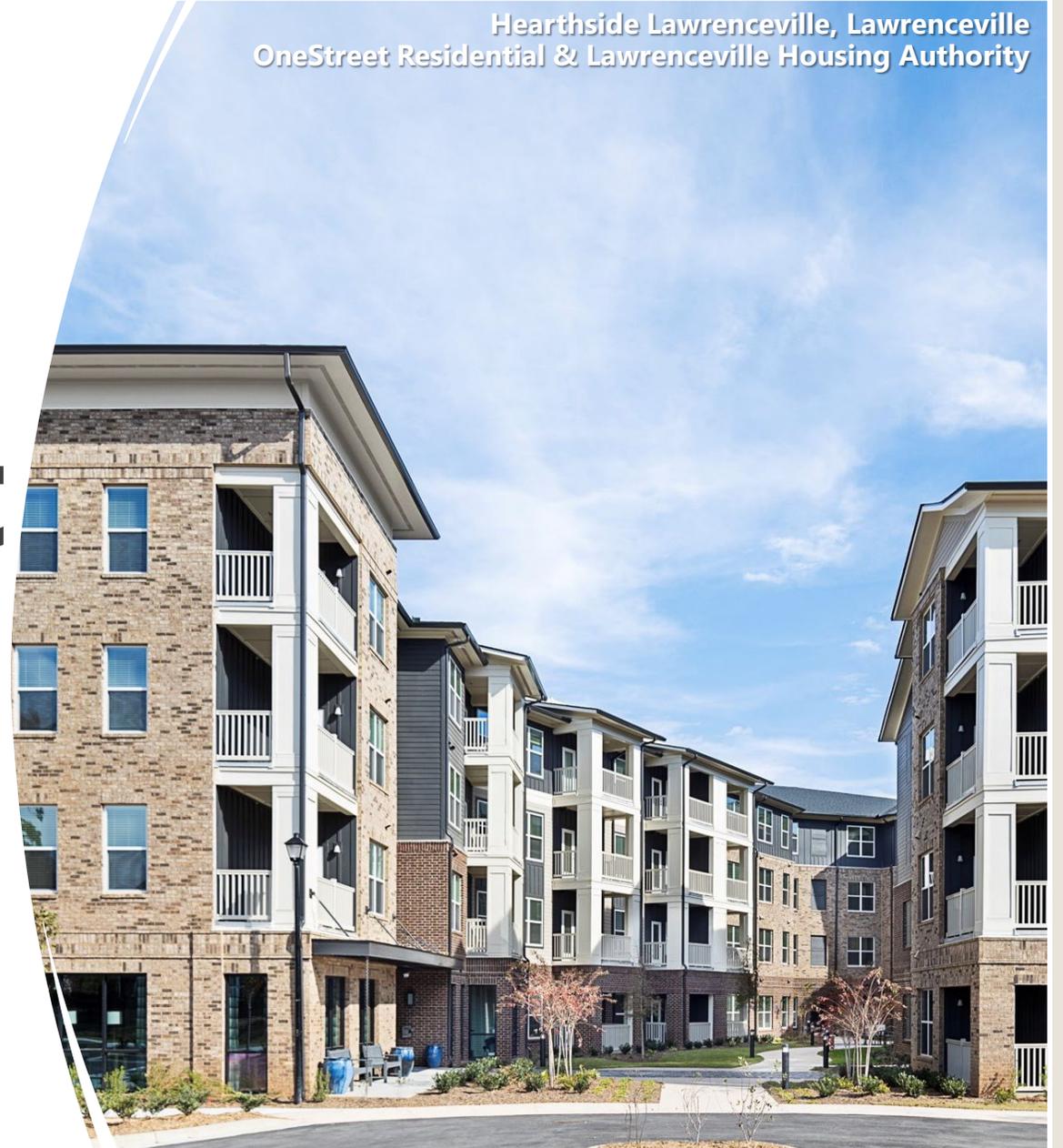


Hearthside Lawrenceville, Lawrenceville  
OneStreet Residential & Lawrenceville Housing Authority

# DCA Breakfast

**2024 GAHC Annual Conference**

March 8<sup>th</sup>, 2024 | Savannah, Georgia



# Breakfast Agenda

## 1. Opening Remarks

## 2. DCA Updates

- Housing Choice Vouchers, Waquele Holley
- Housing Finance & Development, Denise Farrior
- Community Housing Development, Samanta Carvalho
- Housing Finance, Mitch Kelly
- Portfolio Management, Sherrie Potter

## 3. DCA Awards

# A Look Behind the Scenes...

**PBVs, HCVs & Multi Family Housing**

**Emerging Data and Software**

**Community Housing Initiatives**

**Developing Multifamily Affordable Housing**

**Managing Portfolio Operations**

Georgia<sup>®</sup> Department of  
**Community Affairs**



**Philip Gilman**  
Deputy Commissioner

[Philip.Gilman@DCA.GA.GOV](mailto:Philip.Gilman@DCA.GA.GOV)



**Wesley Brooks**  
Deputy Commissioner

[Wesley.Brooks@DCA.GA.GOV](mailto:Wesley.Brooks@DCA.GA.GOV)

**HAD**

**HCV**

**HFD**

**GDP**

**SHM**

**GMA**



HOMELESS

EMERGENCY  
SHELTERS

TRANSITIONAL  
HOUSING

SOCIAL  
HOUSING

AFFORDABLE  
RENTAL  
HOUSING

AFFORDABLE  
HOME  
OWNERSHIP

MARKET  
RENTAL  
HOUSING

MARKET  
HOME  
OWNERSHIP



**Tommy Lowmon**

Housing Finance and Development Division

[tommy.lowmon@DCA.GA.GOV](mailto:tommy.lowmon@DCA.GA.GOV)



**Denise Farrior**  
Deputy Division Director

[denise.farrior@DCA.GA.GOV](mailto:denise.farrior@DCA.GA.GOV)

The Director's Office oversees all multi-family funding allocation and portfolio operations management, as well as community development funding allocation. The team is comprised of the Internal Operations Group and the Data and Analytics team.



**Samanta Carvalho**

Office of Community Housing Development

[Samanta.Carvalho@DCA.GA.GOV](mailto:Samanta.Carvalho@DCA.GA.GOV)

The Office of Community Housing Development administers the HUD HOME and National Housing Trust fund, HOME-ARP, and other grants to develop affordable rental housing and for-sale housing, and maintain compliance with all federal requirements.



**Mitch Kelly**

Office of Housing Finance

[Mitchell.Kelly@DCA.GA.GOV](mailto:Mitchell.Kelly@DCA.GA.GOV)

The Office of Housing Finance oversees the financing and development of affordable multifamily properties in Georgia. The Office's core functions include the allocation of 9% and 4% Housing Credits, ensuring financial viability of Housing Credit developments, multifamily loan originations and underwriting, construction monitoring, and development oversight.



**Donna Tyler**

Office of Portfolio Management

[Donna.Tyler@DCA.GA.GOV](mailto:Donna.Tyler@DCA.GA.GOV)

The Office of Portfolio Management oversees operational management of all multifamily Affordable Housing units that have been placed-in-service. This Office oversees the regulatory audit and inspections requirements for each program by the Compliance Department, as well as financial monitoring and review of all HOME funded loans by the Asset Management department.



# Remarks

- Close old deals ASAP
  - Bonds
  - Capital Markets Team: OHF will discuss
  - Ribbons cutting/ groundbreaking requests
  - Existing and Future loans
- 
- THANK YOU!

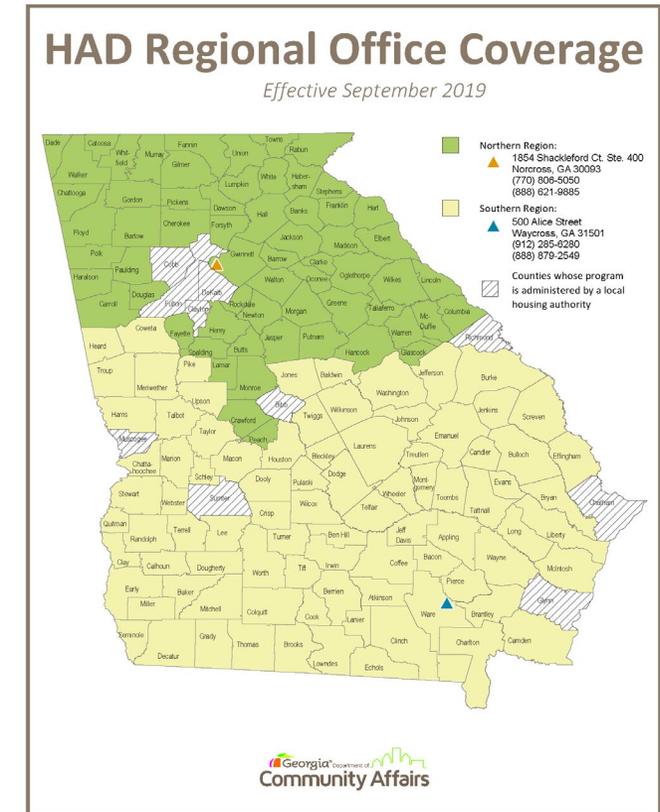
# Strengthening Housing Credit Properties with Project Based Vouchers

Walton Ridenour, Kennesaw  
Walton Communities



# Building Communities through Strategic Integration

- Today, we embark on a journey to explore how the strategic integration of Project Based Vouchers (PBV) with the Low-Income Housing Tax Credit (LIHTC) program is not just about providing homes but about fostering vibrant, inclusive communities across Georgia.
- We aim to foster collaboration and inspire action, leveraging PBVs and LIHTC to address our community's housing needs.



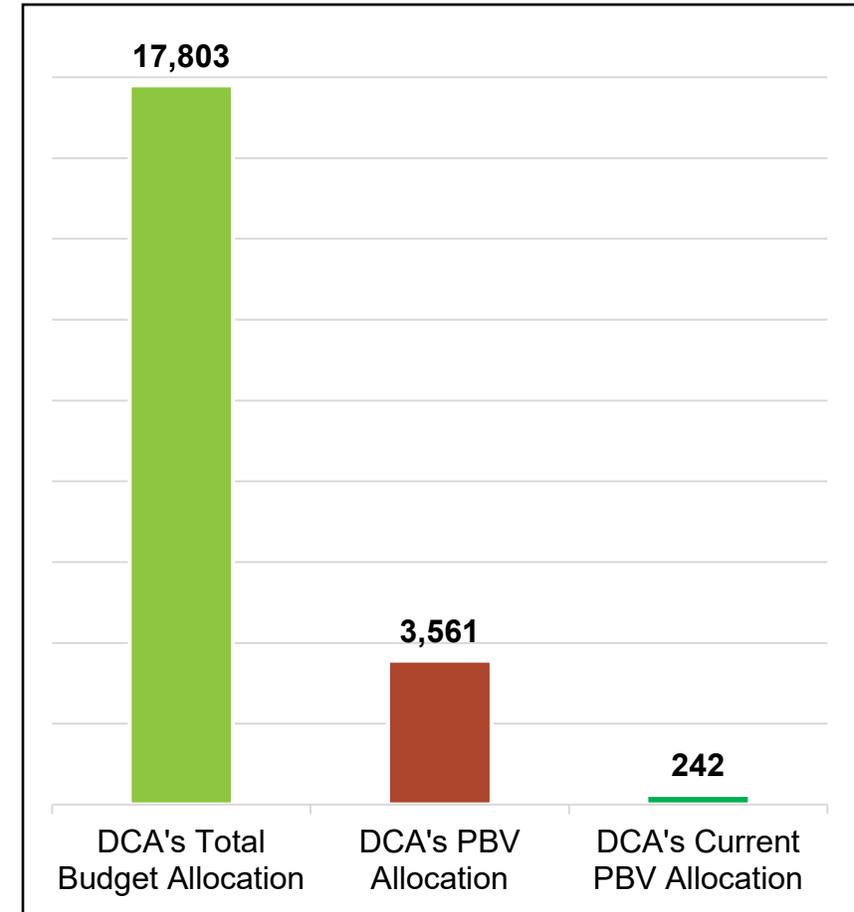
# PBV Overview

- PBVs offer a targeted approach within the Housing Choice Voucher (HCV) Program, enabling the allocation of housing units directly to families in need. This integration amplifies affordable housing options, ensuring more Georgian families can access safe, quality homes.
- The program is designed to attach rental assistance directly to housing units rather than individuals.



# Understanding PBV Allocation

- HUD's policy allows housing authorities to allocate up to 20% of their voucher budget authority for PBVs. This may increase to 30% for projects aiding homeless individuals, veterans, or those with disabilities.
- Allocation is shaped by local housing needs and strategic goals, determining PBV availability.



# Integrating PBV with LIHTC

## Enhance Project Viability

- PBVs and LIHTC together ensure a stable investment return, and increase financial attractiveness.

## Broadened Financial Resources

- LIHTC provides crucial upfront capital; PBVs guarantee long-term rental.

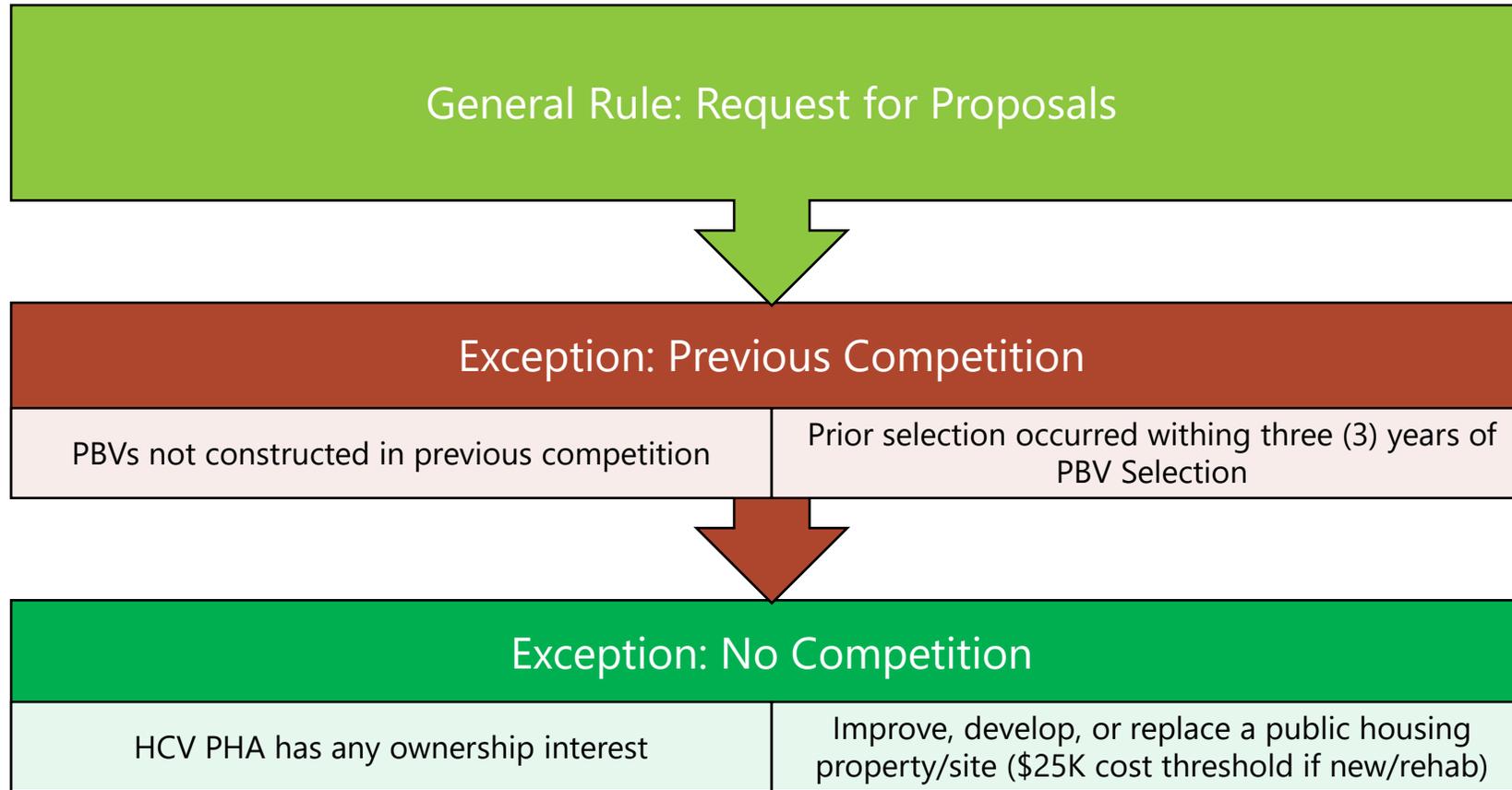
## Targeted Development Support

- This integration enables development in areas with the greatest need by filling financial gaps.

## Community Transformation

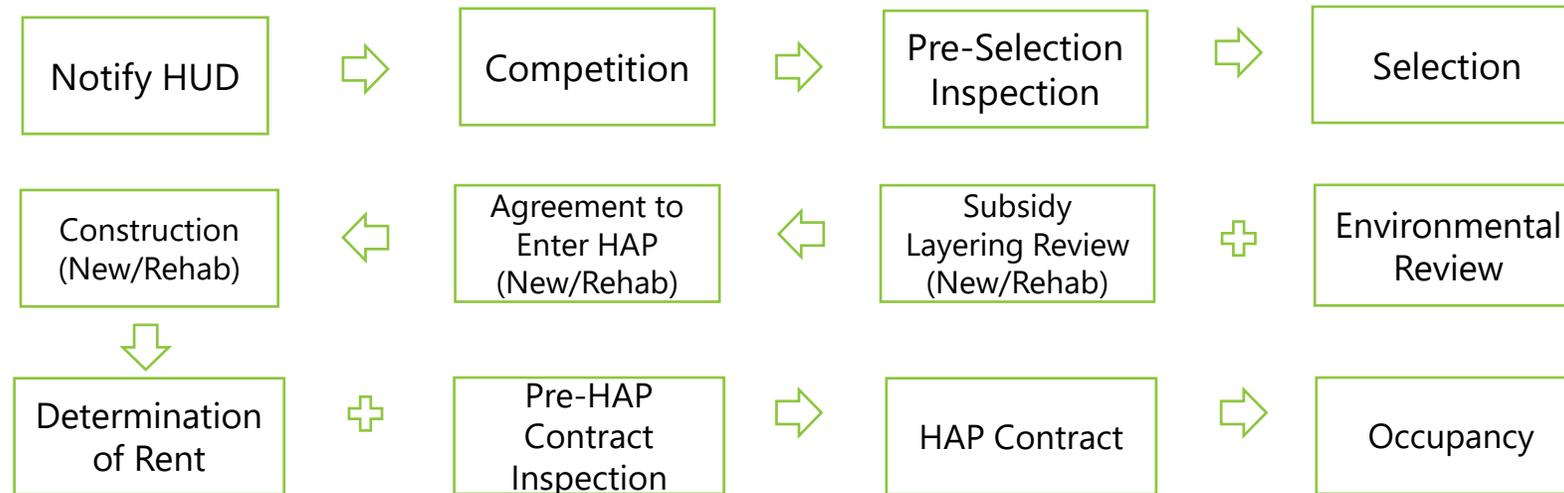
- Projects act as catalysts for wider investment, triggering community-wide development and revitalization.

# Competitive Selection of PBV Units



# Strategic Pathway: Securing PBV through the RFP Process

Understanding the Request for Proposal process is key to aligning your project with DCA's goals and securing PBV funding. This detailed overview guides developers through the critical steps from announcement to project implementation.



# Navigating the Process

- This initiative opens opportunities for developers and community partners, offering financial incentives and the chance to make a lasting impact.
- We acknowledge the challenges ahead, especially navigating the regulatory landscape, but together, we can turn these challenges into stepping stones for success.



# Call to Action: Join Us in Transforming Georgia

- As we conclude, let's reflect on the transformative potential of integrating PBV with LIHTC in creating sustainable, affordable housing. We invite you to join us in this crucial initiative.
- Together, we can make a tangible difference in the lives of countless Georgian families.



## **Waquele Holley**

Division Director, Housing Choice Vouchers

**[Waquele.Holley@dca.ga.gov](mailto:Waquele.Holley@dca.ga.gov)**

**Direct: 770-806-5032**

# Housing Finance & Development

**Banks at Mill Village, Columbus**  
Columbia Residential & Housing Authority of Columbus



# Division Support Teams

## Internal Operations

**Arnelia Valdez** (Manager)

- Tanya Purifoy *Program Assistant*

## Data & Analytics

**Kelly Evans** (Manager)

- Megan Conville *Lead Policy and Data Analyst*
- Angie Wright *Data Quality Analyst*

# Data & Analytics

## Team Objectives

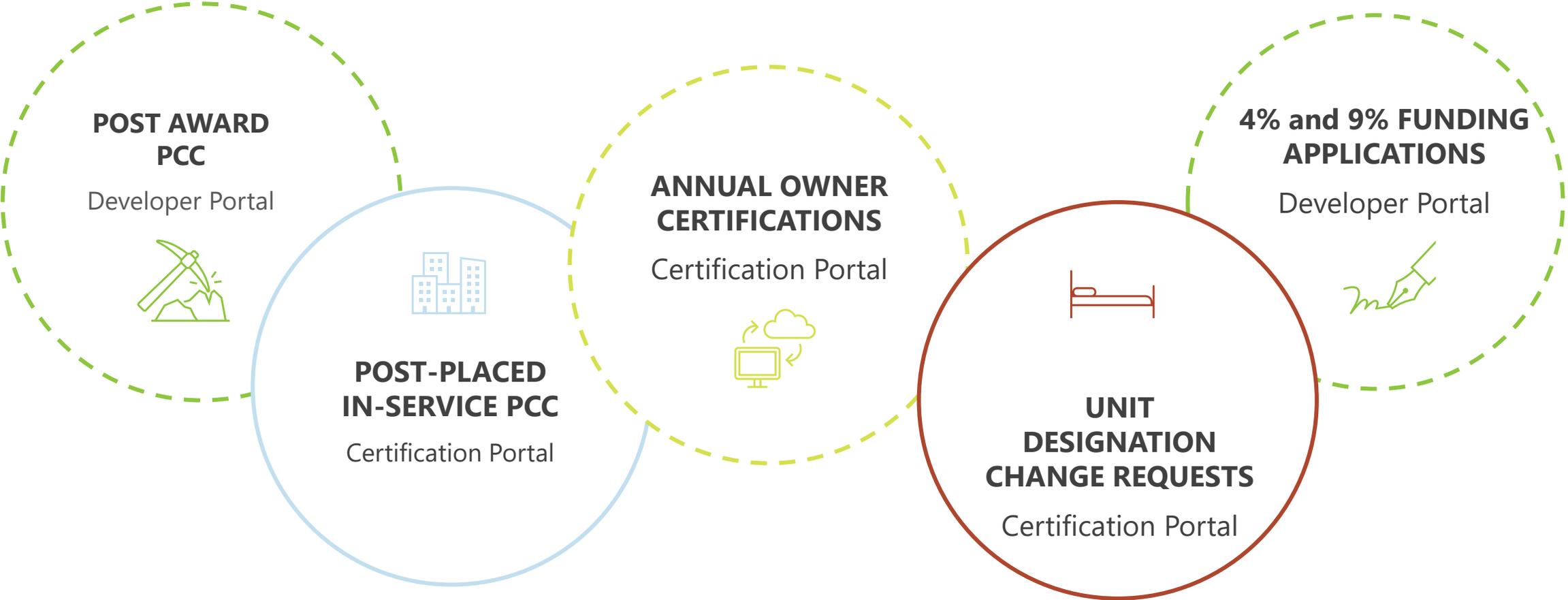
- Transition Multifamily Development and Operations to Emphasys
- Compliance Georgia Housing Locator Search Engine for HFDD
- Data Driven Policy
- Organizing Award and Operational Data

**URGENT**

- ✓ Compliance – Tenant Data
- ✓ Compliance – Locator Website
- ✓ Request for Information
  - ✓ Development Phase
  - ✓ Compliance Data / Contacts



# Process in Emphasys



# Multifamily Loan Conversions

- ✓ Black Knight to Emphasys
- ✓ \$450MM+ Multifamily Loan Portfolio
- ✓ 318 Multifamily Loans
- ✓ Web Enabled to Take Payments
- ✓ No Need to Schedule ACH or Mail in Payment
- ✓ Live Balances

## eTeller Payments

Loan No. ADDITIONAL LOANS  
Please use the following method to make your payment

Pay using your Bank Account with eTeller

Payment Amount	2039.91
Add Additional Principal	0
Make Escrow Deposit	0
Total Payment Amount	2039.91
Name on Bank Account	Name On Account
ABA Routing Number	Routing Number
Account Type	<input type="radio"/> Checking <input type="radio"/> Saving
Account Number	Account Number
Confirm Account Number	Account Number
	<input type="button" value="PAY NOW"/>

# Assistance with Emphasys

[hfddemphasysupport@dca.ga.gov](mailto:hfddemphasysupport@dca.ga.gov)



# Georgia Housing Search



GEORGIAHOUSINGSEARCH.ORG

FIND HOUSING

ADD P



It is imperative that persons searching for rental housing opportunities speak with the landlord and/or property management company and thoroughly inspect the property and surroundings prior to signing any contracts to verify the current status and condition of any property. [Read the full disclaimer.](#)

The Commons at Briarwood Park  
3510 Buford Highway NE - Atlanta, GA 30329



We do not accept Section 8 - Deposit is an Administrative Fee

↓ Report an Issue ↓

\$860

Deposit \$200 - \$600

Waiting List

6-Month Lease

Utilities Included: Water, Sewer, Trash Pickup

Application Fee: \$50 Per Adult, Negotiable

Credit Check : YES Criminal Check : YES



# Georgia Housing Search

## Basic Features

Pets	<a href="#">See Comments</a> 
Smoking	Allowed 
Trash Service	Yes
School District	DeKalb County School District
Flooring	Carpet, Padding Under Carpet, Hardwood, Vinyl
Other Features	Lawn Care Included, Balcony, Dining Room

## Utilities

Air Conditioner	Central
Heating Type	Gas
Water Heater	Gas
Cable Ready	Yes

## Accessibility

Counter/Vanity	Standard Height Counters and Vanity
Door/Faucet Handles	Unknown

## Safety

Lead-free / Passes Lead Safe Guidelines	Yes 
<a href="#">Learn More</a>	<a href="#">HUD Lead Paint Guidelines</a> <a href="#">Lead Paint Disclosure Rule</a>
Fire Safety	<ul style="list-style-type: none"> <li>Smoke Detector</li> <li>Fire Extinguisher</li> </ul>

## Appliances

Microwave	None
Refrigerator / Freezer	Freezer On Top
Clothes Washer	No Hookup
Clothes Dryer	No Hookup
Laundry Room / Facility	On Site
Other Appliances	Dishwasher, Garbage Disposal, Ceiling Fan(s), Miniblinds

## Specialized Information

Listing ID	365824
Familiar with Section 8 process	No 
Tax Credit Property	No 
Seniors Only	No 

## Kitchen & Bath Accessibility

Kitchen	Standard	<a href="#">Comprehensive List</a>
Bathroom	Standard	<a href="#">Comprehensive List</a>

## Parking and Entry

Parking Type	Off Street
Parking in Front of Entrance	Yes
Parking Near Public Building [i.e. Clubhouse] Entrance	Yes 
Additional Parking Comments	Parking Lot
Entry Location	From Outside
Unit Entry	Step(s)

# Data & Analytics



# Data & Policy

- Internal Data Review and Analysis
- Internal Support
- Viewing our Partners as a Customer Base
  - Improving Local Government Relationships
  - Targeting Regions Statewide beyond HNA
- GHC Collaboration
- Using Data as an Education Tool



# 2024 Data Review

- Previous Awarded Deals
- Enhance Current Data
- DCA May Reach Out For...
  - Geo Coordinates
  - Tenant Data
  - New Info or Corrections
  - Asking owners/managers to validate

## **Denise Farrior**

Deputy Division Director, Housing Finance & Development Division

**[Denise.Farrior@dca.ga.gov](mailto:Denise.Farrior@dca.ga.gov)**

**Direct: 404-679-4856**

902 S. Hamilton St. (RWHI Proposal), Dalton  
Dalton-Whitfield Joint Development Authority & Kronberg Urbanists Architects



# Community Housing Development

Georgia<sup>®</sup> Department of   
**Community Affairs**

**OFFICE OF COMMUNITY HOUSING DEVELOPMENT**



**DT**

**DaTonya Lewis,**  
CHIP Manager

[DaTonya.Lewis@DCA.GA.GOV](mailto:DaTonya.Lewis@DCA.GA.GOV)

The Community HOME Investment Program (CHIP) provides grants for owner-occupied rehabs and developing for-sale homes for income-eligible homeowners and homebuyers.



**Jimish Patel,**  
GHFA Grants & Program

[Jimish.Patel@DCA.GA.GOV](mailto:Jimish.Patel@DCA.GA.GOV)

The GHFA Grants and Program team administers the States HOME and NHTF IDIS system and the Georgia Rural Workforce Housing Initiative Loan Program.



**Shon Walker**  
Federal Compliance

[Shon.Walker@DCA.GA.GOV](mailto:Shon.Walker@DCA.GA.GOV)

The Federal Compliance team ensures compliance with Environmental Reviews, Relocation, Davis-Bacon, MBE/WBE, and Section 3.



**Ilona Nagy**  
HOME ARP

[Ilona.Nagy@DCA.GA.GOV](mailto:Ilona.Nagy@DCA.GA.GOV)

The HOME-ARP team provides funds for non-congregate shelters and rental housing for HOME-APR-eligible households.

**Samanta Carvalho**  
Office of Community Housing Development

[Samanta.Carvalho@DCA.GA.GOV](mailto:Samanta.Carvalho@DCA.GA.GOV)



The Office of Community Housing Development administers the HUD HOME and National Housing Trust fund, HOME-ARP, and other grants to develop affordable rental housing and for-sale housing and maintain compliance with all federal requirements.

# Community Housing Development

1. Rural Workforce Housing Initiative
2. Community HOME Investment Program (CHIP)
3. Build America Buy America (BABA) Update



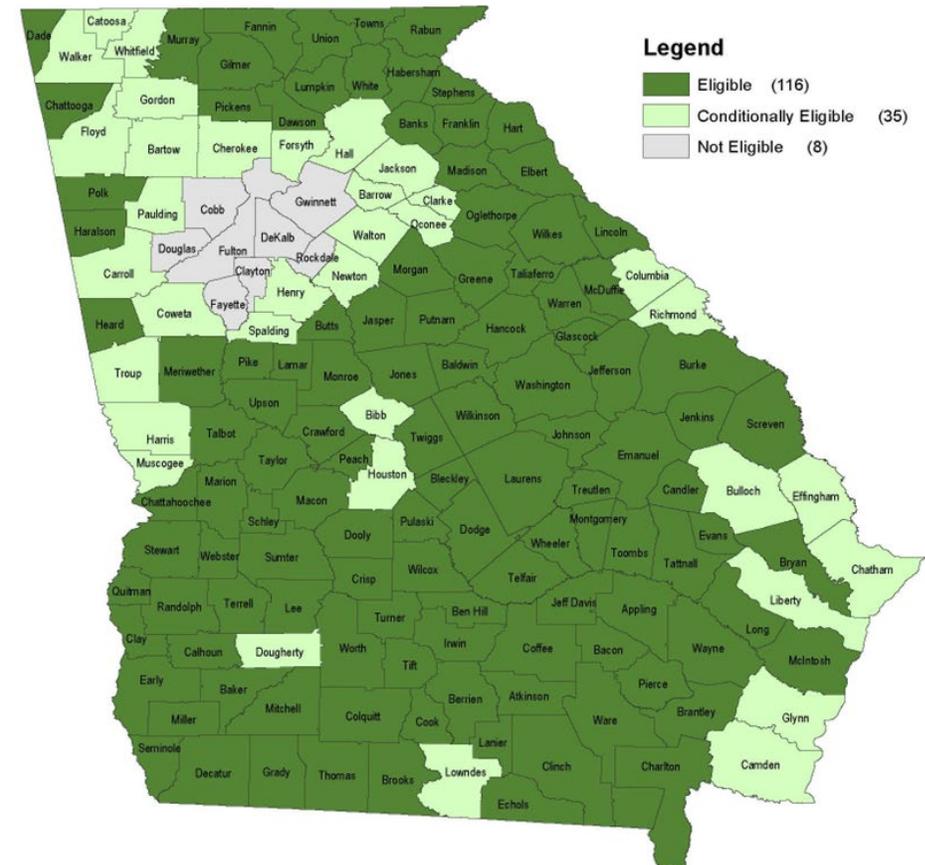
Rural Workforce Housing Initiative homes in Alma, GA  
3 bed/2 bath homes with garages | Sale price \$165,000

# Rural Workforce Housing Initiative (RWHI)



Official Map  
Eligible Counties

- \$2.5 MM infrastructure grants
- \$1 MM construction loans
- Rental or for-sale housing
  - Median income households
  - Less than \$290,000 sale price or per-unit construction costs for rental housing
  - Local governments/authorities can apply



# Rural Workforce Housing Initiative (RWHI)



Proposed home in Vidalia: 3 bed/2 bath | \$237,000 sale price

# Community HOME Investment Program (CHIP)

- \$1.5 MM to develop for-sale housing
- \$500,000 for owner-occupied home repairs
- Homeowners/buyers must make under 80% Area Median Income
- Applications due in January
- Local governments, nonprofits, & public housing authorities can apply



CHIP neighborhood built by Covington Housing Authority

# Build America Buy America (BABA)

- Effective for all HOME and Housing Trust Fund housing developments awarded **after August 23, 2024**
- Aims to ensure iron & steel, construction materials, and manufactured products are produced in the United States
- All contracts must include BABA requirements
- Project-specific waivers may be available
- More info coming soon from HUD and DCA

# Community Driven Housing Programs

## Community Housing Investment Program (CHIP) 2023 Awards

**\$5.2M**  
awarded



**\$2.2M**  
in community invested  
matching funds



**12**  
communities  
benefited

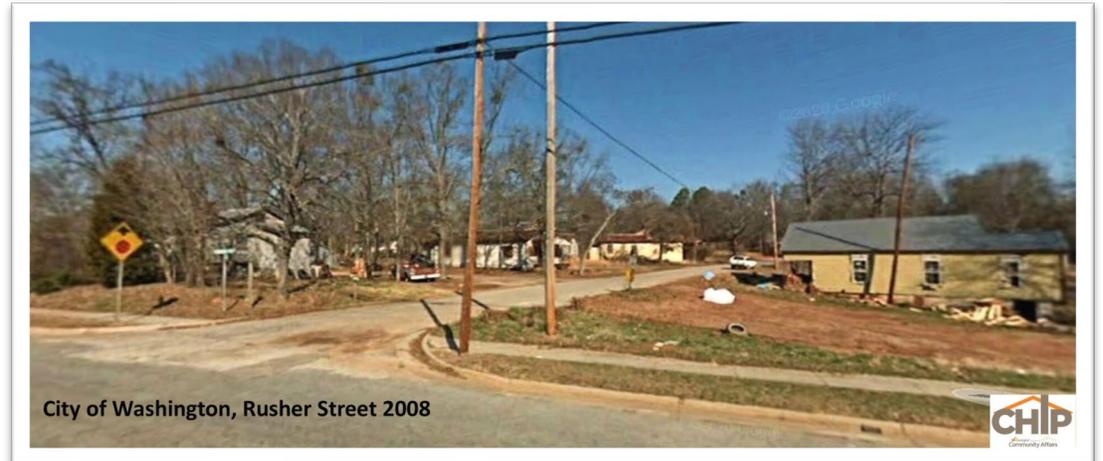


## Rural Workforce Housing Initiative (RWHI) 2023 Awards

**\$17.4M**  
awarded to date



**858**  
homes funded  
to date



City of Washington, Rusher Street 2008



City of Washington, Rusher Street 2023



## **Samanta Carvalho**

Director, Office of Community Housing Development

**[Samanta.Carvalho@dca.ga.gov](mailto:Samanta.Carvalho@dca.ga.gov)**

**Direct: 404-679-0597**

Sparrow Pointe, Rome  
Birdsong Housing



# Housing Finance



**Meagan Cutler,**  
Allocation and Policy

[Meagan.Cutler@DCA.GA.GOV](mailto:Meagan.Cutler@DCA.GA.GOV)



**Sandy Wyckoff,**  
Tax Credit Underwriting

[Sandy.Wyckoff@DCA.GA.GOV](mailto:Sandy.Wyckoff@DCA.GA.GOV)



**Robert Keeler**  
MF Loan Underwriting

[Robert.Keeler@DCA.GA.GOV](mailto:Robert.Keeler@DCA.GA.GOV)



**Gary Huggins**  
Construction Services

[Gary.Huggins@DCA.GA.GOV](mailto:Gary.Huggins@DCA.GA.GOV)



**Ono Uwhubetine**  
Development Monitoring

[Onome.Uwhubetine@DCA.GA.GOV](mailto:Onome.Uwhubetine@DCA.GA.GOV)



**Mitch Kelly**  
Housing Finance

[Mitchell.Kelly@DCA.GA.GOV](mailto:Mitchell.Kelly@DCA.GA.GOV)

# Policy Update

## 2024-2025 QAP

- Workshop in 2025?
- Feedback Welcome
- Evaluations Ongoing

## 2026-2027 QAP

- Engagement Soon
- Topics/sections on DCA radar

# 2026-2027 QAP

Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sep. | Oct. | Nov. | Dec. | ...

2024

2019-2023 Analysis & Evaluation

HFA Outreach & Research

Stakeholder Engagement & Individual Meetings

Listening Sessions & Focus Groups

2024 Analysis & Evaluation

2026-2027  
Policy Priorities

# 2026-2027 QAP

Jan. | Feb. | Mar. | Apr. | May | Jun. | Jul. | Aug. | Sep. | Oct. | Nov. | Dec. | ...

2025

2026-2027 Policy Priorities  
& Public Comment

2026-2027 Policies Changes  
& Proposals

'26 – '27 QAP Draft 1  
& Public Comment

'26 – '27 QAP Draft 2  
& Public Comment

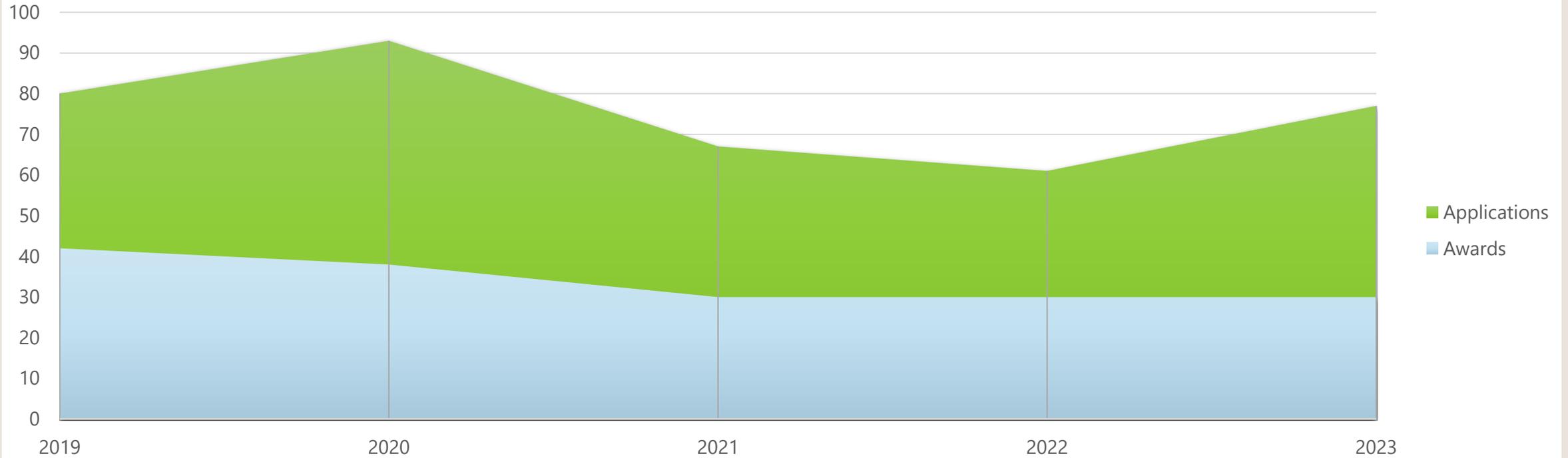
'26 – '27 QAP  
Final Draft

Housing  
Comm.

DCA  
Board

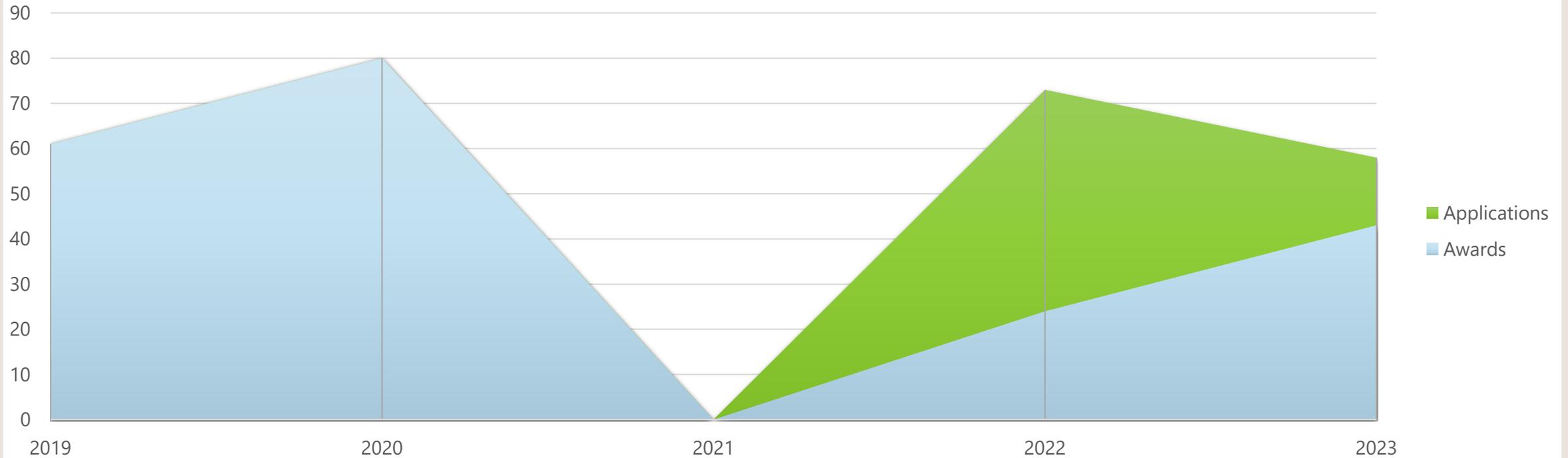
# Application Trends

## 9% Housing Credit Applications & Awards



# Application Trends

## 4% Housing Credit/Bonds Applications & Awards



# 2023 4% Housing Credit/Bond Awards

- 31 Awards (including USDA Portfolio)
- \$742 MM in Private Activity Bonds
- 16 New Supply, 15 Preservation
- **5,185 Units**

# 2023 4% Housing Credit/Bond Awards

URFA Reservation

→ USDA Portfolio

→ Geographic Distribution

→ 1-1 Balance

→ Remaining Scoring

# Allocation & Scoring

## 2023 4% Housing Credit/Bond Awards

- 31 Awards (including Portfolio)
- 55% Limit
- Timeline – DCA will withdraw awards if Applicants submit Full Underwriting after Deadline
- Closing – 2023 awards should close in 2024

# Allocation & Scoring

## 2024 9% Housing Credit Applications

- Manuals & Forms are finalized
- Technical application updates
- **Reminder – Project Team Qualification packages by March 14<sup>th</sup>**

# Project Team Qualifications

- **Reminder – Project Team Qualification packages by March 14<sup>th</sup>**
- Going forward...
  - Development Delays
  - Capacity
  - Ownership issues/noncompliance
  - GHFA loan performance

# Scoring First, Underwriting Second

## Scoring

- Readiness to Proceed
- Announcements should be at least one month earlier

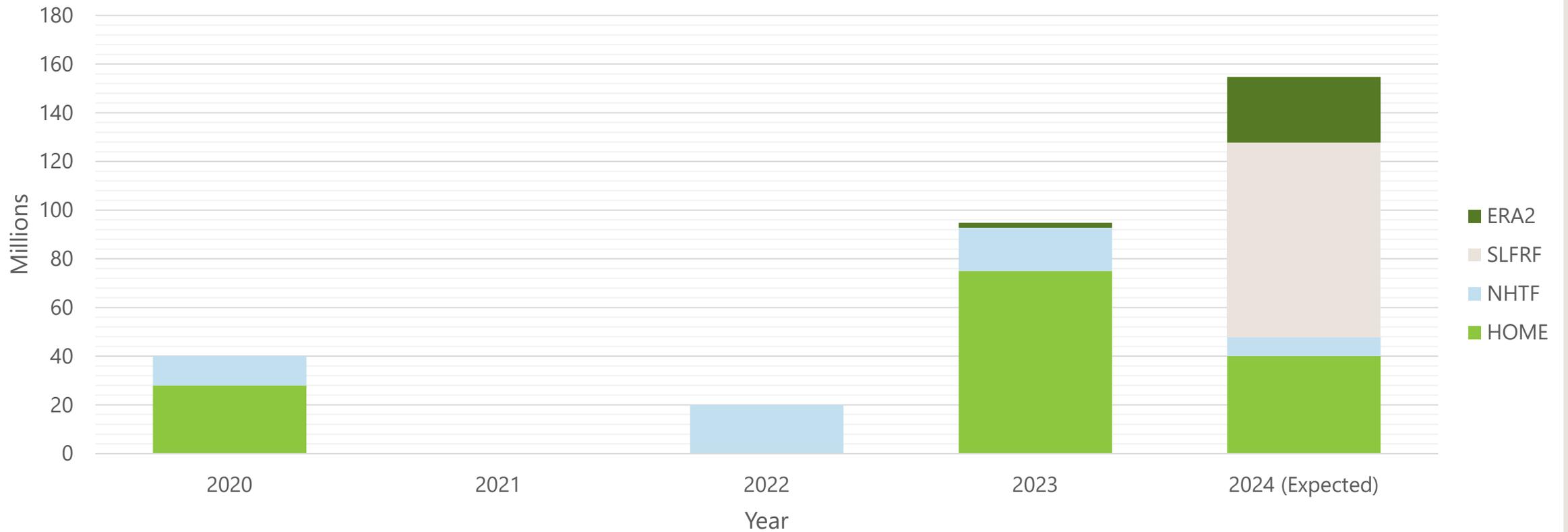
## Underwriting

- Proactive Engagement
- **Ask:** Applicants continue moving forward with development after submitting Competitive application
- **Goal:** Review more finalized projections/budgets when underwriting so developments can close quicker

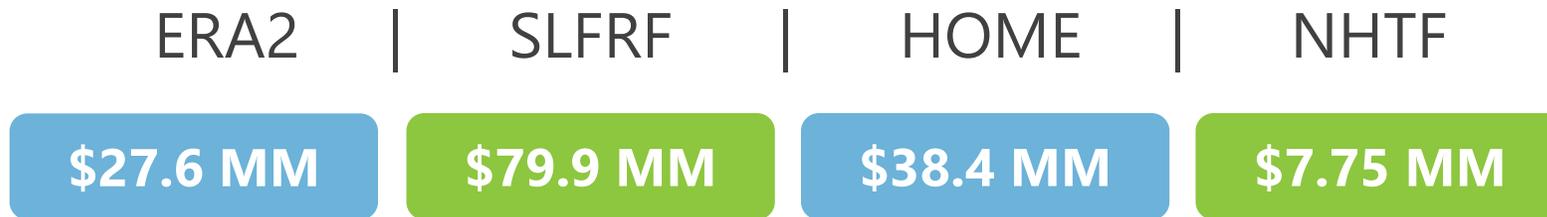
# 8609s

- Improved review times
- Need all documentation
- Email [Development@dca.ga.gov](mailto:Development@dca.ga.gov) with questions

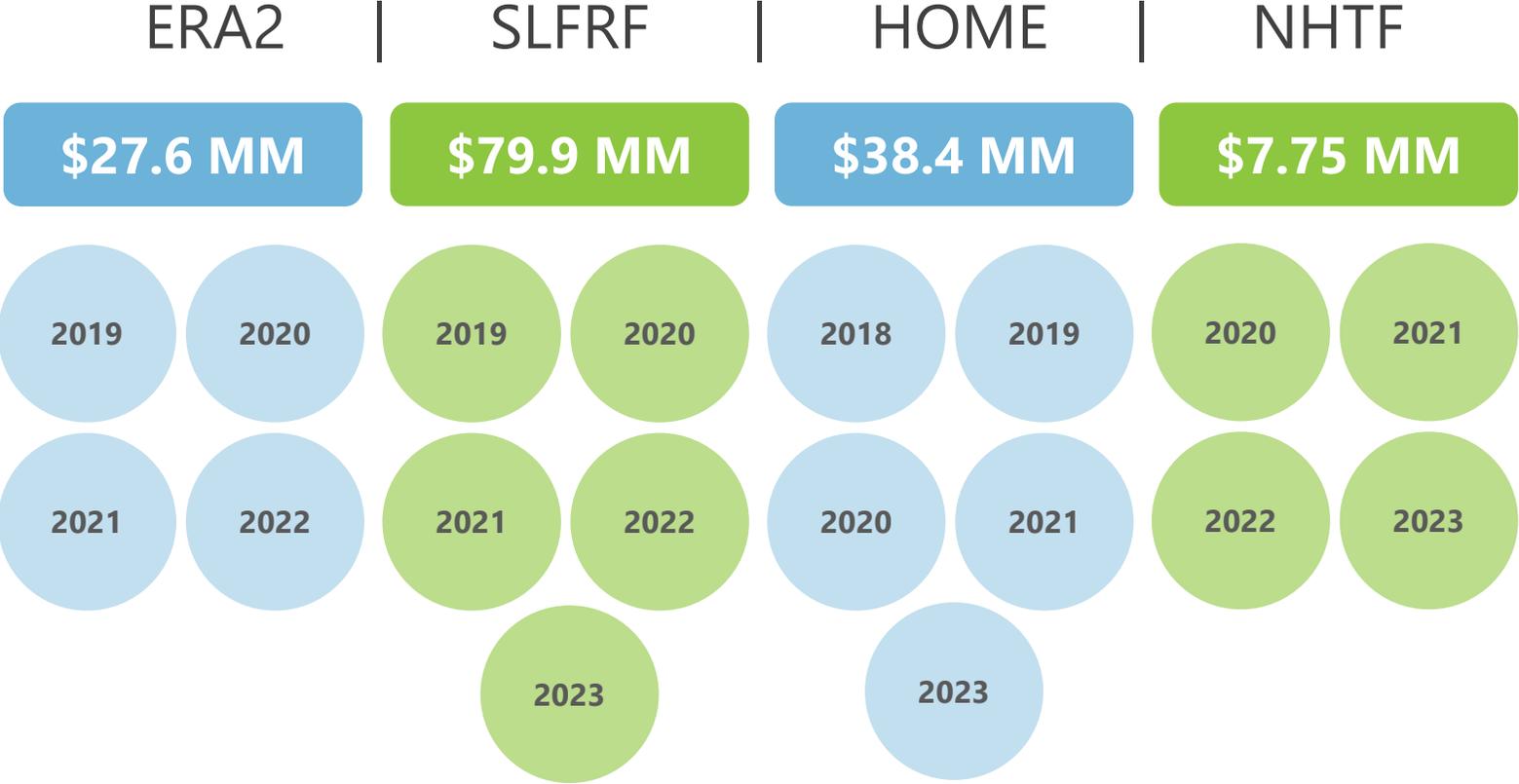
# Multifamily Lending



# Housing Stabilization NOFA



# Housing Stabilization NOFA



# Housing Stabilization NOFA

- All funds earmarked
  - **46 awards/loans**
  - All developments awarded prior to 2022 were funded\*
- “Denial” letters to be sent out
- Timing
  - Kick-off calls
  - Closings now – Q4
- First-come, first-serve; older awards; COVID-19 impact

# More Funding...

- **TCAP Loan Fund**
- **SLFRF Repayment**
  - \$2.5 MM + annually
- **HOME & NHTF**
  - Probable reduction in 2024
- **On DCA Radar:**
  - Risk-Sharing
  - Bond Recycling
  - Other Ideas...?



# Legislation/Policy

## State:

HB 1182

HB 1210

## Federal:

HR 7024

FY 2025 Biden Budget Proposal

**Talk to Us** 

**Mitch Kelly**

Director, Office of Housing Finance

**[Mitchell.Kelly@dca.ga.gov](mailto:Mitchell.Kelly@dca.ga.gov)**

**Direct: 470-597-5352**

Columbia Canopy at Grove Park, Atlanta  
Columbia Residential

# Portfolio Management





**Donna Tyler**  
Portfolio Management

[Donna.Tyler@DCA.GA.GOV](mailto:Donna.Tyler@DCA.GA.GOV)



**Sherrie Potter**  
Assistant Director, Portfolio Management

[Sherrie.Potter@DCA.GA.GOV](mailto:Sherrie.Potter@DCA.GA.GOV)



**Imari Blackwell,**  
Audit & Contract Inspections

[Imari.Blackwell@DCA.GA.GOV](mailto:Imari.Blackwell@DCA.GA.GOV)



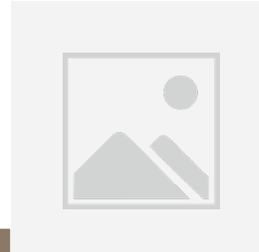
**Princess Cato,**  
In-House Insp, Reg.  
Submissions

[Princess.Cato@DCA.GA.GOV](mailto:Princess.Cato@DCA.GA.GOV)



**Jillian Toole**  
Special Projects Team

[Jillian.Toole@DCA.GA.GOV](mailto:Jillian.Toole@DCA.GA.GOV)



**Mingnyon Melson**  
Asset Manager

[Mingnyon.Melson@DCA.GA.GOV](mailto:Mingnyon.Melson@DCA.GA.GOV)



**Tarika Dorner**  
OPM Trainer

[Tarika.Dorner@DCA.GA.GOV](mailto:Tarika.Dorner@DCA.GA.GOV)

# Portfolio Snapshot

## DCA's Housing Funding Oversight

**1,089**

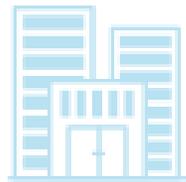
current active  
properties

**73%**

Working  
Family  
Tenancy

**26%**

Senior  
Tenancy



**85,251**

homes with

**173,556**

Georgians housed



**184**

private and  
non-profit  
management  
companies in  
146 counties



# Office of Portfolio Management Team Structure

## Audit & Contractor Inspections

- Management of FDIC properties
- Review of file audits and inspections
- Sampling and inspections

## In-House Inspections & Regulatory Submissions

- In-house inspections
- Regulatory intake (i.e. AOC, HRR, etc.)
- Resident Concerns

## Special Projects Team

- PCC
- UA Methodology
- Management Company changes/approvals

# Office of Portfolio Management Team Structure

## Asset Management

- Reviewing operating budgets and audited financial statements
- Monitoring the affordability requirements and marketability
- Participates in deal negotiations for workouts

## Policy & Development

- Policy creation, update, and management
- Monitoring of the OPM portfolio of properties
- Monitoring for monthly reporting compliance

## Training

- External training to partners
- Newsletter & blast assistance
- Conference presentations or trainings

# Reminders from yesterday's Compliance Panel...



# Reminder: Compliance Updates

## Compliance Manual

- Revisions and updates to the 2023 Compliance Manual will be published on DCA website by early March 2024.
- Current Compliance Manual can be found [here](#).

## LIHTC & HOME Compliance Manual



# Reminder: Compliance Updates

## Georgia Housing Search

- All DCA/GHFA properties are required to be listed on the Georgia Housing Search website within 30 days from the beginning of Lease Up and no later than 45 days after assuming management responsibilities. All DCA/GHFA-funded properties must be listed.
- Required quarterly updates must include a listing of vacancies.

# Reminder: Compliance Updates

## HOTMA

- Property Managers and/or Management Companies will not be penalized for HOTMA-related errors until the compliance deadline (January 1<sup>st</sup>, 2025).

## NSPIRE

- There is potential for running UPCS and NSPIRE concurrently during the months of April – June to ensure NSPIRE goes live on July 1<sup>st</sup>, 2024.

# Deadline Reminder

## AOC

- Deadline was March 1<sup>st</sup>, 2024
- If you have not submitted your AOCs already, do so ASAP



# Asset Management

## Financial data reporting to Emphasys

- All Tax Credit properties are required to submit Audited Annual Financial Statements beginning this year, due no later than **May 15th, 2024**

# Project Concept Changes (PCC)

For properties that have Placed In Service (PIS) and received 8609 clearance

Any modifications to LURCs and/or LURAs require a PCC submission(s)

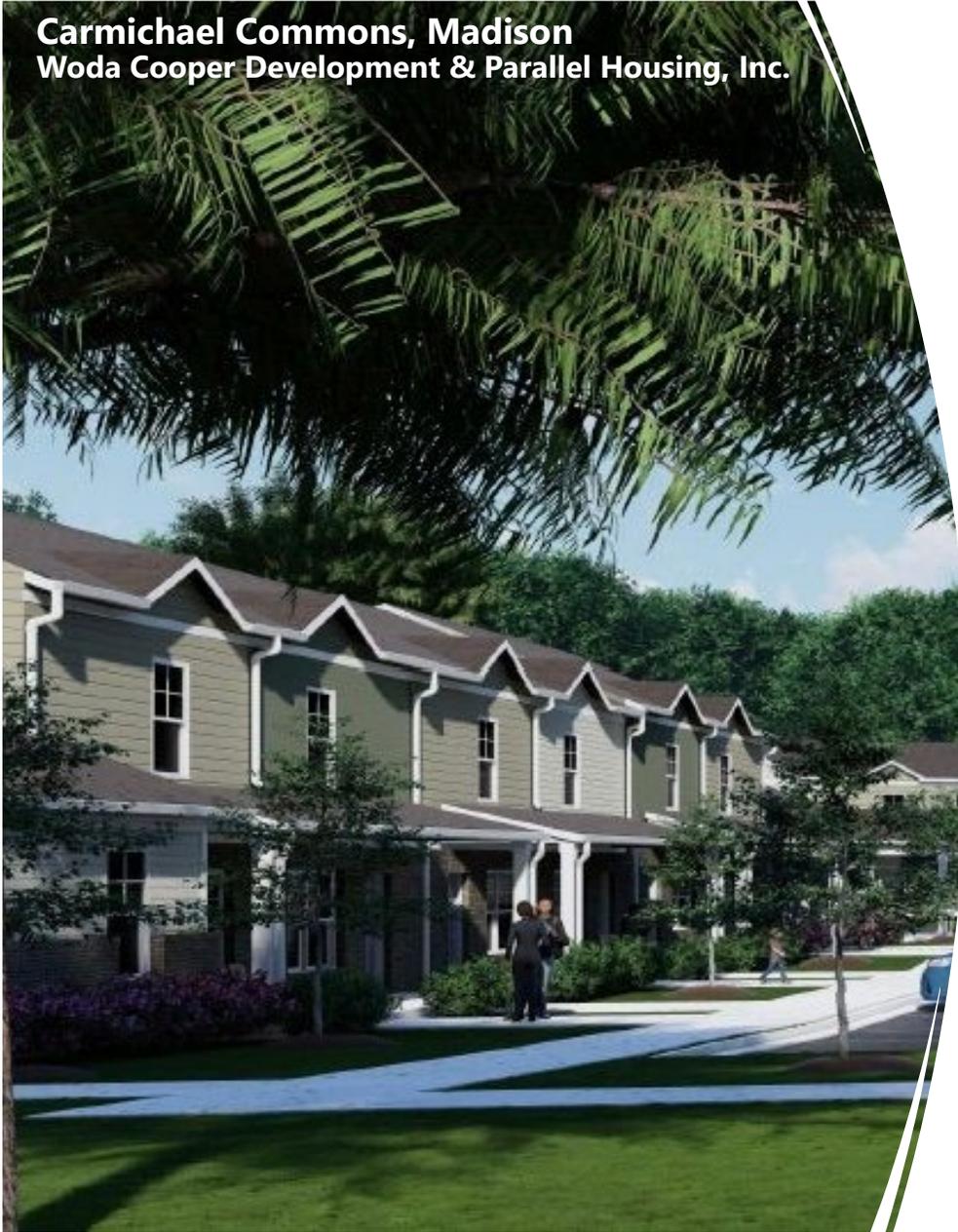
**Sherrie Potter**

Assistant Director, Office of Portfolio Management

**[Sherrie.Potter@dca.ga.gov](mailto:Sherrie.Potter@dca.ga.gov)**

**Direct: 470-773-2799**

**Carmichael Commons, Madison**  
Woda Cooper Development & Parallel Housing, Inc.



# 2024 DCA Awards

# 2024 DCA Awards

## Impressive Metro Development

# 2024 DCA Awards: Impressive Metro Development



**Heritage Townhomes, Lithonia  
LDG Development**

# **2024 DCA Awards**

## **Impressive Rural Development**

# 2024 DCA Awards: Impressive Rural Development



**Sycamore Heights, Jefferson  
Tapestry Development & OneStreet Residential**

# 2024 DCA Awards

## Resident Testimonial

# 2024 DCA Awards

## Tenant Engagement

# 2024 DCA Awards: Resident Testimonial



**Highland Park Senior Village, Douglasville  
Gateway Management Company**

# 2024 DCA Awards: Tenant Engagement



**Decatur Housing Authority  
Education & After-School Programming**

# 2024 DCA Awards: Community Engagement



**Highland Estates Senior Apartments, Rome  
Gateway Management Company**

# 2024 DCA Awards

## Community Engagement

# 2024 DCA Awards

## Supportive Housing

# 2024 DCA Awards: Supportive Services



**The Commons at Imperial Hotel, Atlanta  
Columbia Residential & HOPE Atlanta**



# Thank you!



**Cottages at Baynes Creek, Greensboro**  
Georgia Communities and Paladin, Inc.