

The mission of 3Keys is to develop and manage affordable permanent housing with onsite supportive services for adults facing the challenges of mental illness and homelessness.

THE YEAR IN NUMBERS

477

Furnished Permanent Supportive Housing (PSH) units

500+

Residents served

30+

Activities offered at all six properties, including:

Support groups, wellness screenings, health fairs, financial literacy classes, community gardening

84,000

Meals served and/or distributed

93%

of our residents remained stably housed after two years

Year after year, this number is consistently higher than **90%**.

6

Metro Atlanta properties

83%

of residents participated in supportive services:

- Case management
- Mental health support and care
- Substance abuse treatment
- Job & life skills training
- Benefits eligibility assistance
- Peer support & recreation
- Food access assistance

View this report online at the3keys.org/news-and-information.



“For people experiencing homelessness, having a key to their own home can mean a new lease on life.”

MOMENTS OF IMPACT

Highlights from 2024

Transfer of Welcome House

After 12 years of managing Welcome House, The 3Keys assumed full ownership of the building in fall of 2024 from Enterprise Community Partners. The building has become physically and programmatically obsolete after decades of service. This notable milestone enables The 3Keys to pursue the recapitalization and rehabilitation of the aging building.

For this redevelopment, 3Keys will serve as owner, co-developer, property manager, and service coordinator, while Tapestry Development will lead as the project's developer. This shared partnership ensures that both housing expertise and deep service experience guide every decision. Together, the team will lead the redevelopment of the outdated dormitory-style single-room occupancy units into 120 modern studio apartments that reflect the dignity and independence every resident deserves.

Enterprise's National Board Visits Phoenix House

In November 2024, Scott was named to the Enterprise Community Leadership Council (ECLC), joining national leaders advancing affordable housing solutions. Additionally, Enterprise selected 3Keys for its Southeast Preservation Academy Cohort and the Equitable Path Forward program, which provide technical assistance, bridge funding, and advisory support.

During the Council's annual convening in Atlanta, Walker shared 3Keys' mission and highlighted our role in the city's housing ecosystem, reinforcing the value of collaboration in addressing today's challenges. These opportunities strengthen our preservation efforts, expand access to capital, and create new leadership pathways—positioning 3Keys to better serve residents and build a more equitable housing future.

Cheers for a Cause 2024

In November, 3Keys hosted its annual fundraising mixer, Cheers for a Cause, bringing together supporters, board members, partners, and staff to advance the mission of ending chronic homelessness. Held at Wild Heaven West End Brewery and Gardens, the evening featured dinner, local music, and community celebration—all in support of a vital cause. Scott shared updates on 3Keys' impact and growth, including progress on capital projects at O'Hern House, the receipt of more than \$500,000 in grant funding (surpassing the goal by over 60%), and new partnerships with Truist and Delta Community Credit Union that equip residents with essential financial literacy training. Thanks to the generosity of the community, the event raised nearly \$40,000 to provide hope and opportunities for individuals experiencing homelessness.

Georgia Titans Award

In May, Scott Walker was recognized with the 2024 Georgia Titan award. Using criteria that includes exceptional leadership, vision, and passion, the Titan 100 program recognizes Georgia's Top 100 CEO's & C-level executives who are the area's most accomplished business leaders in their industry.



GRANTS & PHILANTHROPIC FUNDING

The 3Keys, Inc. received \$104,000 in funding in 2024 from the following grantees:

- \$35,000 from the Fulton County Community Service Program (CSP) Grant
- \$30,000 from the Fulton County Veterans Services Program Grant
- Three new grants from Foundations managed by Wells Fargo (all for general operating support):
 - \$15,000 from the Atlanta Foundation
 - \$15,000 from the Mary Allen Lindsay Branan Foundation
 - \$1,000 from the Thomas Pitts Trust
- \$5,000 from the Frances Hollis Brain Foundation specifically for client assistance with transportation and food
- \$3,000 from the Frances Wood Wilson Foundation for general support

Ongoing support provided by longtime funders:

- U.S. Department of Housing and Urban Development (HUD)
- Georgia Department of Community Affairs
- The Scott Hudgens Family Foundation
- The John & Polly Sparks Foundation
- Lutheran Church of the Redeemer

Power of Partnerships

In the true spirit of permanent supportive housing, The 3Keys works with dozens of partners to provide wraparound services.

See the full list of partners at www.the3keys.org/partners.



“The Assistance League of Atlanta is delighted to have added 3 Keys to the list of agencies we assist to eliminate homelessness in Atlanta. We have developed a very meaningful relationship with the personnel at 3 Keys which allows us to focus on providing needed support where and when it is needed. We have recently expanded our services to include not just the residents at Welcome House, but all the housing units under the 3 Keys umbrella.”
- Elaine McClean, Chair of Assistance League of Atlanta’s New Beginnings.

PROPERTY SPOTLIGHT: WELCOME HOUSE



Residents primarily served:

Individuals with very limited income and with severe and persistent mental illness (SPMI) who have experienced chronic homelessness and many of whom are dually diagnosed with substance use and mental health challenges.

Apartments: 209

Location: Downtown at 234 Memorial Drive, 30303

As 3Keys' largest apartment building, Welcome House serves some of the City's most vulnerable residents with the opportunity to have a safe place to live while receiving onsite support from 3Keys' staff. With varying needs, services are tailored to help each resident live a lifestyle of independence instead of a return to homelessness, incarceration, or constant institutional care.

JB's Story:

JB has lived at Welcome House for many years and faces the dual challenges of schizophrenia and a chronic health condition. When the 3Keys supportive services team first connected with him, he was in severe crisis—his mental health had gone untreated and he was often physically unwell. JB's thoughts were disorganized, he was delusional, and he was unable to take the steps on his own to stabilize and to care for basic needs, such as bathing and eating.

The 3Keys team met JB where he was and began by reestablishing critical connections to care. They reached out to clinics and linked him back to Grady's Infectious Disease Program (IDP), where he had previously been seen for treatment of medical challenges. Staff accompanied him to appointments, providing encouragement—and even small comforts like packing his favorite snacks—to keep him motivated. They arranged regular transportation to medical visits, helped him place grocery orders focused on healthy choices, and enrolled him in an adult day program that gave him activities and social connection to look forward to each day. With consistent support, JB began taking small but meaningful steps forward.

As JB's thoughts became clearer, he began setting and achieving personal goals. Outside community providers contacted 3Keys to say they had never seen JB doing so well, which they attributed to the dedicated, compassionate care of the Welcome House team. Today, JB continues to attend his appointments, understands the importance of his mental health medication, and enjoys genuine friendships through his day program. Each day, he checks in with his case manager and the team continues to encourage and cheer him on!

PROPERTY SPOTLIGHT: O'HERN HOUSE & PHOENIX HOUSE



O'Hern House residents primarily served:

Individuals typically diagnosed with dual challenges of SPMI and substance use disorders (SUDs).

Apartments: 76 Single Resident Occupancy (SROs)

Location: Sweet Auburn neighborhood at 16 William Holmes Borders, Sr. Drive, Atlanta, 30312

The facility includes an industrial kitchen that is used to support residents in meal preparation and provides three meals a day. There are lounges on each floor, an elevator, game room, library, and community space for resident engagement and activities. Between 2025 and 2026, O'Hern House will undergo a renovation and refresh to units, staff offices, and systems updates.

Partner Stories:

In October 2024, and at various other times during the year, Aniz, a support services agency, was on site at Phoenix House providing HIV testing as well as a presentation on Prep and PrEP enrollment. Residents received critical information regarding their health status and preventative care, all at no cost - with the added bonus of receiving gift cards for participating.

Kaiser Permanente's Mobile Health Van serviced 24 individuals at O'Hern House on April 12th 2024. All residents received basic health screenings and referrals as needed. KP's Mobile Health Van typically visits each of 3Key's properties annually.

Phoenix House residents primarily served:

Individuals with highly service-dependent mental illness.

Apartments: 69

Location: Capitol View neighborhood at 1296 Murphy Avenue, SW, 30310

Phoenix House is located just south of downtown Atlanta near the Oakland City MARTA Station. The apartments provide affordable, long-term housing for those who have highly service-dependent mental illness. This facility fills a critical gap between institutions and group homes by providing independent living within a highly supportive environment.



PROPERTY SPOTLIGHT: A WAY HOME

Residents primarily served:

Individuals living with mental health disabilities who have experienced chronic homelessness.

Apartments: 27

Location: Southwest Atlanta at 2280 Campbellton Road, SW, 30311

3Keys manages scattered site apartments within the Adams House Apartment complex in southwest Atlanta as part of its A Way Home permanent supportive housing program for individuals living with disabilities. Residents receive onsite services from both their clinical providers and supportive services and case management from 3Keys staff.

The services provided play a crucial role in residents' ability to maintain housing and live up to their potential. Residents increase life skills, have opportunities to be involved in community events like our weekly walking group and other monthly housing meetings, and can get reduced-price memberships at the local YMCA. The library, a recreation center, and multiple grocery stores are within walking distance. A Way Home participants enjoy the sense of community at the Adams House complex and experience a higher quality of life through permanent housing.



CC's Story:

During her time at Adams House, CC has made remarkable progress toward her personal goals. She has engaged in treatment for her substance use disorder and achieved extended periods of sobriety. With stable housing, her Grady ACT (Assertive Community Treatment) team is able to provide consistent, wraparound care addressing her mental, physical, and substance use needs.

As her health and stability improved, CC secured a work-from-home position where she continues to thrive. Having a safe, supportive place to call home has given her the space to heal from the trauma of chronic homelessness and regain her self-sufficiency.

PROPERTY SPOTLIGHT: PRESLEY WOODS & ROSALYNN APTS



Presley Woods residents primarily served:

Lower or no income adults with mental health disabilities.

Apartments: 40

Location: Kirkwood neighborhood at 265 Kirkwood Road, 30317

At Presley Woods, a quiet tree-shaded common area opens to studio units that surround a courtyard with a partially covered patio. Within the main building, shared amenities include laundry facilities, reading room, gym, and recreation room.

Partner Stories:

In 2024, 3Keys supportive services staff established a food pantry for the first time at Rosalynn Apartments. Thanks to the partnership with Atlanta Department of Community Supervision, staff are now able to pick up weekly nonperishable food donations. The pantry provides groceries to residents in need and supports the 3Keys' broader mission of fighting food insecurity.

For more than two decades, LW has lived at Presley Woods, where the supportive environment has allowed for independent living while managing a severe and persistent mental illness. LW meets weekly with his CFI case manager to review his meds, keep appointments, and connect to additional resources. As LW has aged, his evolving needs are met quickly and thoughtfully, helping maintain a safe, healthy living space. LW continues to remain stable and happily housed as a valued member of the Kirkwood community.

Rosalynn Apartments residents primarily served:

Individuals with SPMI, many of whom are on disability and unable to work, with some who are able to work, volunteer, and participate in day programs.

Apartments: 56

Location: Chamblee at 2198 Dresden Drive, 30341

Each resident has access to the onsite services, including case management, medication management and connection to community resources. The complex is strategically located near the DeKalb Community Service Board, multiple grocery stores and shopping malls, a public park, and mass transit.



SOCIAL MEDIA HIGHLIGHTS



- 216 followers
- 76 posts
- 1,000+ page visits



- 106 followers
- 70 posts



- 229 followers
- 70 posts



Instagram and Facebook post with the most interactions: Georgia Titans volunteer day at The Gateway Center.



Facebook post with the second most interactions: partnership with Assistance League of Atlanta.



Board of Directors

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Scott Walker, *3Keys President & CEO*

ANNUAL BUDGET

In 2024, The 3Keys, Inc. operated with an annual agency budget of \$4.9 million. The company has a Platinum designation from Guidestar.



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SUPPORT OUR MISSION

We could not accomplish our mission without those in our community who donate, volunteer, or support 3Keys in other ways.

Learn how you can get involved:
the3keys.org/get-involved