








*The 3Keys exists to end chronic homelessness in Atlanta.*

Over the past 38 years, 3Keys has been an integral part of Atlanta’s continuum of care and supportive services for individuals experiencing homelessness in metro Atlanta. What began as a single property with 48 units is now a nationally-recognized program serving nearly 500 individuals across six properties.



**THE YEAR IN NUMBERS**

	<b>477</b>	Furnished Permanent Supportive Housing (PSH) units		<b>30+</b>	Activities offered at all six properties, including financial, health, and support groups
	<b>500+</b>	Residents served		<b>83%</b>	Of residents participated in supportive services
	<b>84K</b>	Meals served and / or distributed		<b>6</b>	Metro Atlanta properties
	<b>93%</b>	of our residents remain stably housed after two years, consistently above 90%			

View this report online at [the3keys.org/news-and-information](https://the3keys.org/news-and-information).

# MOMENTS OF IMPACT

Highlights from 2025



## William Josef Foundation and DCA Grants

3Keys was awarded \$150,000 from the William Josef Foundation and \$250,000 in ARPA

(American Rescue Plan Act) funds from Georgia's Department of Community Affairs to bolster supportive services across its portfolio. This funding has allowed 3Keys to expand supportive staff capacity and strengthen the level of individualized care available to residents, leading to sustained positive housing outcomes. The organization consistently maintains a housing stability rate of 85% or higher - exceeding HUD's 80% benchmark. In 2025, 93% of residents remained stably housed after two years. By increasing staffing and services across all properties, 3Keys aims to sustain and potentially surpass this high standard of housing stability.



## O'Hern House Rehab

On September 24, 3Keys held a press conference to celebrate the groundbreaking for the rehabilitation of O'Hern House, a

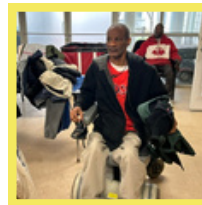
nearly 120-year-old historic building, supported by a \$5.4 million grant award from the Governor's Office of Planning and Budget (OPB). The project will preserve and upgrade 76 units that provide housing for individuals diagnosed with mental illness, including those with substance use disorders. The rehabilitation will include major systems upgrades, energy-efficiency improvements, and updated residential and staff office spaces. 3Keys is partnering on the project with Quest Ventures, led by President and CEO Leonard L. Adams, who spoke at the event along with Scott Walker and Atlanta City Councilmember Liliana Bakhtiari (pictured above).



## Welcome House Collaboration

In July, Atlanta Mayor Andre Dickens visited Welcome House following 3Keys' agreement with the City to provide 19 dedicated beds as part

of a Rapid Re-Housing effort to support unsheltered individuals living at the Wheat Street Encampment. As a result of this initiative, 18 individuals remain stably housed at Welcome House.



## Enterprise Community Leadership Council

Scott was invited to represent 3Keys on Enterprise's Executive Community Leadership Council (ECLC), a

national board that brings together experienced affordable housing leaders and partners from across the country to share expertise and help drive meaningful change. With a strong local presence, Enterprise Community Partners continues to be a powerful collaborator of 3Keys, and Scott's participation on the ECLC further strengthens this important partnership.



# MOMENTS OF IMPACT

## Highlights from 2025



### Board leadership transfer and recognition

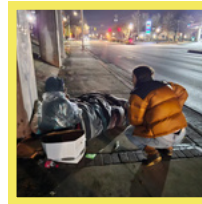
After nearly 15 years serving as the Chair of the Board, David Lambrecht transitioned leadership to Bona Allen. David will continue to serve on the board as a member.

Stan Jones, the inaugural Chairperson of Project Interconnections (3Keys' prior name), who helmed the first-ever board meeting in January 1988, retired from his distinguished legal career and will continue in his role as a board member. His experience working on mental health issues for Jimmy and Rosalynn Carter in both Washington and Atlanta led to his founding role at 3Keys.



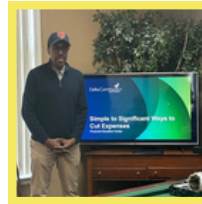
### Georgia Supportive Housing Institute Cohort

In fall 2025, 3Keys was selected to participate in the second Georgia Supportive Housing Institute (SHI) Cohort, a signature Corporation for Supportive Housing (CSH) program designed to enhance affordable and supportive housing developments throughout the state. Its rigorous curriculum covers all facets of multi-family property development including design concepts, service delivery, funding procurement, and ongoing operation. Welcome House will be the focus at the cohort finale to occur in March 2026.



### Point-in-Time Count 2025

The City of Atlanta conducted its annual Point-in-Time Count overnight in January of 2025. 3Keys joined volunteers as they spread out across the city to conduct surveys, assessments, and distributed essential items such as: warm clothing, hygiene products, and food. In 2025, Scott, Diane, Keith, and Stephanie all participated.



### Financial Keys Sessions

3Keys continued hosting Financial Keys sessions with Delta Community Credit Union (DCCU) at Phoenix House and Rosalynn Apartments. This series of classes is designed to equip residents with essential financial literacy skills, laying a foundation for long-term stability and success.



### Cheers for a Cause 2025

Supporters, friends, and colleagues gathered on November 6 for the annual Cheers for a Cause fundraiser that directly funds programming and operational costs, benefitting hundreds of formerly homeless individuals across Metro Atlanta. The event took place in Atlantic Station at the law offices of Nelson Mullins Riley & Scarborough LLP. Sponsors contributed \$27,500 (an increase from \$24,800 last year), individuals purchased \$2,550 in tickets, and additional donations raised an additional \$3,575 in support of the event. Scott highlighted 3Keys' work and staff and presented plaques to 3Keys board members, David Lambrecht and Stan Jones, in recognition of their dedicated service on the Board of Directors.

# POWERFUL PARTNERSHIPS

3Keys' robust network of partners continues to grow. Collaboration with agencies across Atlanta and the state enables the extensive menu of wraparound services and activities to residents, including support groups, wellness screenings, health fairs, and financial literacy classes.

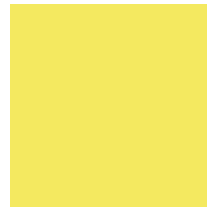
## PARTNER SPOTLIGHT: PMC

PMC (Proactive Management Consultants) operates an Adult Program for 3Keys' residents dedicated to excellence, accountability, and client-centered care. They provide mental health services to clients at Presley Woods, Phoenix House, and Welcome House in the form of case management, regular groups on site, and clinical services. For a few residents at Phoenix House, PMC provides transportation to their facility for clinical services and case management.

Through hands-on engagement, real-world support, and strong partnerships, PMC continues to positively impact client stability, independence, and overall mental health while supporting the mission and standards of 3Keys.



"PMC is sincerely thankful for the opportunity to work alongside 3Keys. We value the collaborative partnership, shared mission, and mutual commitment to client stability, safety, and long-term success. Our continued work together has strengthened service delivery and enhanced outcomes for the individuals we jointly serve."



- Marcellique Hardin, Adult Program Director, Proactive Management Consultants (PMC)

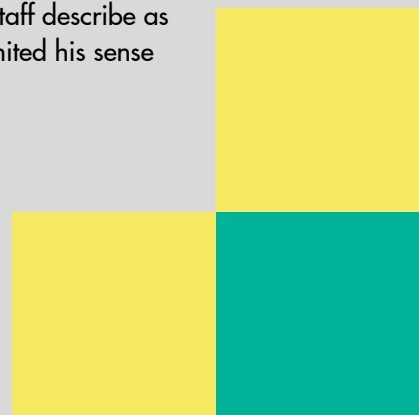
*See the full list of partners at [www.the3keys.org/partners](http://www.the3keys.org/partners).*

## Story of 3Keys Resident, MD

After years of experiencing homelessness, MD came to 3Keys carrying the weight of a physical injury that had cost him his job and, ultimately, his housing. Together with his case manager, he developed a service plan focused on stabilizing his health, addressing his mental health needs, and rebuilding a path to employment. In the beginning, MD was emotionally fragile, often arriving in tears and struggling with severe symptoms of his diagnosis. Still, he was determined to move forward, even as he faced the daunting reality of having no income.

One of his first goals was to renew his CDL so he could return to work, but the fees felt out of reach. Recognizing both the importance of this milestone and the anxiety it triggered, his case manager accompanied him to the DMV, offering steady support throughout the process. Together, they secured his CDL - a moment staff describe as transformative. The pride and relief on his face were unmistakable. Achieving that single goal reignited his sense of confidence and possibility.

Since then, MD has continued to build momentum. He is actively pursuing job leads and employment resources, following through on every opportunity presented. He is now connected to clinical care at Grady 10 Park Place, where he is receiving treatment to better manage his depression and anxiety. Today, MD is focused on the progress he's making and meets regularly with staff, steadily moving toward stability with renewed hope.



# GRANTS & PHILANTHROPIC FUNDING

**In 2025, 3Keys continued to expand its grants and philanthropic support with generous contributions from an array of partners including:**

- A \$150,000 grant from the William Josef Foundation and a \$250,000 HOME-ARP grant from the Georgia Department of Community Affairs - both to enhance supportive services programming
- A \$50,000 grant from Enterprise Community Partners for our supportive services programming and to enhance organizational capacity.
- A \$7,500 grant from Delta Community Credit Union to provide financial literacy education for 3Keys' residents
- A \$8,477 grant from the Residential Services Fund of the Community Foundation for Greater Atlanta to support program operations
- A \$5,000 grant from the Frances Wood Wilson Foundation, a \$10,000 grant from the Mary Allen Lindsay Branan Foundation, and a \$10,000 grant from the Atlanta Foundation - all for general support

**Ongoing support is provided by longtime funders:**

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



## Story of 3Keys Resident, EG

When EG arrived at 3Keys, she had almost no hope. The trauma of homelessness had left her withdrawn and immobilized by severe depression. She rarely left her room and barely ate. Staff began with small, steady acts of care - knocking softly on her door, bringing food from the pantry, and making sure she was drinking water. Over time, her depression deepened to the point that speaking became too difficult, and eventually she stopped talking altogether.

Refusing to give up, her case manager offered her a notebook and pen. For months, EG communicated only through handwritten notes. Each day, her case manager showed up - sitting with her, playing cards, drawing, and taking short walks - patiently building trust. Through those consistent, compassionate moments, EG began to believe she mattered. The notes became a pathway to progress: first small goals like stepping outside each day, then larger ones like addressing her mental health. Staff accompanied her to appointments at Grady 10 Park Place, where she received a full psychiatric evaluation, began medication for depression, and started therapy to process her trauma.

As her relationship with her case manager deepened, EG shared more of her story, including that she had a child. Then one day, after weeks of silence, she spoke. The sound of her voice brought the staff to tears. Today, EG is stable, participating in on-site activities, and working toward permanent supportive housing with the hope of reuniting with her son.

# 3KEYS' PROPERTIES

3Keys owns and operates six properties across Metro Atlanta that serve more than 500 residents annually.

## Welcome House

209 apartments in  
Downtown Atlanta



## O'Hern House

76 apartments in the Sweet  
Auburn neighborhood  
(currently undergoing  
renovation)



## Phoenix House

29 apartments in the  
Capitol View  
neighborhood



## Presley Woods

40 apartments in the  
Kirkwood neighborhood



## Rosalynn Apts.

56 apartments in  
Chamblee



## A Way Home

27 apartments in  
Southwest Atlanta



# SOCIAL MEDIA & WEBSITE HIGHLIGHTS



- 224 followers
- 61 posts



- 104 followers
- 64 posts



- Total posts: 67
- Total page followers: 237
- Page views: 388
- Unique visitors: 221



- Blog posts: 24
- Active users: 8,676
- Returning users: 1,084
- Webpage views: 4,667

### Top 5 webpages viewed:

1. Homepage: 24.99%
2. Housing & Support Services: 17.86%
3. About: 6.44%
4. Welcome House: 6.3%
5. Contact: 5.15%

## BOARD OF DIRECTORS

- Bona Allen, *Chair*  
Bill McDonald, MD, *Vice Chair*  
Cathy T. Rambach, *Secretary*  
Linda Booker, *Treasurer*  
Yasmine Antoine, Esq.  
Sarah Bangs  
Monalisa Chowdhury  
Jerolyn Webb Ferrari  
Pat Gardner  
Stan Jones  
David Lambrecht  
Melanie Lastrapes  
Gabriele Lockridge  
Amy Mills  
Ellen Roberts  
Michael Shelnutt
- Scott Walker, 3Keys President & CEO*

*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.*

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](https://the3keys.org/get-involved)



2198 Dresden Drive  
Chamblee, GA 30341  
info@the3keys.org  
404.325.4572



the3keys.org



the3keysatlanta



3keysinc



3keyshousing

## ANNUAL BUDGET

In 2025, The 3Keys, Inc. operated with an annual agency budget of \$4.7 million. The company has a Platinum designation from GuideStar.