

# AFFORDABLE HOUSING ATL

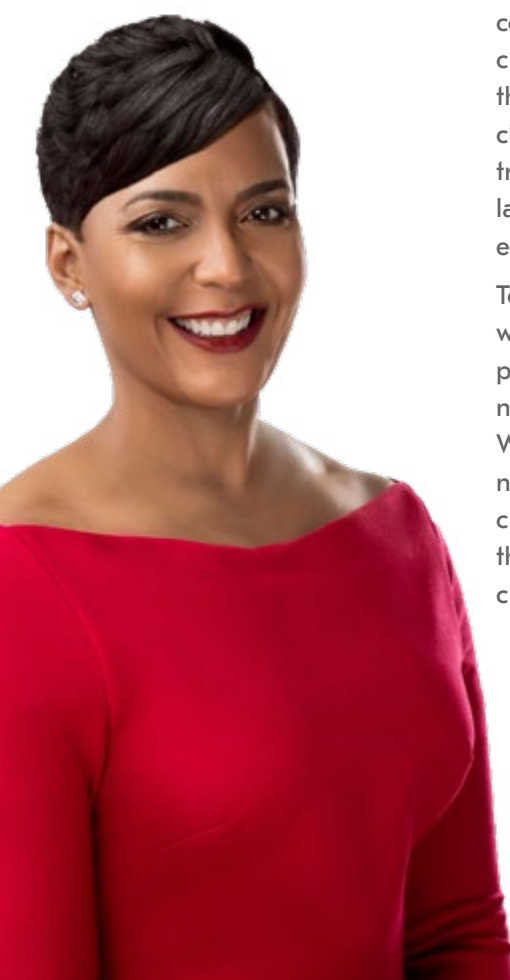
## A Resource Guide for Residents

First Edition • December 2020



Department of

**CITY PLANNING**



## A MESSAGE FROM MAYOR KEISHA LANCE BOTTOMS

Atlanta's vibrant culture, diverse economy and welcoming spirit have attracted many new residents over the past decade, reinforcing what Atlantans have always known—our city is a great place to call home. Yet as our population and economy have continued to grow, housing prices and rents have also risen, creating challenges for many of our residents. Indeed, across the nation, housing affordability is among the most difficult challenges facing cities today. Atlanta is no exception to this trend. One of my top priorities as Mayor is ensuring that Atlanta is affordable for all who desire to call our city home and especially for long-time residents.

To promote affordable, equitable, and inclusive housing for all, we are providing the Affordable Housing ATL Guide. This guide provides information on public agencies and nonprofit organizations that provide affordable housing and related services. Working together with our public partners and nonprofit organizations, we will create a city that continues to thrive. We will create a city that welcomes new residents while also ensuring that the generations of Atlantans who have helped shape our city can continue to call it home.

Best,

Mayor Keisha Lance Bottoms

# AFFORDABLE HOUSING ATL:

## A Resource Guide for Residents

Released December 2020

Available Online at [atlantaga.gov/housingguide](https://atlantaga.gov/housingguide)



Department of  
**CITY PLANNING**

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## A BRIEF NOTE:

Disclaimer: The information contained in this guide is provided for general informational purposes only. It is not intended—nor should it be considered— to be a complete resource guide or reference to all organizations, resources and/or services available regarding the matters contained herein; nor is it intended to provide complete coverage or recitations of the provisions of any local, state or federal laws, rules or regulations which may be referred or alluded to herein. No information contained in this Guide is intended to be, nor shall be considered or construed as, legal or expert advice from or on behalf of the City of Atlanta or any of its agents, employees or representatives. Please also note that we make no representations or warranties regarding the quality, scope or continuing availability of services offered by any other organization. The City reserves the right to change/modify, expand or delete any information contained herein without notice. Further, eligibility for programs and services as well as contact information provided or referenced herein may change without notice.

If you know of any agencies or programs that should be included in this directory, please let us know by emailing us at [housing@atlantaga.gov](mailto:housing@atlantaga.gov)

WE'RE THE CITY OF ATLANTA. WE WORK FOR YOU.  
TOGETHER, WE WILL CREATE A THRIVING,  
INCLUSIVE, AND AFFORDABLE CITY.



Are you struggling to find decent, safe, and affordable housing in Atlanta? We know that many residents are, and that's why we created the [One Atlanta Housing Affordability Action Plan](#).

A variety of public and nonprofit agencies in Atlanta offer services to assist individuals and families in obtaining and maintaining adequate housing. These agencies administer programs that include rental assistance, housing rehabilitation, housing development, home purchasing assistance, and emergency shelters.

This Affordable Housing Guide was prepared by the City of Atlanta's [Department of City Planning](#) to provide residents and the community agencies that serve them with information on housing resources.

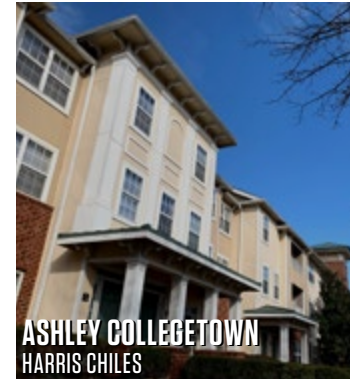
**We hope this guide will ensure that all Atlantans have the information they need to access the housing resources available to them.**



BRITNEY HART SITS PROUDLY ON THE STEPS OF HER NEW HOME.

PHOTO CREDIT INVEST ATLANTA

## AFFORDABLE HOUSING BASICS



### Technically speaking, what is affordable housing?

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing that costs no more than 30% of a household's monthly income. Therefore, housing costs should be **less than 30% of a household's monthly income** to be considered affordable. Households that do not meet this criteria are considered to be cost-burdened.

### Where can I find affordable housing in Atlanta?

Affordable housing support exists throughout the city, but can often be hard to identify or find. There are two types of affordable housing: naturally-occurring affordable housing and dedicated affordable housing. This guide focuses on dedicated affordable housing.

**Naturally-Occurring Affordable Housing:** These are a product of the private market. Naturally-Occurring units are not required to be affordable but are so because the market conditions allow for the housing to be affordably priced. As cities face rising housing costs, these units often become less affordable over time.

**Dedicated Affordable Housing:** Dedicated units are units that are required to be affordable to residents at different income levels. These units are often required for developments that must comply with affordability requirements due to zoning regulations or acceptance of public subsidy.

## How do I know if I qualify? (AMI)

Housing programs utilize varying criteria for eligibility, but the most commonly used is income. The area median income (AMI) is calculated and released by HUD to set income eligibility requirements for their programs and resources. Income eligibility is determined by a household's income and size. Programs may have additional requirements. **The 2020 Atlanta Area Median Income is \$82,700.**

## METRO ATLANTA AREA MEDIAN INCOME 2020 DATA CHEAT SHEET

HOUSEHOLD SIZE / % AMI	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON
<b>30% AMI</b> (extremely low income)	\$17,400	\$19,850	\$22,350	\$26,200	\$30,170	\$35,160
<b>60% AMI</b> (very low income)	\$34,740	\$39,720	\$44,700	\$49,620	\$51,660	\$57,600
<b>80% AMI</b> (low income)	\$46,350	\$52,950	\$59,550	\$66,150	\$68,850	\$76,750
<b>100% AMI</b> (moderate income)	\$57,900	\$66,200	\$74,500	<b>\$82,700</b>	\$86,100	\$96,000

## AFFORDABLE MONTHLY RENT, BY AMI

% OF AMI / UNIT SIZE*	EFFICIENCY (STUDIO)	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
<b>30% AMI</b> (extremely low income)	\$435	\$466	\$559	\$711	\$879
<b>60% AMI</b> (very low income)	\$869	\$931	\$1118	\$1291	\$1440
<b>80% AMI</b> (low income)	\$1159	\$1241	\$1489	\$1720	\$1919
<b>100% AMI</b> (moderate income)	\$1448	\$1551	\$1863	\$2151	\$2400

\*When considering the most appropriate size of a home for a family, many housing programs use a calculation of 1.5 persons per bedroom.

## Who can help me find affordable housing?

Within the city of Atlanta, there are multiple agencies and organizations that provide affordable housing assistance. Programs provide resources such as vouchers for rental assistance, rental units that are set aside as affordable to low- and moderate-income households, and down payment assistance to new homeowners, among other opportunities.



**Georgia Housing Search** is a statewide website sponsored by the Georgia Department of Community Affairs to provide detailed information about dedicated affordable rental properties and to help people find housing that fits their needs. Search options include the housing type, number of bedrooms, rent amount, and proximity to public transit. Users can also specify properties that meet special needs related to age or disability. This information is available online or through a toll-free, bilingual call center at 1-877-428-8844.

[georgiahousingsearch.org](http://georgiahousingsearch.org)



**Atlanta Housing** is the housing authority for the City of Atlanta, providing and facilitating affordable housing resources for nearly 22,000 low-income households. Resources include AH-owned residential communities, Housing Choice Vouchers, HomeFlex, supportive housing arrangements, and homeownership opportunities. Assistance comes in the form of property-based assistance or tenant-based assistance. You can search for various affordable housing units that may fit your needs on their website.

[atlantahousing.org](http://atlantahousing.org)



**Invest Atlanta** funds multifamily developments throughout the City of Atlanta. Properties offering affordable apartments and programs that support homeownership may be viewed on the website, as well as details on eligibility and steps to take. Invest Atlanta also provides assistance to existing homeowners through owner-occupied rehabilitation programs. These programs aim to help residents stay in their homes by providing repairs, and details can be found on page 19.

[investatlanta.com](http://investatlanta.com)



WITH DOWN PAYMENT ASSISTANCE FROM INVEST ATLANTA, CORRINE COLLINS WAS ABLE TO PURCHASE HER FIRST HOME IN THE WESTSIDE.  
PHOTO CREDIT INVEST ATLANTA

# EQUAL HOUSING: YOUR RIGHTS AND RESOURCES

## What is covered and exempt under Fair Housing law?



The federal [Fair Housing Act](#) covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

## Federal, State, and Municipal Protection

You are protected from discrimination in most residential real estate-related transactions: rentals, sales, lending, insurance, appraisals and advertising.

The federal and state Fair Housing Act prohibits discrimination based on: Race/Color, National Origin, Religion, Gender/Sex, Familial Status (children under 18 in the household), or Disability (includes physical, mental, HIV/AIDS)

The city's ordinance, [Atlanta Code Part II, Chapter 94](#), prohibits discrimination against any person in Atlanta in the area of employment and fair housing on the seven bases identified in the Fair Housing Act, as well as age, domestic relationship status, parental status, gender identity, and sexual orientation.

## Help from City Hall

The [Human Relations Commission](#), through the [Mayor's Office of Constituent Services](#), is authorized to receive complaints and to address illegal discrimination in public accommodations, private employment, and housing within the City. **Call (404) 330-6026.**

## Metro Fair Housing

The City of Atlanta has a contract with [Metro Fair Housing Services, Inc.](#) (Metro) to provide city-wide fair housing services. **Reach them anytime at (404) 524-0000.**

Metro provides the following services:

- Receives and investigates housing discrimination complaints concerning rentals, sales, advertising, lending, insurance, steering, blockbusting, retaliation and/or hate crimes
- Provides landlord/tenant counseling
- Provides multilingual counseling on fair housing and predatory lending issues
- Provides multilingual property owner, manager, and realtor training sessions
- Presents educational seminars and workshops on fair housing

## LEGAL ASSISTANCE

### Heirs Property Law

[Georgia Heirs Property Law Center](#) is a not-for-profit law firm that assists heirs property owners with clearing title to their homes, creating wills, and conducting estate planning. Heirs property is a home or land that passes from generation to generation without a legally designated owner, resulting in ownership divided among all living descendants in a family. This unstable form of ownership limits a family's ability to build generational wealth. It also impedes the revitalization of neighborhoods suffering from blight and generational poverty.

In order to address these issues, the Georgia Heirs Property Law Center provides legal support, land loss prevention, and asset education. Legal support offered includes title audits, title clearing, and remediation of fractured titles. Land loss prevention services includes the development of estate plans and the preparation of wills. Asset education includes financial training and education on home and land ownership as a means to grow assets for the next generation.

**You can contact Heirs Properties by phone at (706) 424-7557 Ext. 1 or by emailing them at [info@gaheirsproperty.org](mailto:info@gaheirsproperty.org)**

## Atlanta Legal Aid Society

The [Atlanta Legal Aid Society](#) provides free civil legal aid for low-income people across metro Atlanta. Legal Aid believes that safe, decent and affordable housing is fundamental to building community. They work to help people maintain the homes they have, to increase access to affordable housing, and to improve living conditions.

Legal Aid has special projects that serve vulnerable populations, including the [Home Defense Program](#). This program provides advice, referrals, and legal representation to homeowners who are facing the loss of their homes, have been targeted for predatory mortgage lending or servicing practice, and/or have been wrongfully denied loan modifications or HomeSafe Georgia assistance.

**You can contact Legal Aid for assistance at (404) 524-5811 or [atlantalegalaid.org](http://atlantalegalaid.org)**

## The Atlanta Volunteer Lawyers Foundation

[Atlanta Volunteer Lawyers Foundation \(AVLF\)](#) is a nonprofit that supports low-income Atlantans with safe and stable housing, fair pay, and escaping domestic violence. They are the largest provider of pro bono legal services in Atlanta and provide free legal services to over 5,000 Atlantans every year.

The [Eviction Defense Program](#) assists tenants in Fulton County who have been served an eviction by the Court or have received a notice to vacate from their landlord. Through its Saturday Lawyer Program, AVLF provides legal representation to tenants facing illegal evictions, hazardous living conditions, unreturned security deposits, and incomplete repairs. This program also helps workers with a claim for unpaid wages against an employer. The [Safe Families Office](#) helps anyone who is seeking safety from domestic violence, child abuse, or elder abuse in Fulton County with assistance including Temporary Protective Orders, safety planning, accessing shelter, and referrals to counseling and other resources. Finally, at the [Probate Information Center \(PIC\)](#) at the Fulton County Courthouse, volunteer attorneys working with AVLF provide free 30-minute appointments to counsel individuals with questions about active probate matters such as simple wills, estate administration, and poverty affidavits.

**You can contact AVLF for assistance at (404) 521-0790. To find out more about how they may be able to help you, visit [avlf.org](http://avlf.org)**

# HOUSING PROGRAMS



LIMITED REHAB PROGRAM  
PHOTO CREDIT CITY OF ATLANTA

As part of our mission to provide dignified housing for all residents, the City of Atlanta coordinates with a number of programs that help both homeowners and renters to stay in their homes. You can read about some of them below. We also feature two of our City agencies on their own pages: check out [Programs from Atlanta Housing](#) and [Programs from Invest Atlanta](#) for more information.

## Home Repair

Homeowner rehabilitation assistance programs provide funds to income-eligible owner-occupants to assist with repairs, rehabilitation, or reconstruction of their homes.

These programs can help prevent the displacement of low-income households who may otherwise struggle to keep their home in a safe, livable condition.

**Rebuilding Together Atlanta**  
(404) 505-5599 or [rebuildingtogether-atlanta.org](http://rebuildingtogether-atlanta.org)

**HopeWorks**  
(404) 872-0167 or [hopeworks4us.org](http://hopeworks4us.org)

**Habitat for Humanity Atlanta**  
(404) 223-5180 or [atlantahabitat.org](http://atlantahabitat.org)

**Meals on Wheels**  
(404) 351-3889 or [mowatl.org](http://mowatl.org)  
**60+ Seniors Only**

**Invest Atlanta**  
(404) 614-8338 or [investatlanta.com](http://investatlanta.com)

**Home Repair Ministries**  
(404) 919-5871 or [homerepairs.org](http://homerepairs.org)

**House Proud Atlanta**  
(404) 464-5950 or [houseproudatlanta.org](http://houseproudatlanta.org)

## Rental, Mortgage, and Utility Assistance

Rental assistance programs help people who are at risk of eviction without assistance in paying rent. Rent payment assistance programs may have age, income, disability, need or other eligibility requirements.

### Start Here!

**United Way of Greater Atlanta**  
Dial 211 or [211online.unitedwayatlanta.org](http://211online.unitedwayatlanta.org)

**Hope Atlanta**  
(404) 817-7070 or [hopeatlanta.org](http://hopeatlanta.org)

**Community Concerns**  
(404) 659-3390 or [communityconcernsinc.com](http://communityconcernsinc.com)

**Salvation Army (Red Shield Services)**  
(404) 486-2700 or [salvationarmyatlanta.org/red-shield-services](http://salvationarmyatlanta.org/red-shield-services)

**Buckhead Christian Ministry**  
(404) 239-0038 or [buckheadchristianministry.org](http://buckheadchristianministry.org)

**Fulton Action Community Authority**  
(404) 320-0166 or [faca.org](http://faca.org)

**Hosea Helps Homeless Prevention**  
(404) 755-3353 or [4hosea.org](http://4hosea.org)

**Partners for HOME/AVLF**  
(404) 521-0790 or [partnersforhome.org](http://partnersforhome.org)

**The Latin American Association**  
(404) 638-1800 or [thelaa.org](http://thelaa.org)

**Center for Pan Asian Community Service**  
(770) 936-0969 or [cpacs.org](http://cpacs.org)

**Emmanuel House**  
(404) 523-2856 or [emmaushouseatlanta.org](http://emmaushouseatlanta.org)

**Midtown Assistance Center**  
(404) 681-5777 or [midtownassistancectr.org](http://midtownassistancectr.org)

**HomeAgain (UWGA + Atlanta Housing)**  
(404) 892-4700 or [nicholashouse.org](http://nicholashouse.org)



PHOTO CREDIT INVEST ATLANTA

## Down Payment Assistance

Low-income and first-time homebuyers may qualify for a low-interest, deferred payment loan, down payment assistance, or closing cost assistance when budgeting for a new home.

**Invest Atlanta**  
(404) 880-4100 or [investatlanta.com](http://investatlanta.com)

**Atlanta Housing**  
(404) 685-4346 or [atlantahousing.org](http://atlantahousing.org)

**Georgia Dream from DCA**  
(404) 679-4840 or [dca.ga.gov](http://dca.ga.gov)

**Federal Home Loan Bank (FHLB)**  
(800) 536-9650 or [corp.fhlbatl.com](http://corp.fhlbatl.com)

**Habitat for Humanity Atlanta**  
(404) 223-5180 or [atlantahabitat.org](http://atlantahabitat.org)





## PROGRAMS FROM ATLANTA HOUSING: OUR CITY'S HOUSING AUTHORITY



ATLANTA HOUSING'S MECHANICSVILLE BUILDING PROVIDES MUCH-NEEDED SERVICES TO THE RESIDENTS OF THAT NEIGHBORHOOD.  
PHOTO COURTESY OF ATLANTA HOUSING

### Affordable Apartments

There are more than 90 apartment communities throughout the City of Atlanta that offer Atlanta Housing rental assistance to low-income families and individuals—including some communities for seniors and persons 55 and older only.

If you are interested in getting rental assistance for units in one or more of these communities, **you must first contact each community's property management office to find out if the waiting list is open.**

#### To obtain a subsidized unit:

1. Decide where you would like to live by reviewing the list at the following link: [atlantahousing.org/wp-content/uploads/2018/03/All-AHA-Property-Based-Listing-2.pdf](https://atlantahousing.org/wp-content/uploads/2018/03/All-AHA-Property-Based-Listing-2.pdf)
2. Call to determine if applications are currently being accepted.
3. Prepare the documents you will need. Property management can tell you exactly what you will need to apply.
4. Apply to get on the waiting list at the community or communities where you would like to live. Once you are on the waiting list and determined to be eligible, property management will contact you when a unit becomes available.



PROGRAMS LIKE CONNECTHOME FROM ATLANTA HOUSING CAN HELP KEEP FAMILIES IN THEIR HOMES.  
PHOTO CREDIT ATLANTA HOUSING

### Tenant-Based Assistance

Tenant-based assistance is a subsidy that stays with the tenant rather than the property. The most common form of this is the **Housing Choice Vouchers**, commonly referred to as Section 8 vouchers. This federally-funded assistance helps low-income families and individuals with the cost of their rent to ensure they are living in healthy, safe housing. Issuance of new vouchers is primarily based on availability of vouchers and federal funding. High demand for these vouchers has outstripped the number of available vouchers so there is a wait to receive them.

#### To obtain assistance:

1. Register for the waiting list, when open.
2. Prepare the documents you will need if selected for the waiting list.
3. Decide where you would like to live.

### Supportive Housing

Atlanta Housing also offers supportive housing options for at-risk populations, including individuals and families experiencing homelessness, people with physical, mental, or developmental disabilities, military veterans, families separated due to the lack of housing, youth aging out of foster care, and othertarget groups that need quality, affordable housing. A full list of these properties can be found at the following link: [bit.ly/ahsupportivehousing2018](https://bit.ly/ahsupportivehousing2018)

### Contact Atlanta Housing:

230 John Wesley Dobbs Ave NE  
Atlanta GA 30303  
(404) 892-4700  
[atlantahousing.org](https://atlantahousing.org)



## PROGRAMS FROM INVEST ATLANTA: OUR CITY'S DEVELOPMENT AUTHORITY

### Homebuyer Assistance

Invest Atlanta offers resources to prospective homebuyers through a variety of programs. All participants in these programs go through a 5-step process:

1. Q&A Session
2. Homebuyer Education
3. Contact a Participating Lender
4. Find Your Home
5. Close on Your New Home

#### Homebuyer Programs from IA include:

##### **HOME Atlanta 4.0**

Homebuyers that meet income and qualifications can get an FHA or VA mortgage and receive a 3.5% grant towards down payment & closing costs.

##### **Vine City Renaissance Initiative**

Homebuyers that meet income qualifications and plan to stay 5+ years in their new Vine City home can get \$10,000 towards down payment & closing costs.

##### **Atlanta Affordable Homeownership Program**

Homebuyers receive up to \$14,000 toward the down payment and/or closing costs, which is fully forgiven after living in the home for 5 years.

##### **ATL Home Renovation Advantage**

Homebuyers that qualify, use a home renovation mortgage loan, and plan to stay at least 10 years in their new home can get \$10,000 towards down payment and closing costs.

##### **Intown Mortgage Assistance Program**

Homebuyers that meet income qualifications and plan to stay 10+ years in their new home can get a mortgage plus \$10,000 towards down payment and closing costs.

For more information on these programs, you can call 404-614-8334.

### Affordable Apartments from Invest Atlanta

Invest Atlanta offers rental assistance for renters at a variety of income levels. They support affordable rental properties throughout the city that are available for singles, families, and seniors.

For specific listings, please use this link: [investatlanta.com/renters/explore-affordable-apartments](https://investatlanta.com/renters/explore-affordable-apartments)



### Home Repair Programs

Invest Atlanta currently offers two **Owner-Occupied Rehabilitation (OOR) programs**. These programs assist legacy residents by offering home repairs so that they can remain in their home.

To qualify for these programs, the following criteria must be met:

- Annual Household Income must not exceed 80% of area median income adjusted for household size.
- Homeowners with first mortgage liens are permitted. Homes with other liens (second mortgages, tax liens, water liens without payment plans, recorded Fi Fas, etc.) are prohibited.
- Must be a primary homeowner and existing resident of the relevant neighborhood(s) as of September 30, 2015.

##### **Westside Heritage Program**

This OOR program serves residents in Westside TAD neighborhoods (Vine City, English Avenue and portions of Castleberry Hill), and is funded by the Vine City Trust Fund and Westside TAD tax increment financing.

##### **Choice Neighborhoods Heritage Program**

This owner-occupied rehabilitation (OOR) program is for residents in the Choice Neighborhoods (Ashview Heights and Atlanta University Center Communities) and is supported by a Choice Neighborhoods Implementation Grant, as well as City of Atlanta and Atlanta Housing's Moving to Work funds.

For more information about these programs, you can call 404-614-8338.

# SPECIALIZED AFFORDABLE HOUSING



PHOTO BY JI KOY VIA UNSPLASH

Some circumstances qualify an individual for specialized housing assistance programs. Individuals who may qualify for specialized housing assistance programs include the disabled, seniors, veterans, persons living with HIV/AIDS, and those experiencing domestic violence. Resources tailored to assist these individuals can be found in this section and throughout this guide.

## Refuge from Intimate Partner Violence

Many shelters offer temporary protection, resources, and support to escape domestic and intimate partner violence.

**Partnership Against Domestic Violence (PADV)**  
(404) 873-1766 or visit [padv.org](http://padv.org)  
Offers safety and shelter for women in need. Must call hotline.

**Our House**  
(404) 522-6056 or visit [ourhousega.org](http://ourhousega.org)  
Shelter for families with infants age 6 months or younger.

**Hanna's House**  
(770) 936-0969  
Emergency shelter offers case management, food, and clothing.

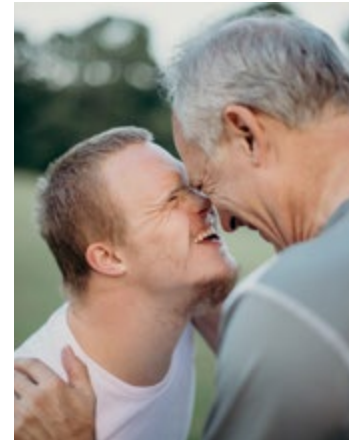
**Raksha**  
(404) 842-0725  
Offers support services, education, and advocacy for the South Asian community.

**Center for Pan Asian Community Services (CPACS)**  
(678) 824-6189 or visit [cpacs.org](http://cpacs.org)  
24-hr hotline, support for AAPI immigrant and refugee families.



## Serving Veterans Who've Served America

Veterans are a protected class offered affordable housing programs to assist in finding and securing affordable housing. In Atlanta, the [Veteran Affairs Supportive Housing \(VASH\) Program](#) provides permanent housing, Housing Choice Vouchers, and ongoing treatment services to veterans experiencing homelessness, mental illness, or substance abuse. Visit [VA.gov](http://VA.gov) or contact the [National Call Center for Homeless Veterans](#) at 1-877-4AID-VET for more.



## Supportive Housing for People with Disabilities

People with physical, mental, or developmental disabilities are eligible for housing assistance through many programs.

[Atlanta Housing](#) provides subsidized properties, some of which are specialized for individuals with disabilities. More information can be found on pages 16 and 17 of this guide.

[Partners for Home](#) provide at-risk populations with stable housing arrangements when they are homeless or in imminent danger of homelessness. More information can be found on pages 24-27 of this guide.



Disabled individuals can also contact [Empowerline from the Atlanta Regional Commission](#) which offers resources for the disabled such as rental assistance and accommodations/modifications to stay in your current home. Call 404-463-3333

If you are satisfied with your living arrangement but feel you are being discriminated against, you can contact the [Southeast ADA Center](#) at 1-800-949-4232 or [Metro Fair Housing](#) at 404-524-0000.

## Specialized Care and Housing for Persons Living with HIV/AIDS

Persons living with HIV/AIDS (PLWHA) face numerous challenges in maintaining stable housing, health care, and treatment—often because of unjust stigma associated with the diagnosis. Stable housing is a vital part of successful long-term HIV care and prevention.

The [Housing Opportunities for Persons with AIDS \(HOPWA\) Program](#) provides a range of housing and related support services for low-income PLWHA and their families throughout the City of Atlanta. The HOPWA program focuses on providing stable housing to those experiencing homelessness and those at risk of becoming homeless.

Evidence shows that stable housing supported by the HOPWA program helps PLWHA to better maintain their HIV care and even become undetectable. Browse many of Atlanta’s providers below:

**Affordable Housing Solutions (Edgewood Center)**  
(404) 522-0105

**Africa’s Children’s Fund**  
(678) 381-1282 or visit [africaschildrensfund.org](http://africaschildrensfund.org)

**AIDS Athens (Live Forward)**  
(706) 549-3730 or visit [liveforward.org](http://liveforward.org)

**AID Atlanta, Inc. (AID Atlanta Housing Program)**  
(404) 870-7741 or visit [aidatlanta.org](http://aidatlanta.org)

**Antioch Urban Ministries**  
(404) 524-2704 or visit [antiochurban.org](http://antiochurban.org)

**CaringWorks, Inc. (Hope House)**  
(404) 371-1230 or visit [caringworksinc.org](http://caringworksinc.org)

**DeKalb County Board of Health**  
(404) 294-3700 or visit [dekalbhealth.net](http://dekalbhealth.net)

**Essence of Hope, Inc.**  
(404) 418-8920 or visit [essenceofhopeatlanta.org](http://essenceofhopeatlanta.org)

**Here’s to Life, Inc. (Phoenix Rising)**  
(404) 500-3726 or visit [herestolifeatl.org](http://herestolifeatl.org)

**Hope Through Divine Intervention, Inc.**  
(404) 748-4375 or visit [htdi.org](http://htdi.org)

**Jerusalem House**  
(404) 350-1633 or visit [jerusalemhouse.org](http://jerusalemhouse.org)

**Making A Way Housing, Inc.**  
(404) 792-8011 or visit [makingawayhousing.org](http://makingawayhousing.org)

**NAESM, Inc.**  
(404) 691-8880 or visit [naesm.org](http://naesm.org)

**Positive Impact Health Centers, Inc.**  
(404) 589-9040 or visit [positiveimpacthealthcenters.org](http://positiveimpacthealthcenters.org)

**Southside Medical Center, Inc.**  
(404) 688-1350 or visit [southsidemedical.net](http://southsidemedical.net)

**Travelers Aid of Metropolitan Atlanta/HOPE Atlanta**  
(404) 817-7070 or visit [hopeatlanta.org](http://hopeatlanta.org)

**Veterans Empowerment Organization (Help for Our Heroes)**  
(404) 889-8710 or visit [veohero.org](http://veohero.org)



THE OWNER-OCCUPIED REHAB PROGRAM FROM INVEST ATLANTA HAS HELPED SENIORS LIKE MAYME LANE MAKE CRITICAL REPAIRS AND STAY IN THEIR HOMES FOR LONGER.  
PHOTO CREDIT INVEST ATLANTA

## Safety and Stability for Atlanta’s Seniors

Many housing units and developments have been built in Atlanta to provide housing for low-income residents aged **62 and older**. Make sure to mention that you’re a senior when talking with representatives who are helping you find services.

[Georgia Housing Search](#) provides an assortment of housing options for low-income seniors in Atlanta with important information on each property such as monthly cost and handicap accessibility.

[Atlanta Housing](#) funds many properties with apartments for low-income seniors. You can find more information about these opportunities on page 16 of this guide.

Seniors can also contact [Empowerline from the Atlanta Regional Commission](#) which offers resources for aging in place such as home repair, information on tax breaks, and home-delivered food, among other services. To reach the Empowerline, call (404) 463-3333.



THE REMINGTON: AFFORDABLE SENIOR HOUSING  
CAREY PARK PHOTO CREDIT INVEST ATLANTA

# RESOURCES FOR ATLANTANS EXPERIENCING HOMELESSNESS



In addition to our resources for affordable rental housing and resources for homeowners, Atlanta has dedicated organizations and key resources designed for residents currently experiencing homelessness.

These organizations and programs are focused on providing both immediate support and wraparound services to help residents find stable housing. Services range from seasonal warming centers to permanent supportive housing opportunities.

## COORDINATED ENTRY

### Why You Should Start with Coordinated Entry

Coordinated entry is a service provided by [Partners for HOME](#), the City's [Continuum of Care](#) for homeless persons. Staff at coordinated entry centers are trained to place you with the shelter that is most appropriate for your needs. It is recommended that you begin your search for homeless services at one of the coordinated entry points below.

However, not all shelters work with coordinated entry access points. Therefore, a list of shelters is provided on the next two pages of this guide. You can also contact shelters directly, but it is generally advisable to begin your search with coordinated entry.

### Access Points for Coordinated Entry

**Gateway Center** (stationary)  
275 Pryor St. • Atlanta GA 30310  
(404) 215-6645 Monday-Friday 9:00am–4:00pm  
and Thursdays 4:00pm–7:00pm Beds for men and referrals for women and children

**First Presbyterian** (mobile)  
1328 W Peachtree St. NE • Atlanta GA 30309  
Mondays: 12:00p–4:00p  
1st & 3rd Sunday mornings: 6:30a–8:30a

**Atlanta Mission** (mobile)  
165 Ivan Allen Jr. Blvd. NW • Atlanta GA 30313  
Tuesdays: 8:30a–3:30p

**Atlanta Mission - Atlanta Day Shelter for Women and Children** (mobile)  
655 Ethel St. NW • Atlanta GA 30318  
Monday–Friday: 8:15a–10:30a

**City of Refuge** (mobile)  
1300 Joseph E Boone Blvd. NW • Atlanta GA 30314  
1st & 3rd Fridays: 9:00a–4:00p

**Crossroads** (mobile)  
420 Courtland St. NE • Atlanta GA 30308  
Wednesdays: 8:30a–3:30p

**Central Outreach and Advocacy Center** (mobile)  
201 Washington St. SW • Atlanta GA 30303  
2nd & 4th Fridays: 9:00a–3:30p



### Do you need help getting an ID?

Not having ID can make it virtually impossible to escape homelessness. It becomes much harder to get a job, find a place to live, open a bank account, get food stamps and obtain disability benefits—or in some instances, even stay at a homeless shelter.

In some instances, not having an ID means not being able to vote. However, there are agencies that assist in obtaining the required documents and vouchers needed to get an ID:

**Emmaus House**  
(404) 523-2856  
[emmaushouse.org](http://emmaushouse.org)

**Crossroads Community Ministries**  
(404) 873-7650  
[crossroadsatlanta.org](http://crossroadsatlanta.org)

**Central Outreach and Advocacy Center**  
(404) 659-7119  
[centrалоac.org](http://centrалоac.org)

## CONTACTING SHELTERS AND SUPPORTIVE HOUSING DIRECTLY

There are many shelters, programs, and temporary accommodations for residents struggling to maintain housing. [Coordinated Entry Points](#) (on previous page) strive to ensure you get to the appropriate services such as those listed on these two pages. Emergency Shelters and Warming Centers provide temporary shelter during acute need. Transitional shelters and permanent supportive housing provide more comprehensive services to bring individuals out of homelessness.

It is generally recommended that you begin your search for shelter with coordinated entry, but you can also contact these shelters and services directly, particularly if you have special needs for accommodation.

You can call the [Georgia Crisis and Access Line](#) for help anytime at 1-800-215-4225.

### For Veterans

**Veterans Community Resource & Referral Center**  
Fort McPherson, Bldg. C  
1701 Hardee Ave. • Atlanta, GA 30330  
404-321-6111 ext. 7436  
Monday–Friday 9:00a–5:00p (walk-ins accepted)  
Coordinated Access Point (CAP), domiciliary shelter, medical services, permanent housing resources

### Domestic Violence & Sex Trafficking

**Partnership Against Domestic Violence**  
404-873-1766 (Must call hotline)  
Supports women and their children in their efforts to live violence-free by offering safety and shelter for battered women

**GA Cares**  
1-844-8GA-DMST, 1-844-842-3678 (24-hour hotline)  
Hotline for victims of sex trafficking  
Provides access to crisis beds and support

### For Men

**Atlanta Mission**  
165 Ivan Allen Blvd. NW • Atlanta, GA 30313  
404-367-2493  
Shepherd's Inn provides hot meals and a comfortable place to sleep. Must arrive daily by 3pm for a bed.

**Salvation Army**  
400 Luckie Street • Atlanta, GA 30313  
404-486-2700 (Call early to reserve bed)  
Payment of \$10/night

**Evolution Center (Gateway)**  
1135 Jefferson St. NW • Atlanta, GA 30318  
470-481-5800 (Call directly after hours)  
Low-barrier shelter for men  
Access through Gateway, 275 Pryor Street  
OR through Coordinated Entry Assessment

### For Women and Women with Children

**Atlanta Day Shelter by Atlanta Mission**  
655 Ethel Street NW • Atlanta GA 30318  
404-588-4007  
Monday, Tuesday, Thursday, Friday: 8:00a–3:00p  
Wednesday: 8:00a–2:00p  
Must arrive by 10:30am daily for beds at the day shelter location.

**Our House**  
173 Boulevard NE • Atlanta GA 30312  
404-522-6056  
For families with at least one infant child, 6 months old or younger

**Salvation Army**  
400 Luckie Street • Atlanta GA 30313  
404-486-2700 (call early)  
Pay \$10/night

**City of Refuge**  
1300 Joseph E. Boone Blvd • Atlanta GA 30314  
404-564-7743  
Request to be added to daily email blast of bed availability

**Calvary Refuge**  
4265 Thurmond Road • Forest Park, GA 30297  
404-361-5309  
Serves women, women with children & teenage boys

**Trinity**  
265 Washington Street • Atlanta, GA 30312  
Access through Coordinated Entry

**Solomon's Temple**  
2836 Springdale Road SW • Atlanta, GA 30315  
678-448-8182  
Serves women, women with children & teenage boys

**Donna Center**  
866 Warner St SW • Atlanta, GA 30310  
770-558-9490 (Number for after-hours)  
Serves women and intact families  
Access through Coordinated Entry assessment (275 Pryor St. or a mobile site)

### For Youth

**Covenant House**  
1559 Johnson Road NW • Atlanta, GA 30318  
404-589-9619  
Crisis Shelter and Outreach

**Lost-n-Found Youth**  
2585 Chantilly Drive • Atlanta, GA 30324  
678-856-7825 (Youth Hotline)  
678-886-3556 (Direct)  
678-856-7824 (Office)  
Crisis shelter/transitional for LGBTQ youth with drop-in center

### For Couples

**Salvation Army**  
400 Luckie Street • Atlanta, GA 30313  
404-486-2700 (Must call to reserve a spot, preferably in the morning)  
Payment: \$10/night  
Access through Coordinated Entry or calling directly

**Zaban Couples Shelter**  
1605 Peachtree St NE • Atlanta, GA 30309  
404-872-2915 (Must call to reserve)  
Winter only: from October 15–April 30

### Warming Centers

The City's winter shelter programs operate when temperatures drop **below 40 degrees**. They provide short-term emergency shelter to accommodate the higher demand during the colder months.

For a listing of the 2020–2021 winter shelters, see [our PDF here](#). On days when shelters are open, the City publishes information online and makes automated phone calls with shelter locations and hours of operation. Check [atlantaga.gov](http://atlantaga.gov) for updates.

# DEVELOPMENT OF AFFORDABLE HOUSING



ARCHITECT'S RENDERING OF AT PROMISE CENTER  
PHOTO CREDIT INVEST ATLANTA

## Municipal Process for Developing Affordable Housing in Atlanta

Developers of affordable housing follow most of the same steps as developers of market-rate housing. The primary difference is that affordable housing developers will receive different sources of funding that may include support from government and philanthropic entities rather than just private bank financing.

Once developers have put together their capital stack, they begin the development process with the City which includes:

1. Applying for rezoning (when appropriate)
2. Applying for a building permit
3. Receiving a certificate of occupancy

Once in possession of a certificate of occupancy, the property owner may lease units (in the case of apartments), or sell unit(s) (in the case of a house or condominium).

## Resident Input on Funding of Affordable Housing

Residents can be engaged in the process of deciding which affordable housing projects are developed. These decisions are most often made by Atlanta City Council, the Atlanta Housing Board, and the Invest Atlanta Board.

### City Council & Committee Meetings

Atlanta City Council makes decisions on the allocation of entitlement grant funds from the US Department of Housing & Urban Development (HUD). These include funds from the HOME, CDBG, HOPWA, and ESG programs. Deliberations around legislative items that appropriate funds to projects and authorize the terms of the contracts are held in the Community Development/Human Services Committee. The CD/HS Committee also makes decisions on housing policies. A public comment period is held at the beginning of each meeting, and the agendas and meeting schedules can be found at the link below.

[citycouncil.atlantaga.gov/standing-committees/community-development-human-services/agenda](http://citycouncil.atlantaga.gov/standing-committees/community-development-human-services/agenda)

### IA and AH Boards

The Invest Atlanta and Atlanta Housing Boards operate independently of Atlanta City Council and also provide funding for affordable housing developments. Public comment is also held at the beginning of these meetings. The agendas and meeting schedules can be found at the links below:

[go.boarddocs.com/ga/investatlanta/Board.nsf/Public](http://go.boarddocs.com/ga/investatlanta/Board.nsf/Public)

and [atlantahousing.org/notices](http://atlantahousing.org/notices)

## Resident Input on Development through Neighborhood Planning Units (NPU)

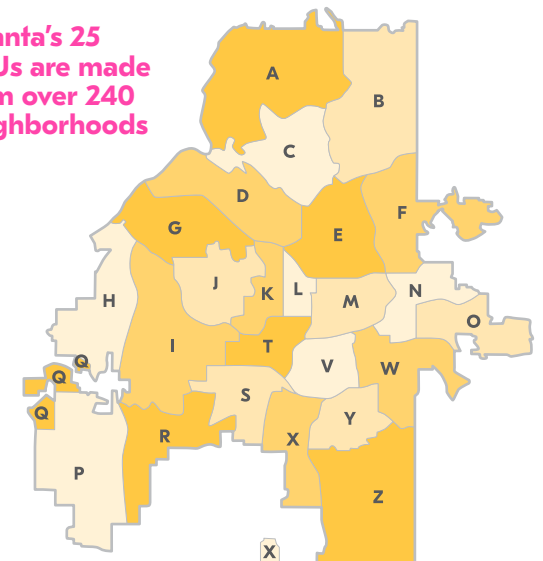
The best opportunities for resident involvement come at the rezoning stage when developers go to Neighborhood Planning Units (NPU) to seek approval for their project. The City of Atlanta has 25 NPUs which provide input on rezoning cases. To find your NPU, see the link below.

[atlantaga.gov/government/departments/city-planning/office-of-zoning-development/neighborhood-planning-unit-npu](http://atlantaga.gov/government/departments/city-planning/office-of-zoning-development/neighborhood-planning-unit-npu)

To see the schedule for your NPU meetings, see the link below:

[atlantaga.gov/government/departments/city-planning/office-of-zoning-development/neighborhood-planning-unit-npu/npu-schedule](http://atlantaga.gov/government/departments/city-planning/office-of-zoning-development/neighborhood-planning-unit-npu/npu-schedule)

Atlanta's 25 NPUs are made from over 240 neighborhoods



## ATLANTA'S HISTORIC AUBURN AVENUE

PHOTO CREDIT ROMMY SISON VIA UNSPLASH



# GRATITUDE AND ACKNOWLEDGEMENTS

The City of Atlanta and the Department of City Planning would like to express their gratitude to everyone who helped make the first edition of this Affordable Housing Resource Guide a reality.

Our hope is that this guide will be a useful tool that will help Atlantans access the local housing resources they need.

### IN MEMORY OF

**Ivory Lee Young, Jr.**,  
Councilmember District 3

*His vision and resolve are the reason you're reading this affordable housing resource guide. Thank you, Councilmember, for 17 years of service to Atlanta.*

### CITY OF ATLANTA

**Keisha Lance Bottoms**, Mayor

**Terri Lee**, Chief Housing Officer

**Tim Keane**, Commissioner of the Department of City Planning

**Janide Sidifall**, Deputy Commissioner, Department of City Planning

**Joshua Humphries**, Director, Office of Housing and Community Development

**Jordan Williams**, Senior Management Analyst, Office of Housing and Community Development

**Tomika Talley**, Management Analyst, Office of Housing and Community Development

**Joshua MacBeth**, Intern, Office of Housing and Community Development

**Bithia Ratnasamy**, Project Manager for Chief Housing Officer

**Neyaunte Stallings**, Homeless Services Coordinator, Mayor's Office of Constituent Services

**Mad Dworschak**, Senior Graphic Designer





“THE PROMISE OF ONE ATLANTA IS A CITY WHERE ALL RESIDENTS HAVE  
EQUITABLE ACCESS TO QUALITY PUBLIC SERVICES AND AMENITIES —  
INCLUDING PUBLIC SPACES, SCHOOLS, TRANSIT, RETAIL, JOB OPPORTUNITIES,  
AFFORDABLE HOUSING, AND HEALTHY AND SAFE ENVIRONMENTS.”

—MAYOR KEISHA LANCE BOTTOMS’  
ONE ATLANTA HOUSING  
AFFORDABILITY ACTION PLAN, 2019