The background of the slide is a light-colored architectural blueprint with various lines, circles, and numbers. The text is centered over this background.

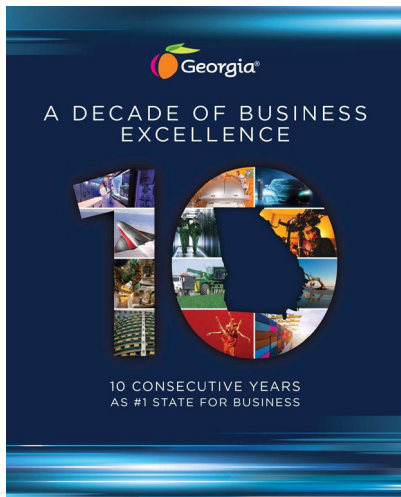
DCA Housing Programs: Working Across the Housing Continuum

Austin Chancy

Factors

Several factors contribute to the state of the housing market in Georgia:

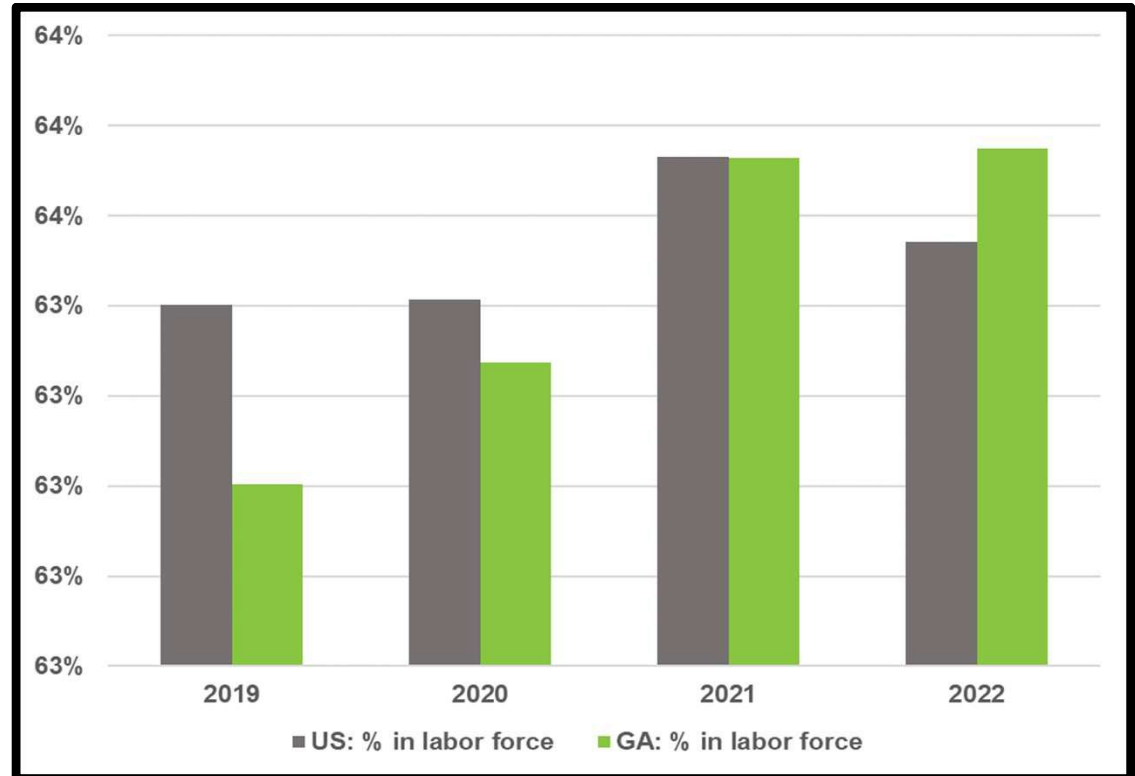
- **Economic Conditions**
- **Population Growth**
- **Inventory Levels**
- **Interest Rates**
- **Income/ Affordability**





Harmony Greene, Pooler

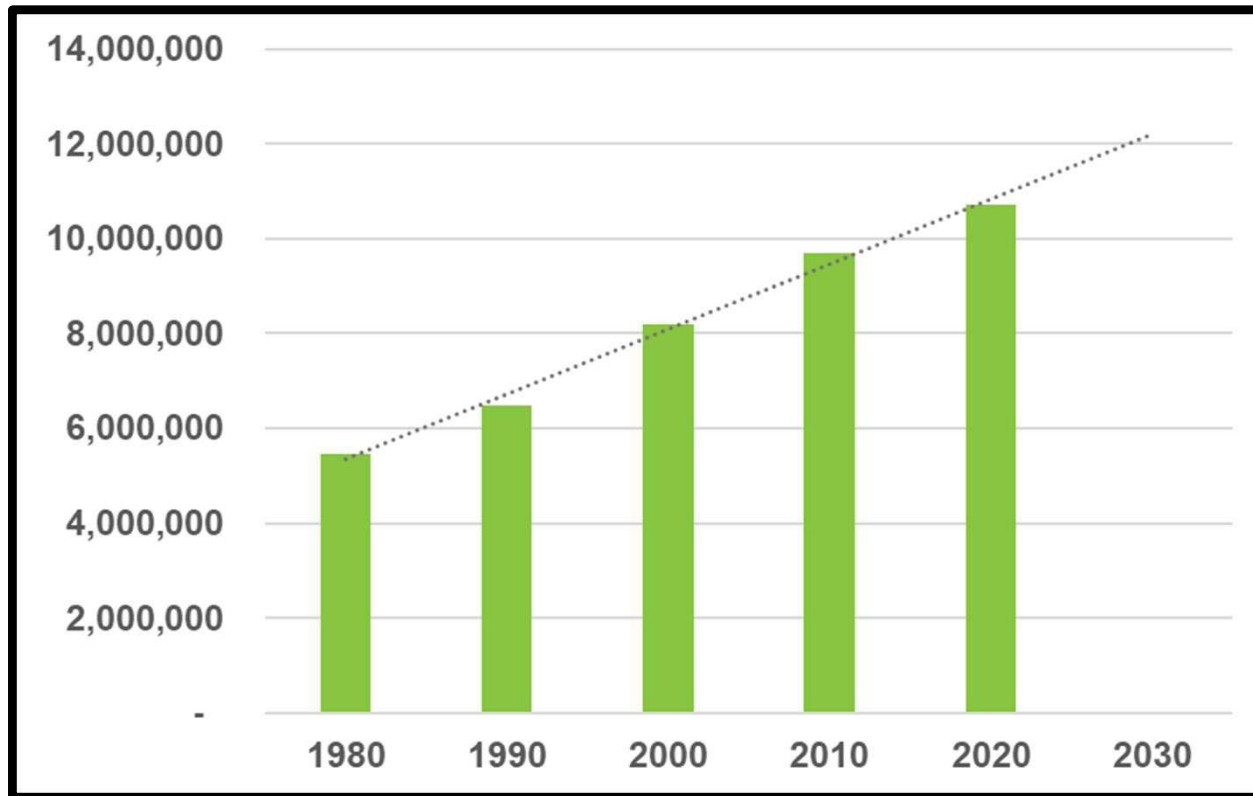
Georgia remains the top state to do business



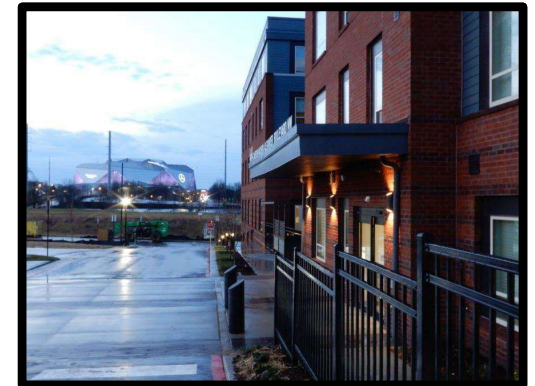
Source: ACS 5-Year Estimate, DP03, 2019-2022



Georgia's increased population



Source: Decennial Census, P1, 1980-2020

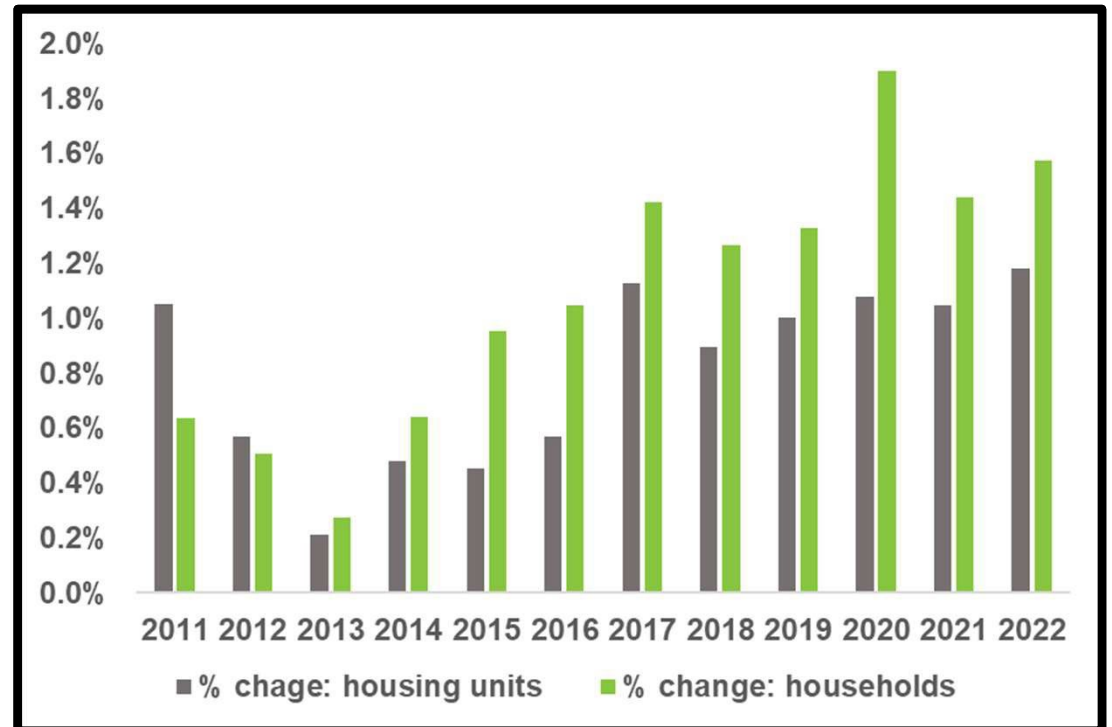


Herndon Square, Atlanta

Housing production has not met the increase in households



Legacy at Walton Ridge Phase II, Marietta



Source: ACS 5-Year Estimate, DP02, DP04, 2010-2022

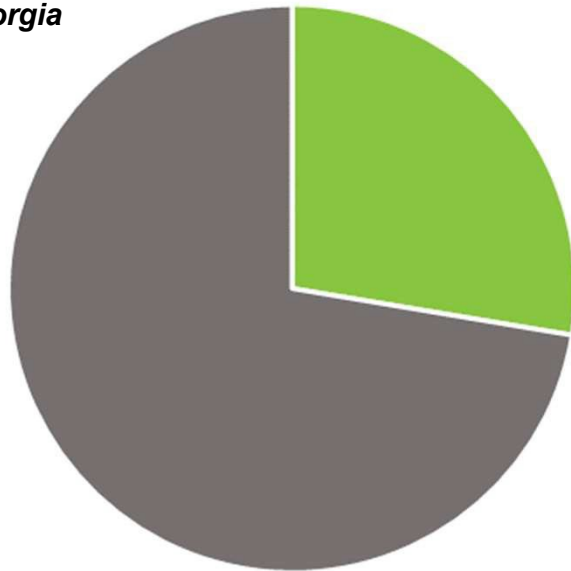
Rental Vacancy Rate in Georgia



Less available units...

Increased cost burden

Georgia

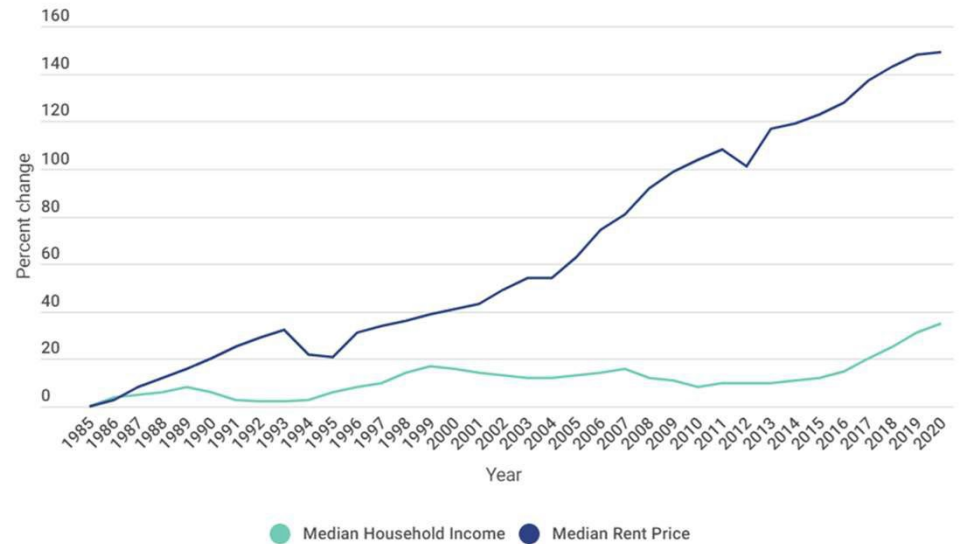


■ Cost burden greater than 30% ■ No cost burden

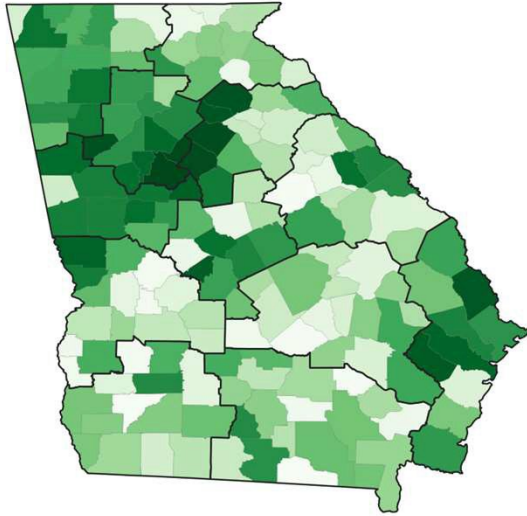
Source: CHAS, 2016-2020

Rent Price Increases Have Exceeded Income Increases by 325% Since 1985

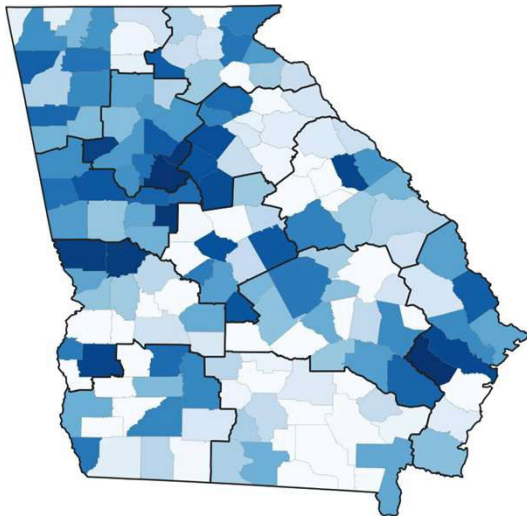
Rent Prices vs. Income



Rate of 90 day delinquency



Rate of foreclosures



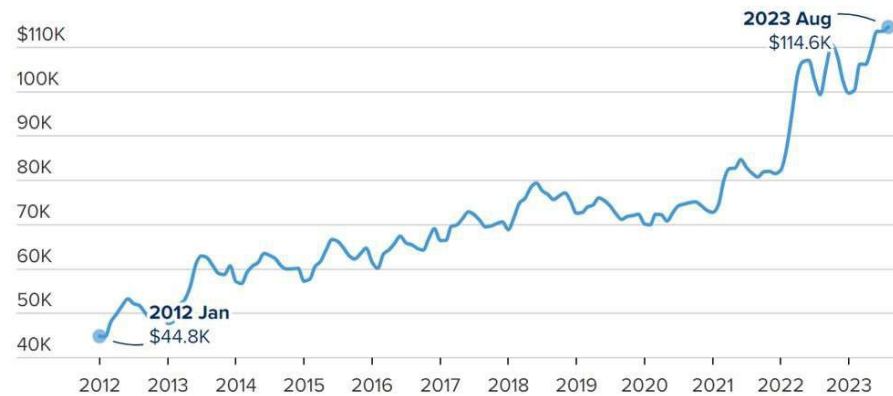
DCA Analysis of CoreLogic and Census Data

Georgia Department of Community Affairs

Homeowners and would be homeowners face pressure



Annual income needed to afford a median-priced home in the U.S.



Note: Assumes homebuyers spend no more than 30% of income on monthly mortgage payment
Source: Redfin



No quick fix for Georgia's affordable housing shortage

LOCAL NEWS

What's making home ownership so expensive

by: [Kaley Fedko](#)

Posted: Feb 29, 2024 / 05:25 PM EST

Updated: Feb 29, 2024 / 05:25 PM EST

Georgia Sees a 7.5% Decline in Housing Inventory

ATLANTA

46% of Georgia pays more than 1/3 of their income for rent, Federal Reserve data shows

Construction Coverage Jul 11, 2024 0



By [WSBTV.com News Staff](#)

June 20, 2023 at 6:08 pm EDT

LOCAL NEWS

'Unprecedented' | More than 125,000 apply for Georgia Housing Choice Voucher Program in first 36 hours

What does DCA do?

Local Government Assistance

- Provide resources, tools, and technical assistance to cities, counties, and local authorities to help strengthen communities

Community & Economic Development

- Connect communities to funding sources to help build capacity and encourage economic development while honoring the community's past through historic preservation

Safe & Affordable Housing

- Help communities meet housing needs and connect people with housing assistance

Safe & Affordable Housing

A Look at DCA's Housing Programs and What They Can Do In Georgia Counties

DCA and the Housing Continuum



Key Takeaways

- No one intervention can solve a housing crisis
- While vast, this continuum leaves out the critical inter-relation of housing as a platform for educational success, health outcomes, job access, and more

Housing Continuum & DCA Assistance

Temporary Housing | Supportive Housing | Rental (Workforce & Senior) | Homeownership

811, PSH, Reentry Partner Housing, Emergency Solutions Grants, Youth Homelessness Prevention

Housing Choice Vouchers

Legal Aid for Evictions

GA Dream



Housing Continuum & Development Financing

Temporary Housing | Supportive Housing | Rental (Workforce & Senior) | Homeownership

HOME-ARP

Home Access

Housing Tax Credits

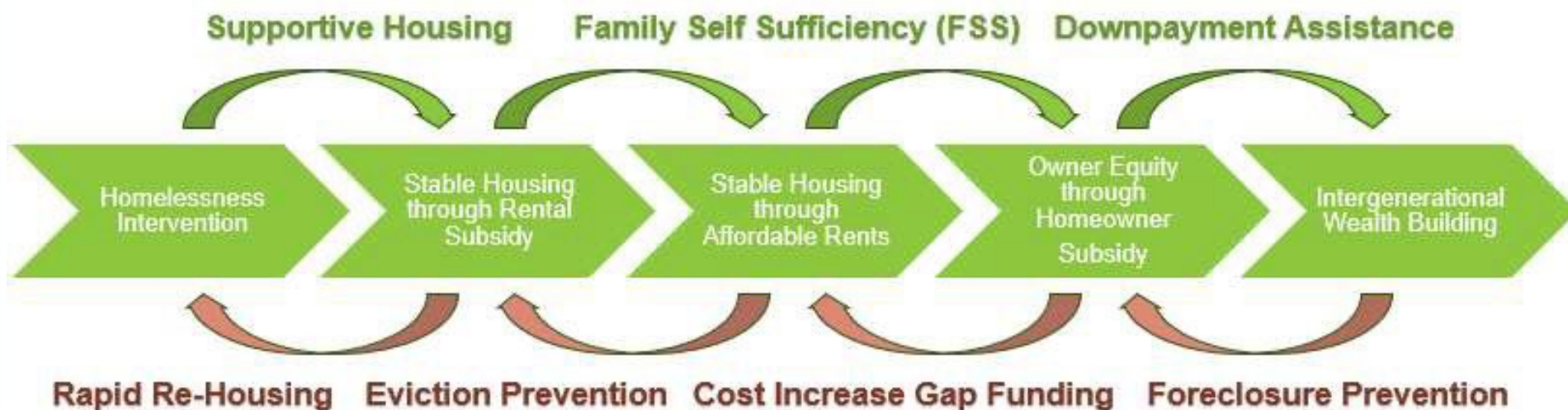
RWHI - Rural Workforce Housing Initiative

CHIP

HAF



DCA and the Housing Continuum



Key Takeaways

- DCA's regular funding sources support four core housing investments: homeless intervention, rental subsidy, Housing Credit financing, and homeownership
- Also key are investments to encourage and move families along this continuum and investments to prevent them from backsliding

What Can Local Partners Do?

In Control:

- Zoning & Land Use
- Building Permits
- Property Tax Policy & Incentives
- Down Payment Assistance
- Investments in Grant Writing and Administration
- Loans & Grants
- Public Support for Deals
- Land Banking/Public Land
- Developer Recruitment/Evaluation
- GICH Program Participation

Outside Control:

- Land Costs
- Labor Costs/Wages
- Interest Rates/Credit
- Consumer Demand
- Individual Savings
- Birth Rates/Immigration

Housing Finance and Development

Provides programs that offer resources to help build a great quality of life and create a climate for economic success in local communities.

Housing Tax Credit (LIHTC)

- DCA sets the rules in the Qualified Allocation Plan (QAP)
- Developers compete to win award of either 4% or 9% credits (federal tax credit with 100% state match)
- Private investors purchase tax credits and cover up-front costs of housing development (i.e. single site or scattered site apartments)
- Most rents must be affordable (50-60% Area Median Income) for at least 30 years
- [Find tax credit properties in your county](#)
- Questions? Mitch Kelly mitchell.kelly@dca.ga.gov

Community HOME Investment Program (CHIP)

- Grants to city and county governments, PHAs, and nonprofits to rehabilitate owner-occupied homes and build or renovate affordable single-family homes for sale to income-eligible homebuyers.
- Eligible for \$1.5 million for new construction and \$500,000 for rehabilitation
- Beneficiary households must have incomes below 80% of county AMI
- Priority to communities with solid housing studies and redevelopment plans, and market analyses
- Questions? Samanta Carvahlo samanta.carvahlo@dca.ga.gov

Rural Workforce Housing Initiative

- “Rural” counties are eligible (aka those in the [OneGeorgia Authority jurisdiction](#))
- Local governments and authorities, in collaboration with a developer, apply for funds to develop affordable workforce housing
- Can be used for site preparation or housing construction
- Another round of awards (of 4 rounds) were just announced
- Questions? Gina Webb Gina.Webb@dca.ga.gov



CDBG Housing

CDBG can be used to assist in the construction of affordable housing.

Activities can include:

- Rehabilitation of owner-occupied homes
- Reconstruction
- Acquisition and clearance of land
- Relocation
- Demolition

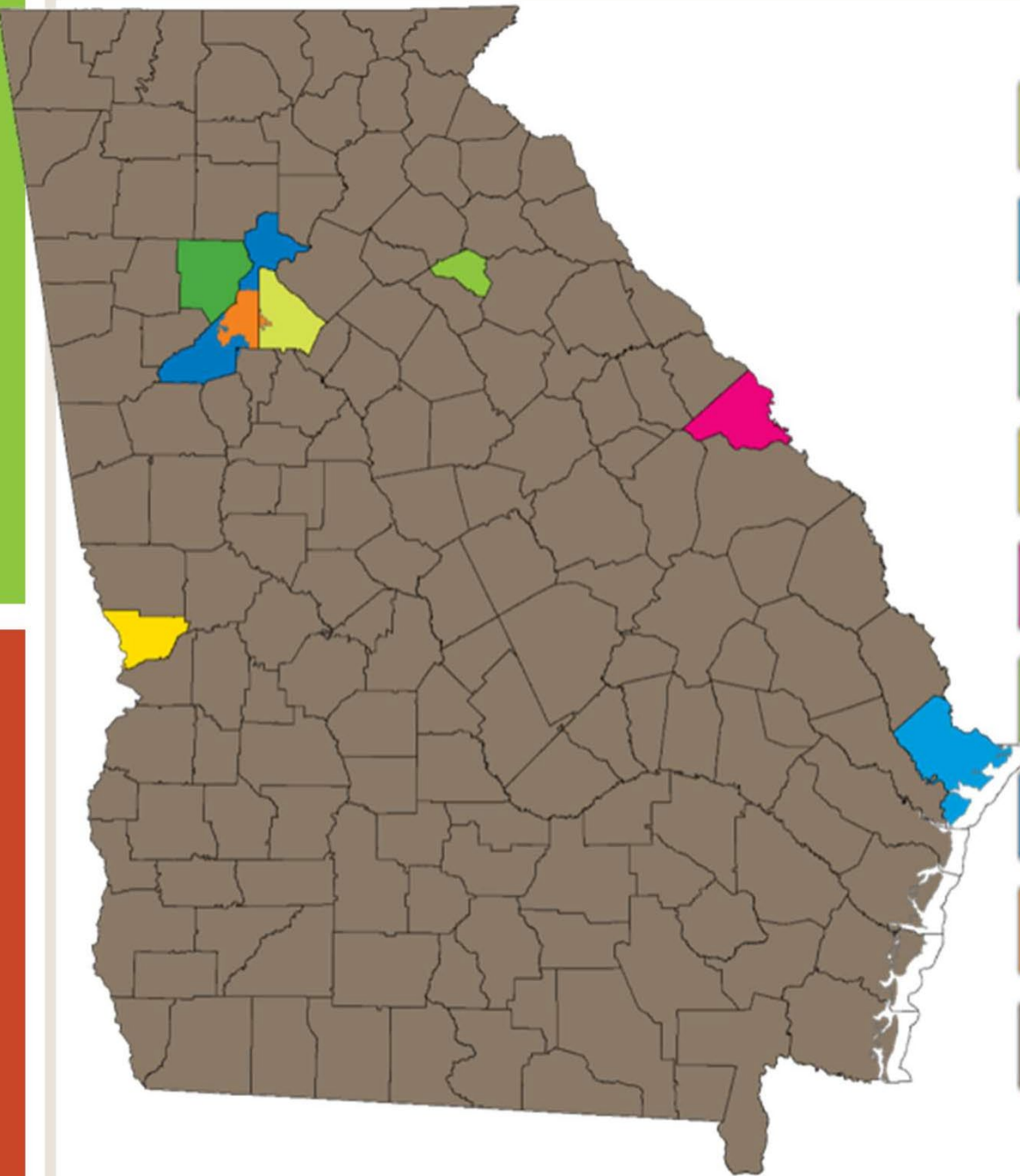










Housing Assistance

Provides programs that help make housing available to people experiencing homelessness, health-related conditions, incarceration and other circumstances that may affect their stability of housing.

Balance of State Continuum of Care

- Provides funds for nonprofit providers, state and local governments, and PHAs to rapidly rehouse individuals/families in addition to the continuous promotion of accessibility to assistance programs
- Creates a coordinated entry system for individuals experiencing homelessness or in need of housing stability support
- 9 CoCs - separate jurisdictions with an independent governing body (in 152/159 counties)
- 65 BoS CoC projects currently funded
- CoC-funded projects support 1,482 units (2,333 Beds)
- CoC-funded projects serve over 2,500 households (3,800 people) annually
- Questions? Lakeisha Jones lakeisha.jones@dca.ga.gov or Josh Gray josh.gray@dca.ga.gov



-  DeKalb County CoC
-  Savannah/Chatham County CoC
-  Marietta/Cobb County CoC
-  Columbus-Muscogee CoC
-  Augusta-Richmond County CoC
-  Athens-Clarke County CoC
-  Fulton County CoC
-  Atlanta CoC
-  Georgia Balance of State CoC

Point In Time (PIT) Count

- DCA organizes this count of persons experiencing homelessness every year for the balance of state. This count is used to determine the financial resources available to our state for addressing homelessness and housing insecurity.
- **Your region's participation is vital! Save the date – end of January 2024.**
- We work with regional leaders, local governments, nonprofit providers, and volunteers to conduct the count.
- Questions? Josh Gray josh.gray@dca.ga.gov

Emergency Solutions Grant (ESG)

- Provides funds throughout the state to local government entities and non-profit organizations to use for outreach, shelter, rapid re-housing, homelessness prevention and related services.
- Designed to operate within a continuum of assistance that enables individuals and families who are homeless or at risk of homelessness to move toward housing sustainability
- Sub-grantees deliver program services at the local level aligning with the seven funding categories of aid
- Questions? Lakeisha Jones lakeisha.jones@dca.ga.gov or LaDrina Jones ladrina.jones@dca.ga.gov

HUD 811 Project Rental Assistance

- Provides long-term project-based rental assistance to persons between the ages of 18 - 61 with disabilities
- Provides a set of subsidized rental units at designated apartment complexes as a permanent supportive housing program.
- Support includes:
 - provision of reminders to pay rent and other bills
 - helping arrange medical appointments
 - other related services
- Questions? Libby Tyre libby.tyre@dca.ga.gov or Lakeisha Jones lakeisha.jones@dca.ga.gov

Permanent Supportive Housing (PSH)

- Designed to link rental assistance to supportive services for hard-to-serve homeless persons with disabilities and their families
- Funding is awarded competitively through HUD's annual Continuum of Care process
- Eligible participants are:
 - Homeless
 - Disabled
 - “very low income” person
 - And the family member(s) of such a person
- Questions? Lakeisha Jones lakeisha.jones@dca.ga.gov or Josh Gray josh.gray@dca.ga.gov

Other Housing Assistance resources

- Reentry Partnership Housing (RPH)
 - Brian DiNapoli brian.dinapoli@dca.ga.gov
- Housing Opportunities for Persons with AIDS (HOPWA)
 - Harvinder Makkar harvinder.makkar@dca.ga.gov
- Home Access Program (to provide housing adjustments for those living with disabilities)
 - Harvinder Makkar harvinder.makkar@dca.ga.gov
- Others as available (Youth Homelessness Prevention, etc.)

Housing Choice Vouchers

Tenant-based rental assistance program that assists extremely low- and low-income individuals and families rent safe, decent, and affordable dwelling units in the private rental market;
Created with the intention to deconcentrate poverty through market-based solutions

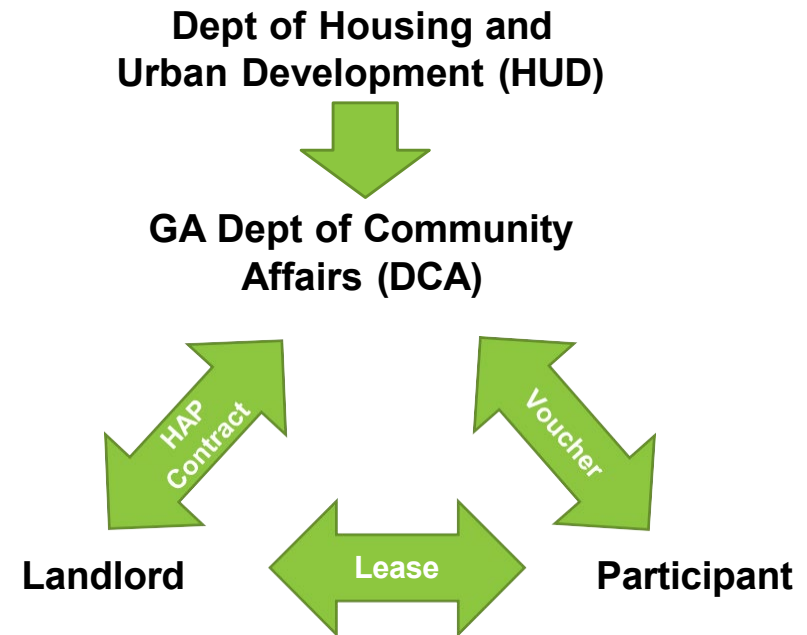
Housing Choice Vouchers (HCV)

- Tenant-based rental assistance program that assists extremely low- and low-income individuals and families rent units in the private rental market.
- DCA provides the subsidy payment directly to the landlord on behalf of the program participant. Voucher holder pays 30% of income towards rent/utilities, DCA pays the balance
- **175,000 Georgians applied this year.** Only 13,000 will be selected to join waitlist.
- **Now recruiting landlords!**
- Questions? Contact
Dacia Dickey
Dacia.dickey@dca.ga.gov
Valencia Jordan
Valencia.jordan@dca.ga.gov



What are Project Based Vouchers?

- Property owners set aside a certain number of their units to be occupied by voucher holders or existing tenants who would otherwise qualify as a voucher holder.
- Landlords holding PBVs commit to keep these units available to voucher holders for at least 1 year but up to 15 years.
- Tenants in these units pay no more than 30% of income on rent directly to the landlord of a qualifying unit, and **DCA pays the remaining rent balance directly to the landlord.**
- The total rent paid can be up to 110% of the small area fair market rent. -->
- Properties maintain site-based waitlists that are made available to DCA's HCV waitlist participants.
- Units can be committed before or after construction.



N	075	Henry County	1758	1807	2028	2453	2977	3424	3870
Henry Group A	30273		1672	1716	1925	2332	2827	3251	3675
Henry Group B	30253		1705	1749	1969	2376	2827	3251	3675
Henry Group C	30236		1496	1540	1727	2090	2530	2909	3289
Henry Group D	30252		1980	2035	2288	2761	3355	3858	4361
Henry Group E	30248		1771	1815	2046	2475	3003	3454	3903
Henry Group F	30281		1727	1771	1991	2409	2926	3364	3803
Henry Group G	30294		1826	1870	2101	2541	3080	3542	4004
Henry Group H	30228		1738	1782	2002	2420	2937	3378	3818
Henry Group I	30233		1067	1089	1386	1782	2123	2442	2759
Henry Group J	30234		1265	1276	1661	2156	2530	2909	3289

Homeownership

Provides programs that help make homeownership attainable or help keep homeownership possible for qualifying Georgians

Homeownership Resources

- Georgia Dream Down Payment Assistance
 - \$10,000-\$12,500 for qualifying Georgians
 - Questions? Tracey Turman tracey.turman@dca.ga.gov
- Homeowners Assistance Fund (HAF)
 - Mortgage assistance for qualifying Georgians
 - Questions?

Georgia DREAM: down payment assistance

STANDARD

Provides assistance and funding to eligible first-time homebuyers.

- 30-year FHA, USDA-RD, VA or Conventional loan
- Fixed interest rate
- Purchase price allowances¹ ranging up to \$400,000
- Maximum household income limits² ranging up to \$123,966
- Down payment assistance available

PEACH PLUS

Serves homebuyers who may not meet the criteria for the standard Georgia Dream loan program.

- 30-year FHA loan
- Higher fixed interest rate
- Purchase price allowances¹ increases up to \$500,000
- Maximum household income limits² increases up to \$185,949
- Down payment assistance available
- First-time homebuyer requirement is waived

PEACH SELECT

Offers veterans a low interest rate with no down payment assistance loan options.

- 30-year VA loan
- Lower fixed interest rate
- Purchase price allowances¹ ranging up to \$400,000
- Maximum household income limits² ranging up to \$123,966
- No down payment assistance offered

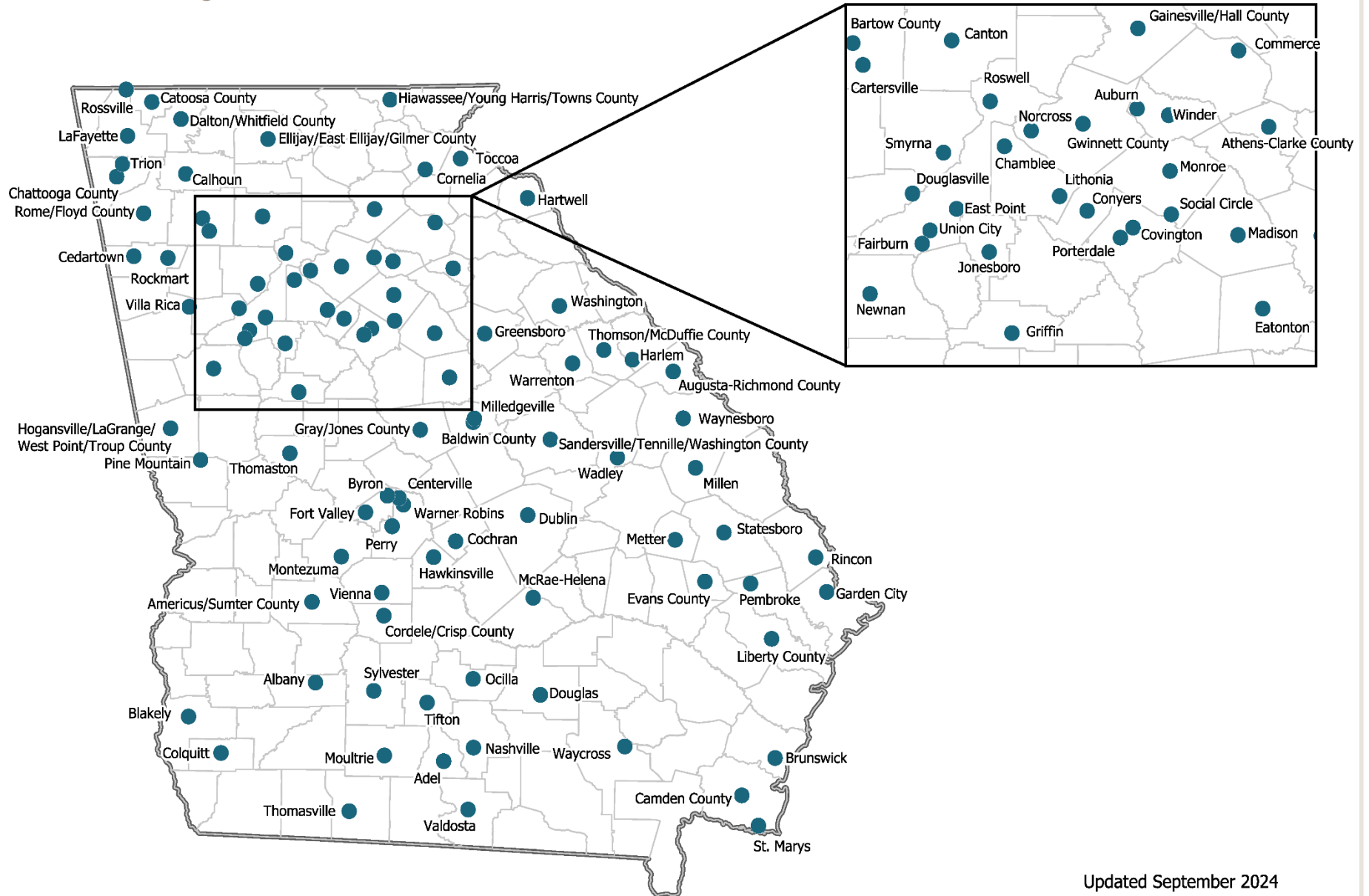
Georgia Initiative for Community Housing



Georgia Initiative for Community Housing (GICH)

- Program is a partnership with UGA, GMA, and DCA
- Three-year program that offers technical assistance with creating and implementing locally based plans to meet affordable housing needs
 - Program offers: facilitated retreats, training, technical assistance, consensus building, networking and collaboration
 - Communities learn: different approaches to meeting housing needs, how to leverage housing resources and how to implement a community housing plan.
 - communities receive special consideration in DCA housing programs: Low Income Housing Tax Credit (HTC), Community HOME Investment Program (CHIP), Community Development Block Grant (CDBG)
- Alumni communities can recertify and maintain their benefits after graduation
- Questions? Austin Chancy austin.chancy@dca.ga.gov

GICH Community Map



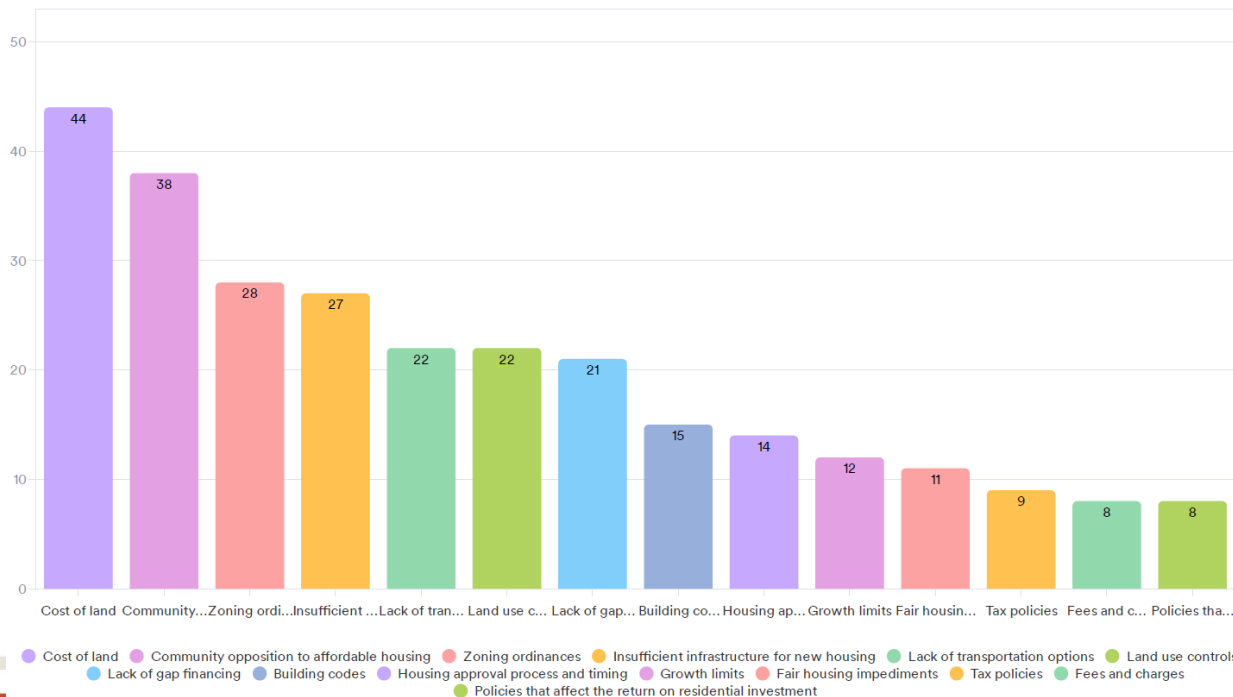
Questions?

HUD-PRO Grant

What Is HUD-PRO?

- PRO- Pathway to Removing Obstacles
- Grant to agencies to help remove barriers to affordable housing
- DCA applied last year
- This year's grant changed the rules to allow for agencies to use the money as a pass through entity

What are the ongoing barriers to affordable housing in your community?



Our Application

- We are requesting funding for two different activities:
- GICH PRO Grants:
 - Provide grants up to \$50,000 to GICH communities for housing studies and development plans
- GICH Senior year PRO Loans:
 - Create a revolving low interest loan fund for GICH SY Communities up to \$1 million for the purpose of affordable housing



Register for Information Session Here

