlanta Technical College & APS: Career & Technical Education (CTE) programs in high-demand industries.
• Veterans Employment & Training Services (U.S. Department of Labor): Employment support for veterans.
• City of Atlanta Office of Human Services & Partners for Home: Provide employment and training services under HUD funding.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

Metro Atlanta's regional strategy focuses on six priorities: reducing poverty, expanding affordable housing, improving infrastructure, strengthening education and workforce systems, supporting small businesses, and boosting global competitiveness. Tax Allocation Districts (TADs), managed by Invest Atlanta, fund redevelopment through increased property tax revenues. The City's six active TADs—Westside, Atlantic Station, Perry-Bolton, Princeton Lakes, Eastside, and the BeltLine—support infrastructure and economic growth. Together, these efforts aim to promote sustainable development and improve quality of life across the region.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City's housing market reflects challenges related to aging infrastructure, substandard housing conditions, and lead-based paint hazards, particularly affecting low- and moderate-income households. With over half of the City's housing stock built before 1980, many homes and rental units face housing problems. 54,802 owner-occupied and 46,766 renter-occupied units were built before 1980. 2018-2022 ACS Data shows that 22,750 owner-occupied units and 58,473 renter-occupied units report one or more housing deficiencies, including:

• Lack of complete plumbing or kitchen facilities
• Overcrowding (more than one person per room)
• Severe cost burdens (households paying more than 30% of their income on housing costs)

Renters are particularly vulnerable to substandard conditions, with 47.4% of rental units reporting deficiencies compared to 21.9% of owner-occupied homes.

Lead-Based Paint Hazards and Public Health Risks

Lead exposure remains a public health concern, especially for families with young children, pregnant women, and individuals with pre-existing health conditions. Homes built before 1978 are at elevated risk of containing lead-based paint, the aging housing stock suggests low- and moderate-income households may be at a higher risk of exposure. Since lead poisoning can cause severe developmental and neurological issues in children, targeted rehabilitation and lead abatement efforts are crucial to protecting vulnerable populations.

The Need for Owner and Rental Rehabilitation

The City faces a need for rehabilitation of both owner-occupied and rental housing, as aging housing stock, substandard conditions, and financial constraints create barriers to safe and affordable housing. House ATL's 2023 recommendations emphasize the importance of preserving and rehabilitating existing affordable rental housing to combat the climate impacts of new construction while also lowering energy consumption in the aging housing stock.

The lack of funding is also an obstacle for affordable housing. Many landlords struggle with rising operational costs and limited financing options, leading to further deterioration of rental properties and a shrinking supply of affordable units. Additionally, resources for support services and housing rehabilitation programs are insufficient, leaving many residents in substandard conditions without assistance for critical repairs. The City is in need of owner and rental rehabilitation, Strengthening financial tools such as low-interest rehabilitation loans, preservation tax credits, and rental assistance tied to property improvements will help sustain affordable housing while ensuring the long-term livability, safety, and energy efficiency of homes across the City.

Areas of Concentrated Housing Problems

The U.S. Department of Housing and Urban Development (HUD) identifies four primary housing issues:

• Housing Cost burden: Households are spending more than 30% of their income on housing costs.
• Overcrowding: More than one person per room in a dwelling.

• Incomplete kitchen facilities.
• Incomplete plumbing facilities.
A concentration of housing problems is defined as a census tract where more than 40% of households experience at least one of these issues. In the City, such concentrations are located on the south side of the City.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Federal regulations require that HUD Community Planning and Development program grantees identify areas within their jurisdiction with high concentrations of racial or ethnic minorities and low-income families. These areas, known as racially/ethnically concentrated areas of poverty (RCAPs and ECAPs), are defined by HUD as neighborhoods where at least 50% of the population is non-white and 40% or more of residents live at or below the poverty line. Identifying these areas is crucial for addressing systemic disparities in housing, economic opportunities, and access to essential services.
2018-2022 ACS 5-Year estimates highlights that the City has a considerable number of census tracts with concentrated racial and ethnic minorities as well as low-income populations. In total, 214 census tracts were identified as having a low-to-moderate-income (LMI) population exceeding 51%, and of these, 205 census tracts were found to have significant concentrations of poverty and racial/ethnic minorities, meeting HUD's RCAP/ECAP criteria. Several census tracts within southwest and southeast Atlanta have a majority Black population, covering over half of Atlanta's geography. Most of these census tracts exceed the 50% racial and ethnic minority threshold, making them areas of concentrated racial demographics. The boundaries of these areas include Perry Blvd, Marietta Street, and Ponce de Leon Avenue to the north, and the Atlanta City limits to the west, east, and south. While Hispanic residents are distributed throughout Atlanta, Census Tract 89.03 has a Hispanic-majority population (53%). This tract is bounded on the south by Marietta Blvd NW, on the east by Collier Road, on the north by railroad tracks, and the west by the City limits.
Several census tracts within Atlanta exceed both the 50% threshold for racial/ethnic minorities and the 40% individual poverty rate, classifying them as racially or ethnically concentrated areas of poverty (RECAPs). Tract 000500, Block Group 4 has 59% racial minority and 83.3% LMI, qualifying it as an RCAP/ECAP area. Tract 001801, Block Group 1 has 100% racial minority and 92.5% LMI, highlighting an extreme concentration of both poverty and racial minorities. These findings underscore the prevalence of RCAP/ECAP areas across multiple parts of Atlanta, particularly in neighborhoods south of I-20, along Campbellton Road, Cleveland Avenue, and Jonesboro Road, where over 50% of households experience housing problems. The identification of RCAP/ECAP areas is critical in fair housing planning and resource allocation. Addressing these disparities requires targeted interventions, such as expanding affordable housing development and preservation in these areas, improving economic mobility programs and workforce development, increasing investment in infrastructure, public transit, and social services to enhance quality of life, and implementing fair housing enforcement strategies to prevent displacement and ensure equitable housing access. Atlanta's high concentration of racial/ethnic minorities and low-income families in specific neighborhoods highlights the need for initiative-taking, data-driven policies to

ensure that housing and economic development efforts promote inclusivity, affordability, and equitable access to resources.

What are the characteristics of the market in these areas/neighborhoods?

The market characteristics of the racially and ethnically concentrated areas of poverty (RCAPs and ECAPs) reflect significant affordability challenges, aging housing stock, high-cost burdens, and lower rates of homeownership. These neighborhoods, located in southwest and southeast Atlanta, experience higher-than-average rates of poverty, limited access to quality housing, and significant disparities in economic opportunities. Housing in these areas is renter-occupied, with low homeownership rates compared to other parts of the City. Many rental units were built before 1980, with a substantial percentage dating back to before 1950, increasing the likelihood of deteriorating conditions, lead-based paint hazards, and outdated infrastructure. According to available data, 46% of rental units in these neighborhoods report at least one housing problem, such as lack of complete plumbing or kitchen facilities, overcrowding, or severe cost burdens. Additionally, over 50% of households in many RCAP/ECAP census tracts face at least one housing problem, further exacerbating housing insecurity. Market trends in these neighborhoods also indicate lower property values and slower appreciation rates compared to other parts of Atlanta. While housing costs have risen across the City, home values in RCAP/ECAP areas remain below the City median, making it difficult for homeowners to increase property value or access financial resources for home improvements. This trend is further reinforced by limited new development and private investment, as developers often prioritize more profitable areas with higher-income populations.

Renters in these neighborhoods face disproportionately high-cost burdens, with many households spending more than 30% of their income on rent. Median contract rent has increased 26% from 2020 to 2022, making affordability an even greater challenge for low-income residents. The demand for affordable rental housing far exceeds supply, particularly for households earning 30% to 50% of the Area Median Family Income (HAMFI). Rental units that fall within HUD-defined High HOME and Low HOME Rent limits are scarce, pushing many renters into substandard or cost-burdened living situations. Economic conditions in these areas also contribute to housing instability. Many residents earn below the Citywide median income, with unemployment rates higher than the Atlanta average. Limited job accessibility, coupled with insufficient public transportation options, further constrains economic mobility for residents. While some areas have seen public investment in infrastructure and community development, persistent economic disparities continue to limit opportunities for homeownership, small business growth, and long-term neighborhood revitalization.

The characteristics of the housing market in these neighborhoods reflect systemic affordability challenges, aging infrastructure, and a lack of economic investment, all of which contribute to ongoing cycles of poverty and displacement risks. Addressing these issues will require comprehensive housing policies, increased financial resources for rehabilitation, and stronger protections for renters to ensure access to safe and affordable housing.

Are there any community assets in these areas/neighborhoods?

Yes, there are several community assets in Atlanta's RCAP/ECAP areas, which play a crucial role in supporting residents, fostering economic development, and improving overall quality of life.

One of the most significant assets in these neighborhoods is access to public transit, particularly through the Metropolitan Atlanta Rapid Transit Authority (MARTA) system. Many RCAP/ECAP areas, particularly in southwest and southeast Atlanta, are well-connected to bus routes and rail stations, providing residents with access to jobs, education, and healthcare. However, despite this transit accessibility, gaps in last-mile connectivity and frequency of service remain challenges for many residents.

Are there other strategic opportunities in any of these areas?

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Georgia Broadband Program, launched in 2018, aims to enhance economic, educational, and social opportunities by improving broadband access across the state. Reliable broadband is crucial for low- and moderate-income households, providing essential connectivity for online education, telehealth services, and remote work, thereby bridging the digital divide.. These households often face barriers such as excessive costs of subscriptions and devices, infrastructure gaps in rural or underserved urban areas, and limited digital literacy. Many rely on smartphones, which restricts their ability to perform tasks requiring larger screens and stable connections. Ensuring robust broadband infrastructure in these neighborhoods is vital for enabling participation in modern society, improving quality of life, and fostering economic mobility.

City departments and Neighborhood Planning Units, when asked, did not feel internet accessibility should be a high priority in the ConPlan. The Community Needs Survey stated the most pressing issues for broadband and or internet connectivity are:

- Availability throughout the City
- Availability of providers

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The Georgia Broadband Program's key initiatives include the Broadband Equity, Access, and Deployment (BEAD) Program, which supports grants for unserved and underserved locations, and detailed mapping and data resources showing broadband availability and public Wi-Fi locations. These efforts suggest that having more providers could enhance service availability and quality by fostering competition, benefiting consumers through better prices and improved services. Increased competition among broadband providers can lead to innovation, as companies strive to offer unique features and faster speeds to attract customers. Additionally, it can prevent monopolistic practices, ensuring that no single provider can dominate the market and dictate terms. This competitive environment encourages providers to improve customer service and invest in infrastructure, leading to more reliable and widespread internet access.

The top internet companies in the City are AT&T; Verizon 5G; Google Fiber, T-Mobile and Xfinity. Ranging in price starting at $35 to $70 per month depending on the provider. The iGeorgia Food Stamp program offers qualified low and moderate families free or a $30 discounted monthly internet service through their new Affordable Connectivity Program (source: How to get Free Internet in Georgia (2024) - Georgia Food Stamps Help)

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The 2022 Fulton County Multijurisdictional Hazard Mitigation Plan, developed with the Atlanta-Fulton Emergency Management Agency (AFCEMA) and BOLD planning Inc., updates strategies to reduce loss of life and property damage from natural disasters across 16 jurisdictions. The Plan identifies hazards such as drought, earthquakes, floods, extreme heat, severe weather, tornadoes, tropical storms, winter weather, wildfires, and dam failures. The City of Atlanta is highly likely to experience most of these hazards frequently, except for earthquakes, wildfires, and dam failures. From 2015 to 2021, the City experienced property damages of $105,000 from thunderstorms, $50,000 from tornadoes, $30,000 from flash floods, and $200,000 and one injury/death from high winds. The increased likelihood of severe storms and tornadoes poses a greater threat to infrastructure and public safety. The City has also experienced major flooding and major water breaks to the point where the Mayor has declared a state of emergency to protect residents. Therefore, the jurisdiction must enhance its mitigation strategies to address these escalating risks and protect its communities effectively.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The 2022 Fulton County Multijurisdictional Hazard Mitigation Plan provides data and recommendations on natural hazards. The Plan notes that natural hazards can cause power outages affecting critical spaces like hospitals and shelters, jeopardizing homes, and infrastructure. Low- and moderate-income households are particularly vulnerable due to less resilient housing and longer recovery times, making it harder for them to bounce back after disasters. The Plan notes that these households often reside in older buildings with outdated infrastructure, which are more susceptible to damage from extreme weather events. Additionally, limited financial resources today and in the future mean these households will lack access to insurance or savings to cover repair costs, further prolonging recovery. The Plan confirms that low-income households often live in areas with higher exposure to environmental hazards, experiencing the effects of extreme heat, exacerbating their risk.
In 2024 the Atlanta Regional Commission prepared a Priority Climate Action Plan to help combat the effects of climate change. The Plan recommends priority emission reduction measures, including:
• improved public access to services and critical emergency resources
• ways to decrease energy costs;
• ways to make home repair and improvement that will decrease future improvement costs;
• improved housing quality, comfort, and safety
• access to affordable electric vehicles, charging stations, and purchase programs;
• improvements to public transportation accessibility, reliability, and options;
• creation of high-quality jobs and workforce development opportunities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's Strategic Plan will guide the allocation of CDBG, HOME, ESG, and HOPWA funds. This plan tackles affordable housing shortages, public services, community revitalization, and essential services for vulnerable populations.

The Strategic Plan priorities were developed in direct response to identified community needs, market analysis data, and stakeholder input. These priorities are reflected in the goals to expand affordable housing options and reduce housing cost burden, supported by CDBG, ESG, and HOME-funded activities such as rental construction, rehabilitation, TBRA, and homeowner assistance. Additionally, Census data was used to determine neighborhood improvements and public improvements, market demographic informed targeted goals such as assisting vulnerable populations, expanding services for individuals living with HIV/AIDs, and increasing economic opportunities through workforce programs. Each goal corresponds with gaps identified in housing, access to services, and income stability, further solidifying a data-driven approach to resource allocation. The plan's priorities focus on:

• Increase affordable long-term housing opportunities. Expanding affordable housing for small and large households, extremely low-income residents, and those needing long-term stability. It also supports housing rehabilitation to preserve existing affordable units.

• Increase short-term housing opportunities. Increasing shelter availability and transitional housing for those experiencing homelessness.

• Implement programs that reduce cost-burdened household. Reducing household cost burdens and enhancing earning potential through workforce development and job training, promoting financial independence.

• Essential Services for Vulnerable Populations: Providing wraparound services, including medical and mental health care, substance abuse counseling, and housing case management for people with HIV/AIDS. The City will also enforce anti-discrimination policies and expand legal assistance programs.

• Homelessness Prevention and Housing Stability: Funding prevention, emergency rental assistance, and supportive services to promote long-term stability.

• Neighborhood Improvement: Investing in public safety, broadband expansion, and transportation improvements to enhance safety, walkability, and infrastructure in low-income communities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	**Area Name:**	Atlanta EMA
	Area Type:	Other: HOPWA
	Other Target Area Description:	Other: HOPWA
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	COMMUNITY DEVELOPMENT IMPACT AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	City of Atlanta
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) funds will be directed toward projects that expand affordable housing options, especially for households at or below 30% AMI, improve public infrastructure and neighborhood conditions in historically disinvested areas, support services for vulnerable populations, including individuals experiencing homelessness, seniors, and people with disabilities, enhance economic opportunities through job training, workforce development, and small business assistance, and provide rental assistance and supportive services for special needs population.

The City will allocate CDBG, HOME, and ESG funds toward Citywide activities such as housing rehabilitation programs, public infrastructure improvements, including sidewalk repairs, broadband access, and transit safety enhancements, fair housing initiatives, public services and case management

for vulnerable populations. HOME-funded activities will include new affordable housing construction, down payment assistance, homebuyer support programs, and tenant-based rental assistance (TBRA). ESG-funded activities will focus on street outreach, emergency shelters, and rapid rehousing services for individuals experiencing homelessness, as well as housing stabilization programs.

HOPWA funding will be used to provide housing and supportive services for individuals and families living with HIV/AIDS. Activities include tenant-based rental assistance (TBRA) for stable housing solutions, short-term rent, mortgage, and utility (STRMU) assistance to prevent homelessness, permanent supportive housing units for chronically homeless individuals with HIV/AIDS, housing case management, medical support services, and mental health counseling, and coordination with healthcare providers, nonprofits, and local agencies to ensure a comprehensive support network. HOPWA-funded programs operate across the City EMSA, ensuring that individuals in both urban and suburban areas receive the assistance they need. These activities aim to stabilize housing, improve health outcomes, and enhance the quality of life for individuals living with HIV/AIDS.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	**Priority Need Name**	Increase affordable long term housing opportunitie
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	COMMUNITY DEVELOPMENT IMPACT AREA Other Other: HOPWA
	Associated Goals	EXPAND AFFORDABLE HOUSING OPTIONS REDUCE HOUSING COST BURDEN ASSISTANCE FOR VULNERABLE POPULATIONS DIMINISH HOUSING DISCRIMINATION AND EVICTIONS EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA Economic Development & Neighborhood Revitalization Public Improvements/Infrastructure Planning and Administration CoA and CoC
	Description	
	Basis for Relative Priority	Quantitative data from CHAS and ACS show that over 67,000 households in Atlanta earn below 80% of HAMFI with 21,689 in the extremely low-income range, reflecting a dire need for affordable long-term housing opportunities. Stakeholder input reinforces this with affordable housing identified as the top priority due to rising costs, displacement, and limited supply.
2	**Priority Need Name**	Increase short term housing opportunities

	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	COMMUNITY DEVELOPMENT IMPACT AREA Other Other: HOPWA
	Associated Goals	EXPAND AFFORDABLE HOUSING OPTIONS REDUCE HOUSING COST BURDEN ASSISTANCE FOR VULNERABLE POPULATIONS DIMINISH HOUSING DISCRIMINATION AND EVICTIONS EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA Strengthen Homeless Prevention Economic Development & Neighborhood Revitalization Public Improvements/Infrastructure Planning and Administration CoA and CoC
	Description	Increase and create higher availability of affordable housing including the development of new units as well as the preservation of existing units preventing displacement and housing instability. Projects may include costs associated building interim supportive housing, SRO units, and ADUs.
	Basis for Relative Priority	CHAS and ACS data highlight a significant need for short-term housing among extremely low-income and vulnerable groups, including over 65,000 individuals living with HIV and more than 1,700 newly reported AIDs cases annually. Cost burden and overcrowding disproportionately affect seniors, people with disabilities, and those with mental disabilities pr substance abuse disorder. Stakeholders emphasized gaps in shelter availability, coordination and supportive housing.
3	**Priority Need Name**	Support housing rehabilitation Programs

	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly veterans
	Geographic Areas Affected	COMMUNITY DEVELOPMENT IMPACT AREA Other Other: HOPWA
	Associated Goals	EXPAND AFFORDABLE HOUSING OPTIONS REDUCE HOUSING COST BURDEN ASSISTANCE FOR VULNERABLE POPULATIONS DIMINISH HOUSING DISCRIMINATION AND EVICTIONS EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA Strengthen Homeless Prevention Economic Development & Neighborhood Revitalization Public Improvements/Infrastructure Planning and Administration CoA and CoC
	Description	
	Basis for Relative Priority	CHAS data from 2017 -2021 shows 29,255 households earning below 30% of AMI in Atlanta experiencing one or more severe housing problems. Stakeholder feedback confirms a need to preserve aging housing stock and address substandard conditions to prevent displacement and support low-income households, especially elderly, families with children and veterans.
4	**Priority Need Name**	Build More Transitional Housing
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with HIV/AIDS and their Families
	Geographic Areas Affected	COMMUNITY DEVELOPMENT IMPACT AREA Other Other: HOPWA
	Associated Goals	DIMINISH HOUSING DISCRIMINATION AND EVICTIONS EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA Economic Development & Neighborhood Revitalization Public Improvements/Infrastructure Planning and Administration CoA and CoC
	Description	Increase and create higher availability of affordable housing including the development of new units as well as the preservation of existing units preventing displacement and housing instability. This includes permanent and supportive solutions for housing needed for individuals living with HIV/AIDS.
	Basis for Relative Priority	Public meetings, Community Needs Survey, Stakeholder Interviews, Social Services Forum, NPU engagement, CHAS and ACS data, and the 2024 Point-in-Time (PIT) Count all support this priority. The PIT Count identified 2,867 individuals experiencing homelessness, including 811 chronically homeless individuals, 287 veterans, and 188 unaccompanied youth. These populations often face complex barriers to stability. Transitional housing is critical in bridging the gap between emergency shelter and permanent housing by providing stability and wraparound services. The data highlights an urgent need to expand these programs to reduce repeat homelessness and support vulnerable populations.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Low and extremely low-income households in the City are cost-burdened, with over 37,000 households spending more than 50% of their income on housing. Long wait lists exist for assisted housing and or vouchers. There is a need for increased short-term rental assistance for homeless individuals and families transitioning to permanent housing.
TBRA for Non-Homeless Special Needs	Low-income households, including non-homeless special needs populations, are cost-burdened and are experiencing long wait list issues to find available assisted housing units, particularly for seniors and people with disabilities. Over 22% of residents identify with one or more disabilities. The City's aging housing stock, with many units built before 1970, further limits the availability of supportive housing options for seniors and persons with disabilities.
New Unit Production	The City challenges include aging housing, long wait lists at assisted housing developments, low vacancy rates, and unaffordable home sales prices for low/moderate-income households. To address these issues, the City plans to use HUD grant funding to support new affordable housing, prioritizing the development of rental units, both short- and long-term units, over the next five years.
Rehabilitation	The City has aging and deteriorating housing, particularly for low-income renters, and 40% of housing units were built before 1980. There is a need for owner-occupied home repairs for seniors and other homeowners. Older homes may require lead-based paint remediation. The City plans to use HUD CDBG and Healthy Homes and Lead Capacity grant funding to support the rehabilitation to income-eligible homeowners and rental housing property owners over the next five years.
Acquisition, including preservation	Subsidized housing developments nearing the end of their affordability period, along with aging and deteriorating multifamily properties, and vacant or hazardous buildings identified through code enforcement, present significant challenges. Combined with an estimated 10% vacancy rate in distressed areas. To address these issues, the City plans to use CDBG and HOME grant funds for the acquisition and preservation of affordable housing over the next five years.

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Atlanta uses multiple resources to carry out activities that benefit low- and moderate-income residents, including formula funding from CDBG, HOME, HOPWA and ESG. DGCD administers the formula funding on behalf of the City of Atlanta. The City plans to combine these resources with other federal, state, and local funds to maximize public benefit by addressing gaps in housing affordability, increasing the earning capacity of the City's low- and moderate-income workforce and supporting essential public services.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,602,130	0	6,811,222	13,413,352	33,010,650	(20%) Administration (15%) Support vital services: homelessness services, fair housing counseling, and legal services, (35%) Support housing programs for short- and long-term housing needs (30%) Support public facilities and infrastructure improvements

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,031,804	0	2,600,752	4,632,556	10,159,021	(10%) Administration (15%) CHDO Set-aside (55%) Increase short- and long-term affordable housing supply (20%) TBRA assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	15,399,142	0	0	15,399,142	76,995,710	(3%) Grantee Admin(7%) Project Sponsor Admin(90%)Low-barrier housing for individuals living with HIV/AIDS and their families, supportive health and social services for individuals living with HIV/AIDS and their families

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	598,623	0	0	598,623	2,993,115	(7.5%) Administration (92.5%) Strengthen homeless prevention through: rapid rehousing; street outreach, HMIS, homeless prevention, emergency shelter services and expanded facilities

Table 53 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City utilizes federal funds, including CDBG, HOME, ESG, and HOPWA, to attract additional resources from private, state, and local sources to maximize impact. HOME funds require a match contribution from non-federal sources, such as state and local funds, private investment, or in-kind contributions, which will be met through partnerships with developers, non-profits, and philanthropic organizations. ESG funds also require

matching funds, which will be met through local government contributions, nonprofit investments, and private donations supporting homeless services. CDBG funds are often used to leverage private financing for economic development, public infrastructure, and housing rehabilitation projects. HOPWA funds complement other housing programs, allowing the City to secure additional funding for supportive services, rental assistance, and permanent housing solutions. By combining these resources, the City aims to expand affordable housing, reduce homelessness, and improve public services while maximizing the return on federal investments.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Surplus City-owned parcels, tax-delinquent properties, and land bank inventory will be evaluated for redevelopment potential, focusing on affordable housing, integrated mixed-use housing development, and other needed community facilities. The City will collaborate with Atlanta Housing (AH), Invest Atlanta, and other affordable housing providers to identify underutilized land that can be transformed into housing solutions for low- and moderate-income households. Additionally, efforts will align land use policies and incentives to promote the development of affordable rental and homeownership opportunities on City-owned sites.

Discussion

The City of Atlanta employs federal formula grant funds, including CDBG, HOME, ESG, and HOPWA, to deliver essential services to low- and moderate-income residents, while strategically leveraging additional resources from private, state, and local sources to amplify impact. Recognizing the potential for a future decrease in formula funds, the City proactively seeks partnerships with developers, non-profits, and philanthropic organizations to secure matching contributions and ensure sustainable funding for initiatives such as affordable housing expansion and homelessness reduction. Through these efforts, Atlanta aims to maximize the return on federal investments and enhance the quality of life for its residents by continuously attracting diverse funding streams.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Atlanta	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City is successful at reviewing, awarding, and drawing down HUD funds for public service entities and housing providers. The City staff is knowledgeable about programmatic compliance and providing technical assistance to its subrecipients. City departments provide programs that assist vulnerable populations.

Several gaps in the City's service and housing delivery system were presented by City Stakeholders and PFH:

• Limited coordination between agencies and providers results in inconsistent access to services and disjointed referrals, especially for vulnerable populations.

• Insufficient housing units make timely placement difficult. Service providers struggle to match clients with available options. This issue is worsened by long waitlists for assisted housing and vouchers, as shown in market condition data.

• Few short-term housing solutions, such as transitional and rapid rehousing options, create delays for individuals and families leaving homelessness or institutional settings. Providers reported hold-ups in placements due to a shortage of available units.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care		X	
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City's service delivery system effectively meets the needs of homeless populations, including chronically homeless individuals, families with children, veterans, and unaccompanied youth, by leveraging a comprehensive network of community partners. This system offers a wide array of services, such as emergency shelters, transitional housing, permanent supportive housing, mental health and substance abuse treatment, legal assistance, employment and job training programs, and rental assistance. Key organizations like Partners for Home, Atlanta Housing, HOPE Atlanta, Grady Health System, and GA-DCA play crucial roles in coordinating housing and supportive services and providing healthcare and behavioral health services. Veterans receive targeted support through programs offered by the Veterans Empowerment Organization, while families with children benefit from HOPE Atlanta's

extensive wrap-around services, including, case management and behavioral health. Street outreach efforts, such as those by SafeHouse Outreach, ensure unsheltered individuals access direct services and are connected to long-term housing solutions.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Current strengths include a well-coordinated COC, access to community groups, robust partnerships between local government and non-profits, and targeted programs for vulnerable groups such as individuals living with HIV/AIDS, veterans, and families with children. The City also provides various prevention programs, including rental and utility assistance, eviction prevention, and legal aid to mitigate homelessness risk.However, key gaps persist, such as insufficient emergency shelter space, rapid rehousing units, and transitional housing units. Additionally, there are limited mental health services for those experiencing chronic homelessness. Zoning conflicts exist for certain housing including group homes and transitional housing. Barriers like access to transportation, limited workforce development opportunities, and inconsistent access to case management services are noted gaps in service delivery systems.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is committed to reducing gaps in services and accelerating the delivery of housing and community development improvements, with a primary focus on affordable housing for eligible residents. By fostering high levels of communication and coordination among City departments, the City aims to support revitalization and stabilization efforts in low- and moderate-income neighborhoods. Collaboration and financial backing for community housing development organizations (CHDOs) are vital in constructing affordable housing for the elderly, veterans, and special needs populations. The City leverages existing partnerships to explore joint ventures with agencies that provide funding for affordable housing projects. Additionally, the City maintains strong relationships with local financial institutions to secure private funding for housing initiatives and assist low- and moderate-income homebuyers.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	EXPAND AFFORDABLE HOUSING OPTIONS	2025	2029	Affordable Housing	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs		Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 250 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 200 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	REDUCE HOUSING COST BURDEN	2025	2029	Affordable Housing	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs		Homeowner Housing Added: 40 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 3800 Households Assisted
3	ASSISTANCE FOR VULNERABLE POPULATIONS	2025	2029	Affordable Housing	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs		Public service activities for Low/Moderate Income Housing Benefit: 4000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	DIMINISH HOUSING DISCRIMINATION AND EVICTIONS	2025	2029	Affordable Housing	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing		Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA	2025	2029	Affordable Housing Non-Homeless Special Needs PUBLIC SERVICES	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing		Public service activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 40 Beds Housing for People with HIV/AIDS added: 4 Household Housing Unit HIV/AIDS Housing Operations: 375 Household Housing Unit
6	Strengthen Homeless Prevention	2025	2029	Homeless	City of Atlanta	Increase short term housing opportunities Support housing rehabilitation Programs		Homelessness Prevention: 2000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Economic Development & Neighborhood Revitalization	2025	2029	Non-Housing Community Development	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
8	Public Improvements/Infrastructure	2025	2029	Non-Housing Community Development	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing		Jobs created/retained: 50 Jobs Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Planning and Administration CoA and CoC	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	CDBG: $6,602,130 HOPWA: $2,309,871 HOME: $1,015,902 ESG: $224,484	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	**Goal Name**	EXPAND AFFORDABLE HOUSING OPTIONS
	Goal Description	
2	**Goal Name**	REDUCE HOUSING COST BURDEN
	Goal Description	Implement programs that reduce cost-burdened households
3	**Goal Name**	ASSISTANCE FOR VULNERABLE POPULATIONS
	Goal Description	Prioritize supportive services that assist households with children, seniors, and people with disabilities

4	**Goal Name**	DIMINISH HOUSING DISCRIMINATION AND EVICTIONS
	Goal Description	Reduce evictions and increase housing stability
5	**Goal Name**	EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA
	Goal Description	Expand assistance for individuals living with HIV/AIDs by acquiring four dedicated residential properties. Provide HIV/AIDS-focused public service activities benefiting low-to-moderate income households impacted Provide supportive Services for individuals living with HIV/AIDS Prioritize rental assistance for individuals living with HIV/AIDS
6	**Goal Name**	Strengthen Homeless Prevention
	Goal Description	Support homeless prevention and support services Reduce evictions and increase housing stability
7	**Goal Name**	Economic Development & Neighborhood Revitalization
	Goal Description	Increase earning capacity and Neighborhood Revitalization.
8	**Goal Name**	Public Improvements/Infrastructure
	Goal Description	Improve neighborhood safety and walkability Improve braodband infrastructure in low-income neighborhoods
9	**Goal Name**	Planning and Administration CoA and CoC
	Goal Description	Administration of Federal Entitlement Funds

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Based on HUD's 2017–2021 CHAS data, the City of Atlanta has 113,115 households earning between 0–100% AMI. Of these, 25,420 extremely low-income households (0–30% AMI), 8,270 low-income households (30–50% AMI), and 4,640 moderate-income households (50–80% AMI) experience severe housing problems. Black/African American households make up 66% of this population, followed by White (24%), Hispanic (4%), and Asian (4%) households. Disproportionate housing needs are most evident among Hispanic households at all income levels, White

households at 50–80% AMI, and Asian households at 50% and 80% AMI.

To address these needs, the City will use HOME funds to support over 840 households through 2029. Annual goals include constructing 100 affordable multifamily units, rehabilitating 100 rental units and 120 homeowner units, and building 5 new homeowner units. The City will assist 840 residents with housing costs and allocate HOME funds as follows: 10% for administration, 15% for CHDOs, 55% to increase housing supply, and 20% for Tenant-Based Rental Assistance (TBRA)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Atlanta does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Resident advisory boards, tenant councils, and public forums are actively utilized to gather feedback and encourage participation in housing decisions. Public housing residents are encouraged to participate in workforce development programs, financial literacy workshops, and tenant leadership initiatives to empower them with tools for self-sufficiency. Additionally, the City collaborates with nonprofit organizations and community-based groups to facilitate tenant education sessions on fair housing rights, lease agreements, and eviction prevention strategies. The Housing Authority also hosts quarterly resident meetings and digital engagement initiatives, ensuring broader participation from residents who may face mobility or transportation challenges. To further increase involvement, the City provides small grants for tenant-led improvement projects, allowing residents to take an active role in enhancing their living environments.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

1. The preparation of the 2025-2029 Analysis of Impediments report indicates the following barriers to affordable housing:1. Housing affordability
   2. Disproportionate impact on low-income and minority communities
   3. Housing instability for individuals living with HIV/AIDS
   4. Barriers to supportive housing
   5. Limited access to fair housing law enforcement and awareness
   6. Zoning and development policy challengesPolicymakers are focused on removing regulatory barriers, increasing funding, and improving zoning flexibility to ensure that affordable housing development remains a viable and attractive investment for the private sector.
   To address and mitigate barriers to affordable housing, the City has outlined strategic actions focused on policy reform, financial incentives, and regulatory adjustments. Land use controls and zoning ordinances will be reassessed to allow for increased housing density, mixed-use developments, and accessory dwelling units, creating more affordable options within existing neighborhoods. Tax policies affecting land development will be adjusted to incentivize affordable housing construction, including reductions in property taxes for affordable housing developments and tax credits for landlords offering below-market rental rates. Streamlining building codes and permit processes will be prioritized to reduce construction costs and expedite project approvals, removing bureaucratic delays that hinder affordable housing production. Additionally, the City aims to revise impact fees, development charges, and other financial barriers that disproportionately affect low-income housing projects, ensuring equitable access to housing opportunities. Growth limitations will be reconsidered to support sustainable urban expansion, focusing on transit-oriented developments and infrastructure investments in underserved areas. Furthermore, policies affecting the return on residential investment will be adjusted to encourage private-sector participation in affordable housing while maintaining long-term affordability requirements. Through these comprehensive actions, the City aims to foster a more inclusive housing market that meets the needs of low-income and vulnerable populations.Lack of Affordable Housing – Since 1990, Atlanta's population has grown steadily, with an increase of 91,441 residents between 2000 and 2023, reaching a peak of 510,823 in 2023. However, housing affordability remains a significant challenge, particularly for low- and moderate-income households, as costs continue to rise. Several factors contribute to this affordability crisis. High construction costs, including rising land prices, materials, and labor expenses, make it difficult for developers to build affordable housing units. Additionally, limited funding for affordable housing programs, such as housing choice vouchers, restrict options for low-income renters. Homeownership is also increasingly out of reach for many residents. The income required to qualify for homeownership often exceeds what most low-income families earn, creating a significant affordability gap. Meanwhile, high home and land values have led to a decline in rental units priced under $1,000 per month, with new construction primarily catering to high-end rental markets.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's comprehensive strategy aligns the Mayor's Moving Atlanta Forward pillars with HUD's national objectives of benefiting low- and moderate-income persons, preventing or eliminating slums and blight, and addressing urgent needs.

• One Safe City: By developing interim supportive housing, SRO units, and expanding prevention services, the City reduces homelessness and strengthens housing stability, directly addressing urgent needs and ensuring residents live in safe, decent housing. Infrastructure investments such as safer bus shelters, enhanced lighting, and improved drainage mitigate public safety risks in low-income neighborhoods.

• A City of Opportunity for All: Expanding affordable housing at 30% AMI, supporting transit-oriented development, and funding homeownership assistance creates pathways to stability and generational wealth for low- and moderate-income households. Anti-displacement measures, fair housing enforcement, and education combat systemic inequities, furthering HUD's objective of benefiting low- and moderate-income residents.

• A City Built for the Future: Investments in transit infrastructure, broadband accessibility, and energy-efficient retrofitting prepare neighborhoods for long-term sustainability. Rehabilitation of at-risk housing stock and LIHTC-supported projects prevent slum and blight conditions while ensuring access to resilient housing.

• Effective and Ethical Government: Transparent policies that expand affordable unit requirements, and distribute federal resources reflect good governance and stewardship of public trust. These actions directly support HUD's objectives by ensuring accountability, compliance, and efficient use of CDBG, HOME, ESG, and HOPWA funds.

Through this alignment, the City of Atlanta leverages federal resources to meet urgent housing and community development needs, and advance a safe, inclusive, and sustainable future for all residents.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City employs a comprehensive strategy to address homelessness that aligns with HUD's national objectives of ending chronic homelessness and increasing housing stability for low- and moderate-income households. This strategy begins with coordinated street outreach and case management to identify and assess the individual needs of unsheltered persons. Immediate interventions, such as emergency rental assistance and rapid rehousing, are paired with wraparound services including mental health care, crisis intervention, and workforce readiness to ensure both short-term stability and pathways to long-term self-sufficiency.

A key component of the strategy is the Rapid Housing Initiative, which will deliver 500 new units by 2025, supported by nearly $60 million in housing, prevention, and supportive services. This includes the development of a new 100-unit modular interim community designed to quickly transition individuals from homelessness into stable housing. Complementary efforts include homeless prevention programs through the City's Housing Help Center and ongoing rental assistance for at-risk households, particularly seniors and vulnerable residents.

To strengthen stability beyond housing, the City also invests in community-based resources that reduce barriers contributing to homelessness. These include expanding food access through the revitalization of a central marketplace and the development of a new grocery store in a low- to moderate-income neighborhood. Together, these investments address systemic inequities, reduce disproportionate housing burdens on minority and low-income households, and promote long-term housing security. Through this integrated approach—combining housing, health, and economic opportunity—the City advances HUD's objectives of preventing and ending homelessness while building a foundation for sustainable, equitable communities.

Addressing the emergency and transitional housing needs of homeless persons

To address immediate shelter needs, the City has invested in a broad range of emergency and transitional housing programs. These efforts include expanding shelter capacity, establishing 24-hour youth and family shelters, and offering specialized services for chronically homeless individuals, survivors of domestic violence, and veterans. Wraparound supports such as mental health care, substance use treatment, job training, and case management are integrated into these programs to ensure residents not only receive safe housing but also the resources needed for long-term stability. The City has committed nearly $60 million in 2025 toward homeless prevention, emergency shelter, and supportive housing programs. Transitional housing options include case management, behavioral health services, early childhood education, employment readiness, financial literacy, and veteran support, all designed to help families and individuals secure permanent housing and achieve financial stability.

By expanding emergency shelter capacity and strengthening transitional housing pathways, the City is advancing HUD's national objectives to end chronic homelessness, prevent housing loss, and increase stability for low- and moderate-income households. These coordinated investments ensure that the

diverse needs of the homeless population are addressed comprehensively and equitably, providing immediate relief while creating pathways to permanent housing and long-term independence.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City has adopted a Housing First approach, ensuring that individuals experiencing homelessness can quickly access stable housing with supportive services. Key initiatives include Permanent Supportive Housing (PSH) led by Partners for HOME, which aims to reduce chronic homelessness by expanding 500 new Rapid Housing units by 2025. HomeFlex Supportive Housing (HAVEN) provides wraparound services for at-risk populations to ensure long-term housing stability, while Abundant Housing Atlanta advocates for expanding affordable housing options and supportive services.
Rental assistance and housing support programs include TBRA for individuals transitioning from homelessness, utility assistance programs to help cover essential housing costs, and homeownership assistance programs offering down payment and closing cost support. Specialized housing support is available for target populations, including veterans and their families, through the U.S. Department of Veterans Affairs and HOPE Atlanta, which offer rental assistance, job placement, and mental health services. Families with children receive emergency housing, childcare, and case management from the Atlanta Children's Shelter, while unaccompanied youth are supported by Covenant House Georgia with housing, education, job training, and behavioral health services. By combining housing support with employment, mental health, and financial literacy programs, Atlanta is reducing the time individuals spend homelessness and preventing homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Housing the homeless is a key focus of City administration. Particularly, preventing homelessness among low-income individuals and families, the City has developed targeted prevention strategies.
• Eviction prevention services provided by legal non-profit organizations which offers legal aid and eviction prevention assistance, and emergency financial assistance programs that help cover rent, mortgage, and utility costs for families facing financial crises.
• Fair housing services include legal aid, mediation services, and housing discrimination investigations.
• Public subsidized housing support.
• Rental and utility subsidies, and access for food

• Emergency shelter space and operations expansion
• Interim housing and rapid-rehousing units
• Supportive housing services and other wraparound services
• Workforce development services

Wraparound services for at-risk families in the City include early childhood education and childcare services to help parents remain employed while ensuring children receive stable care, healthcare and mental health support to ensure access to necessary medical services for vulnerable populations, and substance abuse and addiction recovery services to support individuals struggling with addiction and prevent housing instability.

Workforce development and income support are provided through workforce training and job placement services that equip low-income individuals with skills for stable employment, and financial literacy and budgeting programs that help individuals manage income and housing expenses effectively. By integrating eviction prevention, financial assistance, and workforce development, Atlanta's strategy addresses the root causes of homelessness and ensures long-term housing stability for vulnerable populations.

In 2025, the City created the Department of Labor and Employee Services (ADOLES). This new department serves as an in-house advocate for workers across the City and as a liaison to labor unions. City administration negotiates on behalf of workers at the airport, at MARTA, and others. WorkSource Atlanta, part of ADOLES, is the City's workforce system, providing job seekers with resources to attain employment. The City also provides referrals to job and skills training providers. The City's website: WorkSource Atlanta | Atlanta, GA is focused on assisting those that need jobs, or retrained for in-demand available job opportunities.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City received the Healthy Homes and Lead Hazard Capacity Building grant, which aims to identify and mitigate environmental health hazards in residential properties by assessing homes for lead-based paint (LBP) and other common home hazards and then providing financial assistance for any necessary remediation. Currently, both grants expire in 2027.
The City conducts home-hazard assessments to identify risks such as lead-based paint, mold, and carbon monoxide. Eligible households may receive up to $15,000 for remediation, with additional support available through CDBG matching funds and nonprofit partnerships. Public outreach raises awareness of lead poisoning and promotes preventive action. The City coordinates efforts between health and housing departments to ensure low-income families access safe, lead-free housing. By the end of 2026, the City expects to receive 200 applications, complete 200 assessments, and carry out 76 mitigation projects

How are the actions listed above related to the extent of lead poisoning and hazards?

The City faces significant lead exposure risks due to its aging housing stock, with over 100,000 homes built before 1980, many of which still contain lead-based paint. Over 54,000 owner-occupied and 46,000 renter-occupied units were built before 1980, increasing the likelihood of lead hazards. Approximately 12,554 of these housing units contain children, making lead poisoning prevention critical.
Many older rental properties in low-income areas lack maintenance and lead abatement efforts due to financial constraints faced by landlords, disproportionately affecting low-income communities and families. Lead poisoning can cause severe developmental delays and neurological issues in children, as well as chronic health conditions in adults, reinforcing the need for targeted rehabilitation programs. By addressing these hazards through funding, assessments, and remediation, Atlanta aims to prevent childhood lead poisoning, reduce health disparities, and improve overall housing quality.

How are the actions listed above integrated into housing policies and procedures?

The City has integrated lead hazard control measures into broader housing policies to ensure safer living conditions and compliance with federal and state health regulations. These measures include prioritizing lead hazard mitigation in City-funded home repair and renovation initiatives, ensuring that rehabilitation projects include lead abatement where necessary. Rental property inspections include lead risk assessments, and landlords are required to address identified hazards to maintain compliance.
New affordable housing projects must adhere to lead-safe construction guidelines, ensuring that units remain free from hazardous materials. The City's CDBG and HOME funds support lead remediation efforts as part of broader housing rehabilitation strategies. Through these policy integrations, the City is ensuring that its housing initiatives not only expand affordability but also provide healthier, safer living environments for residents.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Reduction of poverty is a multi-faceted approach, which includes workforce development, affordable housing initiatives, and supportive services to assist poverty-level families in achieving long-term stability. Key strategies include expanding affordable housing options by developing new affordable rental and homeownership units for extremely low income (<30% AMI) households and moderate - income (50-80% AMI) households, supporting transit-oriented development and housing rehabilitation programs to preserve affordability, and prioritizing the addition of ADA-accessible units and additional Low-Income Housing Tax Credit (LIHTC) projects.

To reduce housing cost burden, the plan expands rental assistance programs targeting low-income seniors, single-parent households, and disabled individuals, offers TBRA and utility assistance programs to prevent housing instability, and strengthens homeownership assistance programs to provide down payment and closing cost assistance. Increasing household earning capacity involves investing in workforce training programs that provide skill-building and job placement services, supporting financial literacy programs, including household budgeting counseling, to help families achieve economic self-sufficiency, and addressing high youth unemployment (37.3% for ages 16-24) through targeted employment programs.
The plan also strengthens homeless prevention services by expanding emergency shelter capacity and transitional housing programs, enhancing case management and rental assistance services to prevent families from falling into homelessness, and coordinating street medicine programs to serve at-risk populations. Expanding essential services for vulnerable populations includes providing wraparound services such as mental health care, substance abuse counseling, and access to medical services, offering housing case management for individuals living with HIV/AIDS, and reducing barriers to fair housing by expanding legal aid and prevention services. Finally, improving public infrastructure in low-income communities involves investing in broadband expansion and internet connectivity at government centers, improved street lighting, installing safety lighting on sidewalks, pathways and walking trails, curb and sidewalk repairs, and public transit improvements, as well as removing barriers to accessibility and improving parks and community spaces in marginalized neighborhoods. By implementing these strategies, the City aims to reduce poverty, prevent displacement, and create pathways to financial stability for low-income families.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Housing. This ConPlan will place priority on housing in the following ways:
• Build affordable housing units prioritizing proposals that:
o support transit-oriented development.
o Include dedicated ADA accessible units.
o include additional affordable units than required by zoning.

o support viable LIHTC funded projects
• Build diverse types of housing including interim supportive housing, SRO units, and ADU
• Costs associated with saving units with expiring affordability covenants
• Housing acquisition for at-risk properties
• City and/or non-profit housing rehabilitation
• Expand or build shelter space/beds and transitional and non-congregate housing

Public Services. This ConPlan will place priority on public services in the following ways:
• Services that provide access to health and mental health care.
• Substance abuse, addiction services.
• Language proficiency classes
• Wrap-around services providing food/clothing/furniture
• Retrofitting services for households with individuals with disabilities
• Housing placement services
• Shelter services
• After school/day care for children
• Food security
• Behavioral health services
• Continued services after homeless individuals find housing
• financial assistance for seniors
• operational sustainability for service non-profits

Housing Services:
• Support fair housing act promotion and services
• Eviction prevention services include legal aid, mediation services, and emergency financial assistance programs to prevent evictions and keep residents stably housed.
• Support fair housing investigations
• Services including housing case management, referral services, and rent and utility assistance.

Reduce Cost Burden. This Plan will place priority on the following poverty-reduction initiatives
• Rental assistance prioritizing supporting seniors, single-parent households, and disabled individuals.
• TBRA and voucher programs
• Utility assistance programs
• Homeownership assistance programs funding down payment and closing cost assistance and technical assistance for loan application processes

Homelessness. This Plan will place priority on the following homeless and homeless prevention initiatives:
• Emergency shelter expansion and capacity building activities that increase the number of shelter beds and transitional housing units.
• Outreach and prevention services, case management and referral services for rental assistance.

• Street medicine, emergency shelter assistance.
• Activities that improve coordination of homeless service entities and data collection.

Public Facilities. This Plan will place priority on the following improvements to neighborhoods and public facilities:
• Safety improvements include street lighting, curbing, sidewalks, drainage, and pathways.
• Removal of barriers to improve accessibility.
• Projects that increase transit safety and or capacity including bus shelters, Access: Increase public transportation options.
• Broadband improvement and accessibility and internet connectivity at government centers and kiosks.
• Water/sewer improvements
• Youth and childcare centers
• Safety lighting on sidewalks, walking paths and trails
• Neighborhood cleanup initiatives

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City uses its CDBG, HOME, ESG, and HOPWA Program(s) Policies and Procedures manual provides guidance on monitoring requirements. DGCD oversees subrecipient monitoring and how project activities are progressing. CDBG monitoring guidance can be found in Chapter 4: Subrecipient Monitoring & Compliance. Monitoring steps includes:

- Eligibility verification
- Procurement
- Pre-construction
- Construction
- Reimbursement requests
- Invoice/change order requests
- Project completion
- Close out grants

Monitoring Approach: DGCD's staff performs limited remote desk monitoring, in-depth on-site/virtual monitoring, or a combination of monitoring types. The department uses a cross-functional monitoring approach that consists of a program staff, a member of the financial team, compliance, inspector (if applicable) and a member from the leadership team, if necessary.

The City's monitoring process follows the standards and procedures detailed in HUD monitoring handbooks, guidelines, and technical assistance publications.

The City of Atlanta's Department of Grants and Community Development (DGCD) uses its CDBG, HOME, ESG, and HOPWA Policies and Procedures Manual to guide subrecipient monitoring and ensure compliance. Monitoring activities follow HUD standards and are outlined in Chapter 4 of the manual, covering eligibility verification, procurement, construction phases, reimbursement, invoicing, project completion, and grant closeout.

DGCD employs a cross-functional monitoring team—program staff, financial analysts, compliance officers, inspectors (as needed), and leadership—to conduct desk reviews, on-site visits, or virtual monitoring. Monitoring is risk-based, prioritizing subrecipients with higher potential for non-compliance. All monitoring must be completed by the end of the contract term.

Desk monitoring begins 90–120 days after contract activation and includes review of client files, financial statements, and other documentation. Subrecipients receive a notification letter, checklist, and follow-up report. On-site monitoring includes verifying monthly reports, eligibility standards, outcome performance, and fiscal compliance. Monitoring forms are tailored to each program (CDBG, ESG, HOME, HOPWA) and shared in advance.

Full monitoring involves a risk assessment by the assigned analyst. DGCD may initiate monitoring at any time if fraud, waste, or abuse is suspected. Virtual monitoring is used when on-site visits are not

feasible. Findings or concerns identified during monitoring require formal response within 30 days. Subrecipients must acknowledge receipt of the report and file it accordingly. Non-compliance may result in corrective actions or additional remedies, and future risk assessments will reflect past performance.
Performance reporting is required for all contracts. For direct benefit projects, DGCD uses program-specific beneficiary forms. ESG subrecipients report monthly through HMIS per HUD regulations, including disbursement and performance data.
For housing projects, DGCD reviews subrecipient policies and practices to identify any conditions that may limit housing access based on protected classes. If disparities are found, staff will advise corrective action to ensure fair housing compliance.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Atlanta uses multiple resources to carry out activities that benefit low- and moderate-income residents, including formula funding from CDBG, HOME, HOPWA and ESG. DGCD administers the formula funding on behalf of the City of Atlanta. The City plans to combine these resources with other federal, state, and local funds to maximize public benefit by addressing gaps in housing affordability, increasing the earning capacity of the City's low- and moderate-income workforce and supporting essential public services.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,602,130.00	0.00	6,811,222.00	13,413,352.00	33,010,650.00	(20%) Administration (15%) Support vital services: homelessness services, fair housing counseling, and legal services, (35%) Support housing programs for short- and long-term housing needs (30%) Support public facilities and infrastructure improvements

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,031,804.29	0.00	2,600,752.00	4,632,556.29	10,159,021.45	(10%) Administration (15%) CHDO Set-aside (55%) Increase short- and long-term affordable housing supply (20%) TBRA assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	15,399,142.00	0.00	0.00	15,399,142.00	76,995,710.00	(3%) Grantee Admin(7%) Project Sponsor Admin(90%)Low-barrier housing for individuals living with HIV/AIDS and their families, supportive health and social services for individuals living with HIV/AIDS and their families

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	598,623.00	0.00	0.00	598,623.00	2,993,115.00	(7.5%) Administration (92.5%) Strengthen homeless prevention through: rapid rehousing; street outreach, HMIS, homeless prevention, emergency shelter services and expanded facilities

Table 57 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City utilizes federal funds, including CDBG, HOME, ESG, and HOPWA, to attract additional resources from private, state, and local sources to maximize impact. HOME funds require a match contribution from non-federal sources, such as state and local funds, private investment, or in-kind contributions, which will be met through partnerships with developers, non-profits, and philanthropic organizations. ESG funds also require matching funds, which will be met through local government contributions, nonprofit investments, and private donations supporting homeless

services. CDBG funds are often used to leverage private financing for economic development, public infrastructure, and housing rehabilitation projects. HOPWA funds complement other housing programs, allowing the City to secure additional funding for supportive services, rental assistance, and permanent housing solutions. By combining these resources, the City aims to expand affordable housing, reduce homelessness, and improve public services while maximizing the return on federal investments.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Surplus City-owned parcels, tax-delinquent properties, and land bank inventory will be evaluated for redevelopment potential, focusing on affordable housing, integrated mixed-use housing development, and other needed community facilities. The City will collaborate with Atlanta Housing (AH), Invest Atlanta, and other affordable housing providers to identify underutilized land that can be transformed into housing solutions for low- and moderate-income households. Additionally, efforts will align land use policies and incentives to promote the development of affordable rental and homeownership opportunities on City-owned sites.

Discussion

The City of Atlanta employs federal formula grant funds, including CDBG, HOME, ESG, and HOPWA, to deliver essential services to low- and moderate-income residents, while strategically leveraging additional resources from private, state, and local sources to amplify impact. Recognizing the potential for a future decrease in formula funds, the City proactively seeks partnerships with developers, non-profits, and philanthropic organizations to secure matching contributions and ensure sustainable funding for initiatives such as affordable housing expansion and homelessness reduction. Through these efforts, Atlanta aims to maximize the return on federal investments and enhance the quality of life for its residents by continuously attracting diverse funding streams.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	EXPAND AFFORDABLE HOUSING OPTIONS	2025	2029	Affordable Housing	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	CDBG: $5,281,704.00 HOME: $4,571,559.64	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	REDUCE HOUSING COST BURDEN	2025	2029	Affordable Housing	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	HOME: $4,571,559.65	Homeowner Housing Added: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 760 Households Assisted
3	ASSISTANCE FOR VULNERABLE POPULATIONS	2025	2029	Affordable Housing	City of Atlanta	Build More Transitional Housing	CDBG: $5,281,704.00	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 800 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	DIMINISH HOUSING DISCRIMINATION AND EVICTIONS	2025	2029	Affordable Housing	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities	CDBG: $5,281,704.00	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
5	EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA	2025	2029	Affordable Housing Non-Homeless Special Needs PUBLIC SERVICES	City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	HOPWA: $74,685,838.70	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 40 Beds Housing for People with HIV/AIDS added: 4 Household Housing Unit HIV/AIDS Housing Operations: 375 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Improvements/Infrastructure	2025	2029	Non-Housing Community Development	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	CDBG: $5,281,704.00	Jobs created/retained: 50 Jobs Businesses assisted: 25 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Strengthen Homeless Prevention	2025	2029	Homeless	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	ESG: $2,768,631.38	Homelessness Prevention: 2000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Economic Development & Neighborhood Revitalization	2025	2029	Non-Housing Community Development	City of Atlanta	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	CDBG: $5,281,704.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Planning and Administration CoA and CoC	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Increase affordable long term housing opportunitie Increase short term housing opportunities Support housing rehabilitation Programs Build More Transitional Housing	CDBG: $6,602,130.00 HOPWA: $2,309,871.30 HOME: $1,015,902.15 ESG: $224,483.63	Other: 1 Other

Table 58 – Goals Summary

Goal Descriptions

1	**Goal Name**	EXPAND AFFORDABLE HOUSING OPTIONS
	Goal Description	
2	**Goal Name**	REDUCE HOUSING COST BURDEN
	Goal Description	

3	**Goal Name**	ASSISTANCE FOR VULNERABLE POPULATIONS
	Goal Description	
4	**Goal Name**	DIMINISH HOUSING DISCRIMINATION AND EVICTIONS
	Goal Description	
5	**Goal Name**	EXPAND HOUSING AND SUPPORTIVE SERVICES FOR PLWHA
	Goal Description	
6	**Goal Name**	Public Improvements/Infrastructure
	Goal Description	
7	**Goal Name**	Strengthen Homeless Prevention
	Goal Description	
8	**Goal Name**	Economic Development & Neighborhood Revitalization
	Goal Description	
9	**Goal Name**	Planning and Administration CoA and CoC
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2025 Annual Action Plan (AAP) is the first yearly plan under Atlanta's 2025–2029 framework, outlining projects funded for the 2025 Program Year that focus on housing, homelessness prevention, and community development. It prioritizes investments that align with both long- and short-term goals, using funds flexibly for public infrastructure, workforce development, and neighborhood revitalization. The plan emphasizes expanding affordable housing, providing homeless assistance and prevention, and supporting individuals living with HIV/AIDS through housing and essential services.

Projects

#	Project Name

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The 2025 AAP's investment strategy directly supports the 2025–2029 Consolidated Plan priority goals and aligns with three of the four objectives in the Mayor's Moving Atlanta Forward agenda, which is anchored by these pillars: One Safe City, A City of Opportunity for All, A City Built for the Future, and Effective & Ethical Government. <h3 data-start="1539" data-end="1568">Pillar 1: One Safe City</h3> The AAP contributes to neighborhood safety and quality of life through reinvestment and public infrastructure improvements. Efforts include enhancing walkability, expanding broadband, and supporting public service programs that assist individuals struggling with substance abuse and addiction. These services stabilize vulnerable populations, reducing risks associated with crime. Coordination with service providers also addresses poverty, addiction, and lack of supportive services that often drive public safety concerns. <h3 data-start="2097" data-end="2142">Pillar 2: A City of Opportunity for All</h3> The AAP ensures that residents from low-income households share in Atlanta's prosperity. HUD funds will be invested in housing, economic mobility, and supportive services while upholding federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964. Affordable housing strategies include constructing rental housing, expanding homeownership opportunities, and offering rehabilitation programs to reduce housing cost burdens. Additional investments improve homeless prevention services and provide critical support for individuals living with HIV/AIDS. <h3 data-start="2721" data-end="2764">Pillar 3: A City Built for the Future</h3> The AAP supports smart investments in public infrastructure, focusing on neighborhood reinvestment to enhance safety and connectivity in low-

income areas. Strategies include equitable broadband expansion, improved walkability, and investments in sidewalks, lighting, and public spaces to strengthen neighborhood resilience and long-term growth.</p>

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Est nu of f wil the act
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area for the 2025 AAP is Citywide. The Consolidated Planning process engaged City staff, stakeholders, and residents to gain input on housing and community development needs. This engagement helped evaluate whether specific target areas should be prioritized during the plan's duration. Based on input from Neighborhood Planning Units (NPUs) and other stakeholders, the primary challenges identified include affordable housing shortages, housing instability, economic development needs, and infrastructure improvements. However, no specific geographic target area was designated for targeted investments. Instead, funding and programmatic efforts will focus on Citywide initiatives to ensure equitable distribution of resources.

Geographic Distribution

Target Area	Percentage of Funds
COMMUNITY DEVELOPMENT IMPACT AREA	
City of Atlanta	100
Atlanta EMA	

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investment allocation is Citywide, with priority given to areas and low-income populations most in need. The allocation strategy considers demographic data, poverty rates, housing cost burden, and input from community engagement efforts. The City will allocate CDBG, HOME, and ESG funds toward Citywide activities such as housing rehabilitation programs to maintain and improve aging housing stock, public infrastructure improvements, including sidewalk repairs, broadband access, and transit safety enhancements, fair housing initiatives to address housing discrimination, and public services for vulnerable populations. HOME-funded activities will include new affordable housing construction targeting households at or below 30% AMI, down payment assistance and homebuyer support programs, and tenant-based rental assistance (TBRA) to help low-income households maintain housing stability. ESG-funded activities will focus on street outreach, emergency shelters, and rapid rehousing services for individuals experiencing homelessness, as well as eviction prevention assistance and housing stabilization programs.

CDBG area-benefit projects are designed to improve infrastructure and public services in low- and moderate-income (LMI) neighborhoods. These projects will focus on public facility improvements, including community centers, senior centers, and ADA accessibility enhancements, neighborhood revitalization initiatives targeting blight reduction and property rehabilitation, and broadband expansion

and public safety improvements, including street lighting and drainage upgrades in historically underinvested communities. Projects will be prioritized based on HUD's LMI area eligibility criteria, ensuring resources are directed to neighborhoods with high poverty rates and significant housing needs.

HOPWA funding will be used to provide housing and supportive services for individuals and families living with HIV/AIDS. Activities include TBRA for stable housing solutions, short-term rent, mortgage, and utility (STRMU) assistance to prevent homelessness, permanent supportive housing units for chronically homeless individuals with HIV/AIDS, housing case management, medical support services, and mental health counseling, and coordination with healthcare providers, nonprofits, and local agencies to ensure a comprehensive support network. HOPWA-funded programs operate across the City EMSA, ensuring that individuals in both urban and suburban areas receive the assistance they need. These activities aim to stabilize housing, improve health outcomes, and enhance the quality of life for individuals living with HIV/AIDS.

Discussion

The City prioritizes geographically allocating investments to benefit very-low, low- to moderate-income households through various programs.

- Projects include CHDO developments, new construction, multi-family housing rehabilitation, public services, emergency home repair, veteran and homeless services, economic development, and HOPWA programs.
- Allocation decisions are based on public proposals for funding, covering project types like real property acquisition, multifamily new construction and rehabilitation, single-family rehabilitation, and HOPWA supportive services and housing programs.
- Geographic strategies aim to address poverty and segregation by assisting families across different income levels, encouraging moves to neighborhoods with greater opportunities, and supporting those who prefer to stay.

Anticipated outcomes include community revitalization, enhanced City services, improved connections between market areas and infrastructure, and leveraging other assets to benefit residents

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Housing affordability in Atlanta remains a pressing issue driven by rising property values, increased construction costs, widening economic disparities, and growing demand for both rental and homeownership opportunities. Household income and purchasing power heavily influence housing options, yet the shortage of affordable housing continues to create significant hardship for low- and moderate-income individuals and families, often limiting their ability to meet other essential needs. Throughout community engagement efforts and stakeholder interviews, individuals consistently identified access to affordable housing as the city's most urgent priority. Stakeholders emphasized the need to address housing shortages, escalating costs, and the risk of displacement for vulnerable households.

One Year Goals for the Number of Households to be Supported	
Homeless	400
Non-Homeless	168
Special-Needs	100
Total	668

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	168
The Production of New Units	21
Rehab of Existing Units	44
Acquisition of Existing Units	1
Total	234

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing is one of the main priorities for the City of Atlanta, echoed through the Mayor's "A City of Opportunity for All" and "A City Built for the Future Agendas". In addition, the mayor's "Quality Housing for Everyone" initiative aims to create or preserve 20,000 affordable housing units in the City by 2030, thereby increasing the overall affordable housing stock and alleviating financial burdens on LMI households. The City works collaboratively with several quasi-public agencies such as Atlanta Housing, Invest Atlanta, Fulton County Land Bank, and Atlanta Beltline, collectively owning more than 1,300 acres of vacant land in the jurisdiction that could potentially be used for affordable housing construction, to

achieve these goals.

Furthermore, the City is amid a comprehensive rewrite of its Zoning Ordinance, known as ATL Zoning 2.0, and plans to expand its Inclusionary Zoning Program to facilitate the development of more affordable housing units. Developers are currently required to allocate 10% of rental units for households earning 60% or less of the Area Median Income (AMI) or 15% for households earning 80% or less. Several incentives also exist for the development of affordable housing, such as the Low-Income Housing Tax Credit program. The City plans to expand the joint use of 4% low-income housing tax credits with tax-exempt bonds, as well as preserve housing through the Rental Assistance Demonstration Program and expedite the redevelopment of blighted, vacant, delinquent and distressed properties. The Department of Grants and Community Development will use federal funding as applicable to push these initiatives forward through programs such as new construction, rehabilitation of owner-occupied units, down payment assistance as well as services to support housing through CDBG public services, ESG and HOPWA programs.

AP-60 Public Housing – 91.220(h)

Introduction

Atlanta Housing (AH) plays a crucial role in providing affordable housing opportunities and support services for low- and moderate-income residents. As part of its Five-Year Strategic Plan (July 1, 2022 – June 30, 2027), AH has committed to creating or preserving 10,000 affordable units through a combination of new development, rehabilitation, and preservation efforts. The agency also aims to expand housing assistance resources, enhance economic opportunities for residents, and strengthen partnerships to leverage additional funding and resources.

AH's strategy focuses on increasing the supply of affordable housing by repurposing vacant land, investing in the rehabilitation of existing properties, and supporting the development of new mixed-income communities. Additionally, AH provides critical rental assistance programs to families at risk of homelessness, emergency aid for those facing eviction, and homeownership opportunities for low-income households.

Beyond housing, AH's plan prioritizes resident empowerment and stability through educational programs, job training, and senior care services.

By integrating housing solutions with supportive services, Atlanta Housing is working to create sustainable, inclusive communities that provide residents with the stability and opportunities needed to thrive. The following section provides a detailed overview of public and assisted housing programs, including voucher allocations, public housing developments, and funding strategies aimed at improving housing accessibility in the City.

Actions planned during the next year to address the needs to public housing

In 2025, the City of Atlanta will continue to invest in the Section 8 Mod Rehab program. The City plans to utilize Neighborly, a software-as-a-service provider, to enhance and streamline the program. By using Neighborly, all processes of the Mod Rehab program, from lease-up to resident termination, will be managed within the Neighborly software.

Additionally, the City will continue collaborating with Atlanta Housing to address public housing needs and support the adaptive reuse of the historic Roosevelt Hall Administration Building. With the execution of a new contract, construction activities have commenced and are progressing. Under the Rental Assistance Demonstration (RAD) Program, Atlanta Housing will provide affordable housing through the newly established conversion program. The City will apply the National Standards for the Physical Inspection of Real Estate (NSPIRE)

Actions to encourage public housing residents to become more involved in management and

participate in homeownership

AH continues to collaborate with developers to finalize land sales and initiate construction on several properties that offer affordable housing opportunities. AH will provide homeownership vouchers to families currently holding tenant-based Housing Choice Vouchers, assisting them by covering a portion of their monthly mortgage payments.

The City, through AH, encourages resident input via resident associations at AH-owned senior facilities. Atlanta Housing's Department of Government, External Affairs, and Human Development offers quarterly training and team-building activities for these resident associations on an ongoing basis.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled.

Discussion

Atlanta Housing (AH) continues to be a central partner in addressing the City's affordable housing needs, with its Five-Year Strategic Plan (2022–2027) setting a target of creating or preserving 10,000 affordable units. Strategies include redeveloping vacant land, rehabilitating existing properties, and building new mixed-income communities. Alongside development, AH provides vital rental assistance, eviction prevention support, and homeownership opportunities for low-income households. In 2025, the City will focus on strengthening the Section 8 Moderate Rehabilitation (Mod Rehab) program by implementing Neighborly, a software platform that will manage all program functions—from lease-up through resident termination—improving efficiency and accountability. The City will also continue working with AH on major redevelopment projects, including the adaptive reuse of Roosevelt Hall, where construction has begun under a new contract. Additionally, the Rental Assistance Demonstration (RAD) program will advance affordable housing delivery through property conversions, with compliance monitored under HUD's new NSPIRE inspection standards. Resident engagement remains a priority. AH will expand homeownership opportunities by offering homeownership vouchers to families transitioning from tenant-based Housing Choice Vouchers, helping cover a portion of monthly mortgage costs. Resident associations, particularly in AH-owned senior facilities, provide a structured way for residents to have input into decision-making. These associations are supported through quarterly training and team-building sessions led by AH's Department of Government, External Affairs, and Human Development. AH's broader vision emphasizes community stability and resident empowerment beyond housing. Initiatives include educational support, workforce development, and senior care programs. Importantly, Atlanta Housing is not designated

as a troubled agency. Its financial and operational health allows it to pursue these initiatives effectively, ensuring federal resources are maximized for Atlanta’s low- and moderate-income residents. Through these combined efforts—development, program modernization and resident engagement—the City of Atlanta and AH aim to create sustainable communities where residents have access not only to housing but also to the opportunities and services needed to thrive.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City continues to leverage ESG funds to provide shelter and essential services for individuals and families who are at risk of or experiencing homelessness. Funding decisions for homeless services are data-driven and informed by CoC participants. At-risk and special needs populations face many of the same housing and service needs and barriers. Affordable housing and wraparound services are also made available through local public and private partnerships, typically involving non-profits, within the City. These programs serve multiple populations, including individuals with physical, mental, and/or developmental disabilities, those with substance use diagnoses, and persons living with HIV/AIDS.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Atlanta, in partnership and collaboration with non-profit agencies, is working to set a pathway to end homelessness through various activities:

- Coordinated Entry: A streamlined system that provides quick access to individuals and families seeking assistance through coordinated referrals and a structured housing placement process. Households are assessed using a standardized tool that identifies their vulnerabilities and barriers to housing.
- Prevent Homelessness: Utilizing targeted housing relocation and stabilization services to prevent those most at risk from entering the homeless system.
- Outreach: Persons experiencing homelessness can work with the Projects for Assistance in Transition from Homelessness (PATH) Outreach team to gain services and referrals for housing. Teams are comprised of dedicated, trained staff who seek out homeless individuals living on the streets.
- Promote Affordable Housing Solution: Increasing the supply of affordable housing units and promoting self-sufficiency.
- Partner and Stakeholder Resources: Engaging the community and establishing partnerships with organizations to provide a holistic approach.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to use the maximum allocation allowable under ESG to fund Emergency Shelter Services, which provides essential services and operations to assist shelters and short-term housing programs. Rapid Rehousing with ESG funding is also a high priority to assist with placement in emergency shelters or short-term housing programs of anyone unsheltered. An emergency shelter is any facility whose primary purpose is to provide a temporary shelter for the homeless in general, or

specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements. Persons residing in short-term housing programs are eligible for rapid re-housing funds if the individual/family does not have an executed occupancy or lease agreement in place. Department of Grants and Community Development will carry out various programs that will provide HOPWA hotel/motel lodging as an alternative when shelters are full or when no appropriate housing placement is available for individuals with AIDS/HIV.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will assist households through ESG-funded rapid re-housing, HOME and HOPWA funded tenant-based rental assistance, CDBG resources, and HOPWA STRMU resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

City resources will provide critical medical treatment, resolve civil legal issues, obtain entitlement benefits, overcome substance addictions, secure employment opportunities, conduct financial education, and support childcare for homeless families. By addressing these obstacles to stability, the service community can help its clients reduce the length of time they experience homelessness.

Homeless persons will be helped by these programs with CDBG/ESG funding. HOPWA funding will enable programs to conduct various supportive services, homeless prevention, housing assistance, and meal provision activities for persons living with HIV/AIDS. In response to the rising costs of housing in the Atlanta area, a portion of HOPWA funding will be used for acquisition, rehabilitation, or new construction of housing units designated specifically for those living with HIV/AIDS.

Discussion

The Atlanta CoC is committed to having the appropriate housing interventions available for individuals and families who are homeless and is working with HUD to reconfigure its CoC-funded portfolio to provide strategic housing options that will best serve people who are homeless. In previous years, funding has been focused primarily on permanent housing solutions. Currently, the CoC is working to ensure those housing solutions are clearly established and operate in a manner that affords individuals the highest likelihood of housing stability and success.

The City and CoC have identified complications with service delivery to those experiencing homelessness despite the goal of making their situations “rare and non-reoccurring". Individuals and families have shifted to many service providers in order to gain access to support for healthcare, meals, domestic violence services, emergency shelter, and ultimately, permanent housing.

The CoC coordinates with programs that specialize in working with homeless youth and at-risk youth aging out of foster care, with services that are directed towards achieving the goal of stable housing and self-sufficiency using CoC-funded permanent supportive housing as an option, when appropriate. Con Plan grant resources support housing provided by Gateway Center for shelter services.

The Atlanta Municipal Court has a Community Court Division that assists homeless offenders in securing residential treatment. The CoC has provided best practice and Coordinated Assessment System training to all Atlanta criminal justice entities that interact with the homeless. Con Plan grant resources support an ex-offender program that places homeless and indigent persons in residential substance abuse treatment to help them overcome addictive disorders that tend to be obstacles to gaining stabilization and housing.

AP-70 HOPWA Goals - 91.220 (l)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	300
Tenant-based rental assistance	150
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	75
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	10
Total	535

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The preparation of the 2025-2029 Analysis of Impediments report indicates the following barriers to affordable housing:

1. Housing affordability
2. Disproportionate impact on low-income communities
3. Housing instability for individuals living with HIV/AIDS
4. Barriers to supportive housing
5. Limited access to fair housing law enforcement and awareness
6. Zoning and development policy challenges

While Atlanta has implemented various policies to address housing affordability, the unintended consequences of these regulations have discouraged residential development of affordable units, homebuyer capacity, and real estate investment. Policymakers are focused on removing regulatory barriers, increasing funding, and improving zoning flexibility to ensure that affordable housing development remains a viable and attractive investment for the private sector.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address and mitigate barriers to affordable housing, the City has outlined strategic actions focused on policy reform, financial incentives, and regulatory adjustments. Land use controls and zoning ordinances will be reassessed to allow for increased housing density, mixed-use developments, and accessory dwelling units, creating more affordable options within existing neighborhoods. Tax policies affecting land development will be adjusted to incentivize affordable housing construction, including reductions in property taxes for affordable housing developments and tax credits for landlords offering below-market rental rates. Streamlining building codes and permit processes will be prioritized to reduce construction costs and expedite project approvals, removing bureaucratic delays that hinder affordable housing production. Additionally, the City aims to revise impact fees, development charges, and other financial barriers that disproportionately affect low-income housing projects, ensuring equitable access to housing opportunities. Growth limitations will be reconsidered to support sustainable urban

expansion, focusing on transit-oriented developments and infrastructure investments in underserved areas. Furthermore, policies affecting the return on residential investment will be adjusted to encourage private-sector participation in affordable housing while maintaining long-term affordability requirements. Through these comprehensive actions, the City aims to foster a more inclusive housing market that meets the needs of low-income and vulnerable populations.

Discussion:

The 2025–2029 Analysis of Impediments identifies six primary barriers to affordable housing in Atlanta: <ol data-start="270" data-end="586"><li data-start="270" data-end="310"> Persistent affordability challenges <li data-start="311" data-end="377"> Disproportionate impact on low-income households <li data-start="378" data-end="439"> Housing instability for individuals living with HIV/AIDS <li data-start="440" data-end="487"> Barriers to supportive housing development <li data-start="488" data-end="539"> Limited fair housing enforcement and awareness <li data-start="540" data-end="586"> Zoning and development policy constraints Although the City has implemented affordability policies, some regulations have produced unintended consequences. These include discouraging development of affordable units, limiting homebuyer capacity, and constraining private real estate investment. Policymakers are therefore prioritizing efforts to remove regulatory barriers, increase funding, and expand zoning flexibility to make affordable housing development more viable and attractive for the private sector. To overcome these barriers, the City will pursue a series of coordinated policy reforms, incentives, and regulatory adjustments: <ul data-start="1196" data-end="2202"><li data-start="1196" data-end="1392"> Land use & zoning: Reassess ordinances to allow for increased housing density, mixed-use projects, and accessory dwelling units, expanding affordable options within existing neighborhoods. <li data-start="1393" data-end="1584"> Tax incentives: Adjust property tax policies to support affordable housing construction, including tax reductions for developers and credits for landlords offering below-market rents. <li data-start="1585" data-end="1715"> Streamlined permitting: Simplify building codes and permitting processes to reduce construction costs and minimize delays. <li data-start="1716" data-end="1859"> Fee reform: Revise impact fees, development charges, and other cost burdens that disproportionately affect affordable housing projects. <li data-start="1860" data-end="2035"> Growth management: Reconsider limitations to enable sustainable expansion, focusing on transit-oriented development and infrastructure investment in underserved areas. <li data-start="2036" data-end="2202"> Private-sector engagement: Modify policies affecting investment returns to encourage private participation while ensuring long-term affordability commitments. Through these actions, the City aims to reduce systemic barriers and

foster a housing market that better serves low-income and vulnerable populations. The comprehensive approach—combining regulatory reform, financial incentives, and strategic investment—will support the creation of sustainable communities throughout Atlanta.</p>

AP-85 Other Actions – 91.220(k)

Introduction:

In implementing 2025 AAP the City will strategically invest CDBG resources to address persistent obstacles in meeting underserved needs, promote and maintain affordable housing, mitigate lead-based paint hazards, reduce poverty rates among families, strengthen institutional frameworks, and enhance coordination between public and private housing sectors as well as social service agencies. These efforts align with the City's broader housing and community development goals and leverage federal, state, and local funding to create sustainable solutions.

Actions planned to address obstacles to meeting underserved needs

The City will work alongside community partners to provide critical support services for low- and moderate-income residents. These initiatives will focus on employment assistance, youth programs, healthcare access, substance abuse counseling, services for senior citizens, homelessness support, and fair housing training. Through targeted funding allocations, the City aims to expand outreach efforts, enhance the availability of social services, and improve access to affordable housing options for vulnerable populations.

Actions planned to foster and maintain affordable housing

The City's strategy for affordable housing preservation and expansion includes the continuation of CDBG-funded housing rehabilitation programs to maintain the existing housing stock, ensuring safe and habitable living conditions. Additionally, the City is committed to enforcing fair housing regulations to eliminate discrimination based on race, gender, disability, and other protected characteristics. Partnerships with public and private housing providers, including the Housing Authority, will support both new affordable housing developments and the maintenance of existing affordable units.

Actions planned to reduce lead-based paint hazards

The City has integrated HUD's Lead Safe Housing regulations into its federally funded housing programs to ensure compliance with lead hazard mitigation standards. All housing rehabilitation projects involving older housing stock will adhere to lead-safe requirements, including inspections, risk assessments, and necessary remediation. Homeowners participating in the Home Rehabilitation Programs will be required to acknowledge and address lead-based paint hazards, with education and resources provided through lead hazard information pamphlets. The City also collaborates with certified contractors who possess the necessary Environmental Protection Agency (EPA) credentials to safely mitigate lead hazards. As part of the Healthy Homes Atlanta initiative, the City will leverage funding from the Office of Lead Hazard Control and Healthy Homes (OLHCHH) grants to enhance lead hazard remediation efforts for pre-1978

housing that poses a health risk to vulnerable residents.

Actions planned to reduce the number of poverty-level families

To address systemic poverty and improve economic mobility, the City is focusing on strengthening its partnerships with affordable housing providers, homeless service agencies, transportation networks, healthcare providers, and food assistance programs. These wraparound services align with the Mayor's "Moving Atlanta Forward" agenda.

Actions planned to develop institutional structure

To enhance the delivery of housing and homelessness services, the City is leveraging its partnership with Partners for Home, which serves as a lead agency for the Atlanta Continuum of Care (CoC). Partners for Home function as a backbone organization, securing additional public and private funding to support special needs populations. This approach allows for a more effective and coordinated use of Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) funds. Additionally, the City has established the HOPWA Advisory Committee and Modernization Committee, consisting of eight members each, to guide programmatic improvements, policy development, and partnerships to strengthen housing stability for individuals living with HIV/AIDS.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is committed to fostering collaboration between housing developers, service providers, and social service agencies through the following actions:

- Hosting regular meetings with public and private housing advocates, developers, and social service organizations to enhance coordination and identify opportunities for joint initiatives.
- Expanding home repair services tailored to seniors through nonprofit subrecipients, with increased outreach at community events and collaboration with homeowner associations.
- Strengthening partnerships with homeless service agencies to prevent duplication of services and streamline assistance for individuals and families experiencing homelessness.
- Supporting the Atlanta Continuum of Care (CoC) in refining homelessness intervention strategies.
- Implement recommendations from the Impediments to Fair Housing Plan, ensuring equitable housing access.
- Engaging stakeholders in the development of new housing projects and initiatives, emphasizing funding leverage and public-private partnerships.

Establishing a resource crosswalk that connects local and regional services, enabling a more holistic

approach to housing stability and community development

Discussion:

These combined actions—expanding services, preserving affordable housing, reducing lead hazards, addressing poverty, and enhancing collaboration—aim to build a more inclusive, equitable, and sustainable housing system that supports Atlanta's low-income and vulnerable residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following addresses the program specific requirements for the Annual Action Plan. It includes required information for CDBG, HOME, HOPWA, and ESG. The City of Atlanta adheres to all specific CDBG, HOME, HOPWA and ESG requirements as specified below.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations effective October 1, 1996, and as subsequently amended. The City will notify HUD as appropriate if any changes are proposed and follow the applicable substantial amendment process as outlined in the City's Citizen Participation Plan. The City of Atlanta will notify HUD accordingly and adhere to the applicable substantial amendment process outlined in the City's Citizen Participation Plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Sale, Transfer or Foreclosure: In the event the borrower sells or transfers the HOME-assisted property or if the HOME-assisted property is foreclosed upon, and after the first lien holder is satisfied, DGCD will employ the shared net proceeds option in accordance with 24 CFR Part 92.254(a)(5)(ii)(A) and will accept the remaining funds available based on the Settlement Statement as the net proceeds of the sale and as the amount of HOME funds subject to recapture as provided in 24 CFR Part 92.254(a)(5)(ii)(A)(3). Additionally, in the event the property is sold (voluntarily or involuntarily) during the period of affordability, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Repayment is forgiven if and only if there are no funds remaining to repay the loan after disposition of the property, thereby writing off the remaining balance.

Default or Non-compliant homebuyers, in the period of affordability, are subject to recapture of the HOME investment, which may result in an outstanding balance for the homebuyer(s). These funds will be remitted to DGCD and will be utilized for HOME-eligible activities only. program's integrity and promoting its sustainability.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME-assisted property will remain affordable to low-income homebuyers for the minimum time period, depending upon the amount of HOME investment.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is

rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City will permit the use of HOME funds to refinance multifamily housing that will be rehabilitated as a component of refinancing the development. In so doing the City may require the developer to 1) demonstrate that rehabilitation is the primary activity and ensure that this requirement is met by adhering to the City's rehabilitation standards; 2) provide evidence that disinvestment in the property has not occurred; 3) demonstrate that servicing the targeted population for an extended period of affordability is feasible, and 4) require that affordable units be maintained, additional units be developed, or combine those efforts.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

   N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   N/A

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

   Emergency Solutions Grant (ESG) priorities are to broaden existing emergency shelter and

homelessness prevention activities, emphasize rapid re-housing, and assist individuals quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Eligible uses of the funds may only reimburse costs directly related to: (1) street outreach and engagement, (2) emergency shelter essential services, shelter rehabilitation and renovation, and shelter operations, (3) homelessness prevention and rapid re-housing, relocation and stabilization financial assistance, rental assistance, and services costs, particularly case management, (4) homeless management information system (HMIS) costs, and (5) ESG administration costs. The City provides these services directly through City staff or by contract with sub-recipients and in consultation with the local Atlanta Continuum of Care (CoC).

Evaluation of ESG recipients and sub-recipients is based on the ESG outcomes and performance metrics described below. The City of Atlanta maintains a written Emergency Solutions Grant (ESG) Program Manual, which outlines the City's policies and procedures for operating and administering the ESG Program. ESG-funded projects are required to comply with HUD regulations. ESG-funded projects are also required to participate in the local Continuum of Care in accordance with CoC policies and procedures (including, but not limited to, participation in the Homeless Management Information System (HMIS) and participation in the Coordinated Access System (CAS)) and are required to coordinate with other homeless programs. CoC policies and procedures are made available through the Atlanta CoC website.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Atlanta CoC has developed a process for Coordinated Entry that utilizes both a No Wrong Door approach as well as Central Access Point (CAP) agencies.

The Atlanta Homeless Continuum of Care's coordinated entry process is designed to be able to help homeless individuals and family's access services and housing resources no matter where or how they present. Through coordinated entry, long wait times for access to resources and homeless individuals and families being screened out for services are eliminated. Coordinated entry prioritizes assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. The gaps in homeless service needs are identified and filled with necessary resources through coordinated entry. The Atlanta CoC Coordinated Entry system includes a uniform and standard assessment process. The VI-SPDAT is used to give each client a vulnerability score that is used in determining prioritization for permanent supportive housing (PSH) and Rapid Rehousing (RRH) as well as shelter and transitional housing (Housing Queue). Homeless families and individuals are recorded on the housing queue in the order of their vulnerability score to prioritize housing through Coordinated Access Point. Clients throughout our community have access to a stationary access point that is open to homeless individuals and families in need of housing and/or services (Mobile Access Points). For those unable to visit the stationary access point, outreach workers in the community have access to the VI-SPDAT

assessment and the option to submit the clients' information into the housing que. The goal is to make an individual or families' homelessness "Rare, Brief and Non-reoccurring."

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Atlanta conducts an open application process annually through the Notice of Funding Availability (NOFA). The process begins with a widely advertised public meeting in early spring. All current recipients of City Consolidated Plan funds, including ESG, and all interested parties who have requested to be placed on the application mailing list are invited to the meeting. The annual application, with instructions and scoring criteria, is posted online, and is emailed as requested to potential applicants. Scoring criteria are based on the policies and objectives adopted in the current Five-Year Consolidated Plan, on regulatory requirements, and on factors such as agency performance and capacity.

Applications submitted via the Neighborly portal upon release of the annual NOFA sprint deadline are reviewed by the Evaluation Committee. ESG-eligible applications are reviewed by the Evaluation Committee and recommendations are submitted to DGCD. The ESG funding recommendations are formulated with due consideration given to developments in the broader service and funding arena, including the actions of other major governmental and institutional funders, to ensure that critical programs are supported as feasible. Funding recommendations are presented at a second public hearing, after which final funding decisions are made by the Atlanta City Council.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City legislation establishing the Atlanta CoC requires the Board of Directors to be representative of the continuum as defined in 24 CFR Part 578, including membership on the board by a homeless or formerly homeless individual. For ESG-funded projects that provide housing to homeless persons, the City's contract document requires that the funded agencies have a resident participation policy; compliance with this requirement is determined during the project monitoring process.

5. Describe performance standards for evaluating ESG.

The current ESG performance and reporting standards are included in the City of Atlanta ESG Guidance Manual; see attached pdf. All providers are required to provide data in the HMIS. DGCD continues to work with the CoC to refine performance standards and reporting under the HMIS software.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** 2013 Metro Atlanta Homeless Census and Survey
	List the name of the organization or individual who originated the data set. Pathways Community Network, Inc.
	Provide a brief summary of the data set. PCNI conducted the January 2013 Point-In-Time Count and Housing Inventory Chart survey for Atlanta. PCNI also conducted a street and shelter survy of homeless persons, in the late winter of 2013, which provided data on demographics, service needs and service usage, length and episodes of homelessness, health conditions, and family connectivity.
	What was the purpose for developing this data set? The census and housing inventory were conducted to provide data for the HDX PIT and HIC. The survey was conducted to provide in-depth information on homeless persons, in selected topic areas, for stakeholders and decision-makers.
	Provide the year (and optionally month, or month and day) for when the data was collected. The unsheltered count and housing inventory count were conducted in January 2013. The survey was conducted from February to April of 2013.
	Briefly describe the methodology for the data collection. The unsheltered count was a street canvass and hot-spot count, conducted during the early morning hours over 400 community volunteers, accompanied in high-concnetration areas by homeless enumeration guides (recruited from selected transitional housing programs). The downtown area was canvassed separately, by a team of military veterans from the VA's Health Care for Homeless Veterans program. Members of this veterans group also conducted the peer-to-peer homeless surveys.
	Describe the total population from which the sample was taken. The unsheltered count and housing inventory count were full counts, not samples; however, a multi-variate estimating formula was used to estimate occupancy data during count night for a small percentage (7%) of non-reporting sites. The survey of homeless persons used a sampling approach; see below.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. For the survey of homeless persons, a sampling approach based on gender, sleeping location, and family status was used. 603 surveys were conducted at service provider sites, meal programs, and emergency and trasitional housing programs. Of these 603, 577 were complete and usable for analysis. Respondents were: 63% adult male (compared to 68% in PIT); 23% family members (compared to 17% in PIT); and 65% inshletered locations (compared to 69% for PIT).
2	**Data Source Name** AHA Voucher Management System
	List the name of the organization or individual who originated the data set. Atlanta Housing Authority
	Provide a brief summary of the data set. Cureent data as of June 30, 2013 on vouchers in use
	What was the purpose for developing this data set? The Vioucher Management System (VMS) is an ongoing management tool.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The VMS provides complete data on all vouchers in use.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Point-in-time; up-to-date data as of June 30, 2013
	What is the status of the data set (complete, in progress, or planned)? The data set is ongoing.
3	**Data Source Name** HOPWA 2013 CAPER Corrected
	List the name of the organization or individual who originated the data set. City of Atlanta
	Provide a brief summary of the data set. Required 2013 performance report for HOPWA program; corrected performance numbers.
	What was the purpose for developing this data set? HUD-mandated.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Copmplete reporting for HOPWA-funded projects, for Atlanta EMA.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Calendar year 2013
	What is the status of the data set (complete, in progress, or planned)? Complete
4	**Data Source Name** 2018 Housing Inventory Count
	List the name of the organization or individual who originated the data set. Atlanta Continuum of Care (CoC)
	Provide a brief summary of the data set. HIC counts provide a snapshot of a CoC's inventory of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.
	What was the purpose for developing this data set? To track the area's inventory of beds and units available to serve persons who are homeless as well as persons in Permanent Supportive Housing by program type.
	Provide the year (and optionally month, or month and day) for when the data was collected. CoCs were instructed to collect data for a point-in-time during the last week of January 2018.
	Briefly describe the methodology for the data collection. This report is based on information provided to HUD by Continuums of Care in the 2018 Continuum of Care application and has not been independently verified by HUD.
	Describe the total population from which the sample was taken. N/A
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A
5	**Data Source Name** Stakeholder Survey 2025
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.

	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
6	**Data Source Name** 2017-2021 CHAS DATA
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?