



Housing Georgia's Workforce

Housing Finance and
Development Division

2024 Impact Report



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Contents

- Commissioner’s Welcome 3**
- About Us 4**
- Supporting Georgia’s Housing Needs 6**
- Housing Tax Credit Program 8**
- Housing Georgia’s Workforce 14**
- Community Case Study: Gainesville 16**
- Georgia Initiative for Community Housing 18**
- Multi-Family Lending 19**
- Community HOME Investment Program 20**
- Rural Workforce Housing Initiative 21**
- Performing Strong Oversight 22**
- Appendix 24**



**Christopher Nunn,
Commissioner**
Georgia Department
of Community Affairs

Commissioner's Welcome

Georgia's Department of Community Affairs helps build strong, vibrant communities across our great state. The agency's toolkit enables a range of activity from infrastructure investment and jobs creation to historic preservation and downtown revitalization. **Ensuring safe, affordable places for families to live and call home is foundational for Georgia's communities to thrive.**

DCA strives to provide resources to support community housing using a broad spectrum of federal and state programs. For example, Georgia Dream helps first-time homebuyers with down payment assistance and favorable mortgage interest rates. The Rural Workforce Housing Initiative enables communities to address the growing demand for housing as our economy grows. DCA's innovative, collaborative Housing Tax Credit program is the state's most effective tool for developing affordable, multi-family rental housing. For those in most need, the agency provides financial assistance to local organizations targeting homelessness, and the Housing Choice Voucher program assists individuals and families to attain rental housing.

This report details the impact of the Housing Finance and Development Division, which administers Georgia's most impactful housing resource, the Housing Tax Credit Program. Since 2020, the tax credit program has funded 29,298 in senior and workforce housing units. Along with the CHIP Program and the Rural Workforce Housing Initiative, these programs are essential to developing new housing stock to meet the growing demand for affordable housing in Georgia.

About Us

Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) is the state’s agency committed to helping build strong, vibrant communities across Georgia. DCA assists people, programs, and places in their pursuit of growth and prosperity, focusing on safe and affordable housing, local government support, and community and economic development. Each year, DCA distributes hundreds of millions of dollars through grants, tax credits, and loans to support an array of initiatives, including affordable housing, historic preservation, and infrastructure enhancements.

Established in 1977, DCA expanded its mission in 1996 when the Georgia Housing and Finance Authority merged into the agency, taking on a goal of supporting Georgians’ efforts to find safe and affordable housing along the housing continuum. DCA accomplishes its objectives through strategic partnerships with key stakeholders at the local, state, and federal levels, reflecting the agency’s commitment to serve all Georgians.



Housing Strategic Goals:

1

Empower Georgia communities in addressing their local housing needs

3

Internally align new and existing resources to strengthen pathways along the housing continuum

2

Invest in core housing systems that lead to increased housing stock and expanded services

4

Engage external partners as a means to strengthen housing systems in Georgia

Housing Finance and Development Division

DCA's Housing Finance and Development Division (HFDD) is a cornerstone of the state's efforts to address housing affordability and availability. This division administers a range of programs designed to support safe, affordable housing for families across Georgia. The Community HOME Investment Program (CHIP) provides grants to local governments, nonprofits, and housing authorities to rehabilitate owner-occupied homes and develop new affordable housing. Similarly, the Rural Workforce Housing Initiative supports economic growth in rural areas by funding infrastructure and housing projects tailored to meet workforce needs. These efforts ensure communities statewide can meet local demands by accessing resources to create and sustain housing solutions.



Central to HFDD's efforts is the Housing Tax Credit program, the state's most effective tool for financing affordable multi-family rental housing. Through this program, private developers and investors are incentivized to create high-quality housing with affordable rents, addressing gaps in both urban and rural markets. The division also partners with other areas of DCA to help reduce homelessness, expand senior housing, and foster homeownership support, ensuring a comprehensive approach to address Georgia's housing challenges. With a focus on fostering public-private partnerships, the division continues to play a critical role in building stronger, more resilient communities.

HOUSING CONTINUUM



HOMELESS	EMERGENCY SHELTER & SERVICES	STABLE HOUSING & SUPPORTIVE SERVICES	RENTAL UNITS & HOUSING STABILITY SERVICES	HOMEOWNERSHIP
----------	------------------------------	--------------------------------------	---	---------------

Supporting Georgia's Housing Needs

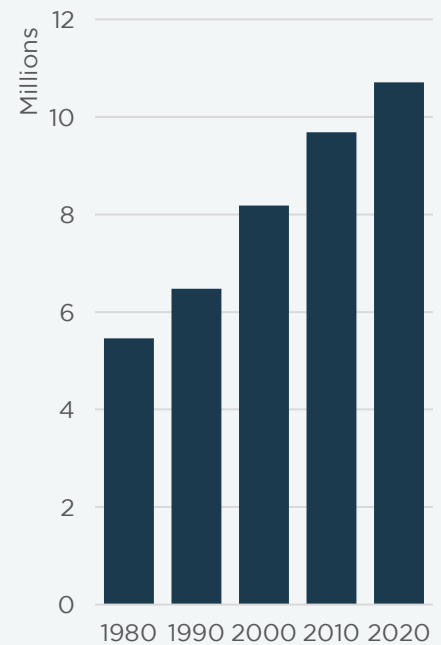
Georgia's Population Growth and Housing Needs: An Overview

Over the last four decades, Georgia has experienced consistent population growth, rising from just over 5 million in 1980 to more than 11 million today. This steady upward trajectory is a testament to the state's thriving economy and increasing attractiveness as a place to live and work. However, with this growth comes significant challenges, particularly in housing availability and affordability.

Fluctuations in Building Permits

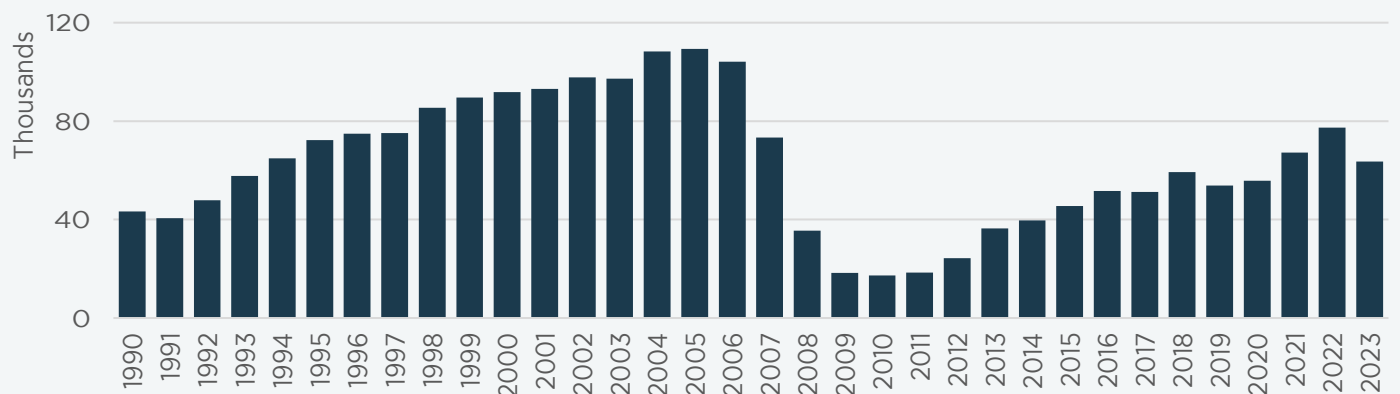
The issuance of building permits in Georgia has seen notable highs and lows over the past decades. From the 1990s to the mid-2000s, building activity steadily increased, peaking before the economic downturn of 2008. Since then, recovery has been slow but steady, with a resurgence in permits in recent years. This fluctuation reflects broader economic trends, but it also underscores the need for consistent policies to support sustainable housing development.

Georgia's Population



Source: [Decennial Census of Population and Housing, U.S. Census Bureau](#)

Building Permits in Georgia for All Housing Types



Source: [State of the Cities Data Systems \(SOCDS\), U.S. Department of Housing and Urban Development](#)

Diverse Household Incomes

Georgia's population is diverse not only in culture but also in income levels. Households earning less than 30 percent of the Area Median Income (AMI) make up a significant portion of the state, with other groups distributed across income ranges. Despite this variation, housing affordability challenges disproportionately impact lower-income households, necessitating targeted interventions to address their needs.

Critical Shortages in Affordable Housing

The data reveal a stark gap between the number of affordable rental units and the number of households in need. For those earning ≤ 30 percent AMI, there are fewer than 170,000 rental units available for nearly 300,000 households. This shortfall leaves many families in precarious living situations, underscoring the urgency of increasing the supply of affordable housing.

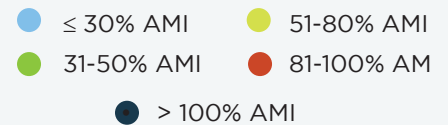
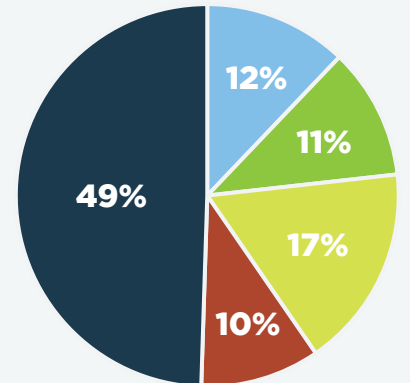
Housing Challenges Across the State

Housing challenges affect over 592,000 households in Georgia, with renter-occupied households facing the brunt of these challenges. From cost burden to substandard living conditions, these issues can impact the quality of life for many residents, calling for a multi-faceted approach to tackle housing insecurity.

DCA's Role

As Georgia continues to grow, the state's housing challenges demand proactive solutions at the local level. From fostering public-private partnerships to leveraging regional collaborations, it is critical to address both immediate housing needs and long-term strategies for sustainable growth. DCA plays an important role in these efforts through its Housing Tax Credit program. By incentivizing the development of affordable housing, this program helps to close the gap in the supply of rental units for low-income households.

Household Incomes Across Georgia



Source: [Comprehensive Housing Affordability Strategy Data, U.S. Department of Housing and Urban Development](#)

Examples of Jobs in Georgia



A **waitress** in Athens making \$10.93/hr qualifies for 30% AMI housing.



An **auto mechanic** in Rome making \$18.75/hr qualifies for 60% AMI housing.



A **truck driver** in Cordele making \$22.50/hr qualifies for 80% AMI housing.

All income limits are for a 3-person household.

Source: [Multifamily Tax Subsidy Income Limits, U.S. Department of Housing and Urban Development](#)

Housing Tax Credit Program

Since their creation in 1986, Housing Tax Credits have been the most efficient and effective way to finance affordable housing development. This tool engages private development expertise, as opposed to creating more public housing. The credits provide just enough development financing for developers to offer lower rents for income-qualified renters.

This capital is especially important within rural and small metro area markets, where local conditions, capacity, and resources are often insufficient for developing affordable housing without Housing Tax Credits. This program is the largest and single most important source of equity for workforce rental housing in the United States.

Housing Tax Credits

- **Rigorous Competitive Process** provides guardrails to ensure DCA funds deals with the strongest real estate fundamentals.
 - » The 2024 9% Round received 72 applications and made 30 awards
 - » The 2023-2024 4% Round received 58 applications and made 40 awards
- **Pay for Performance** model means that credits cannot be claimed until construction is complete and eligible households begin to move in.
- **Strong Oversight** results from the private owners' and investors' financial incentives and the state's statutory monitoring requirements.



“The Housing Tax Credit program plays a crucial role by generating capital for the construction of market-quality housing with affordable rents. For every net \$1 of state income tax invested in Housing Tax Credits, an additional \$5.79 of economic activity was generated on average.”

UGA 2023 Housing Tax Credit Economic Impact Study



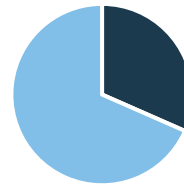
4% Housing Tax Credits’ 5-Year Impact

133

total number of awards

Total Rental Homes:

13,184
for families



6,087
for seniors

Located Across Georgia In:

All 12 Regions

9% Housing Tax Credits’ 5-Year Impact

156

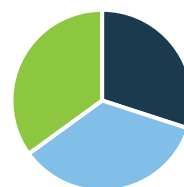
total number of awards

10,027

total rental homes

Geographic Distribution:

35%
Rural

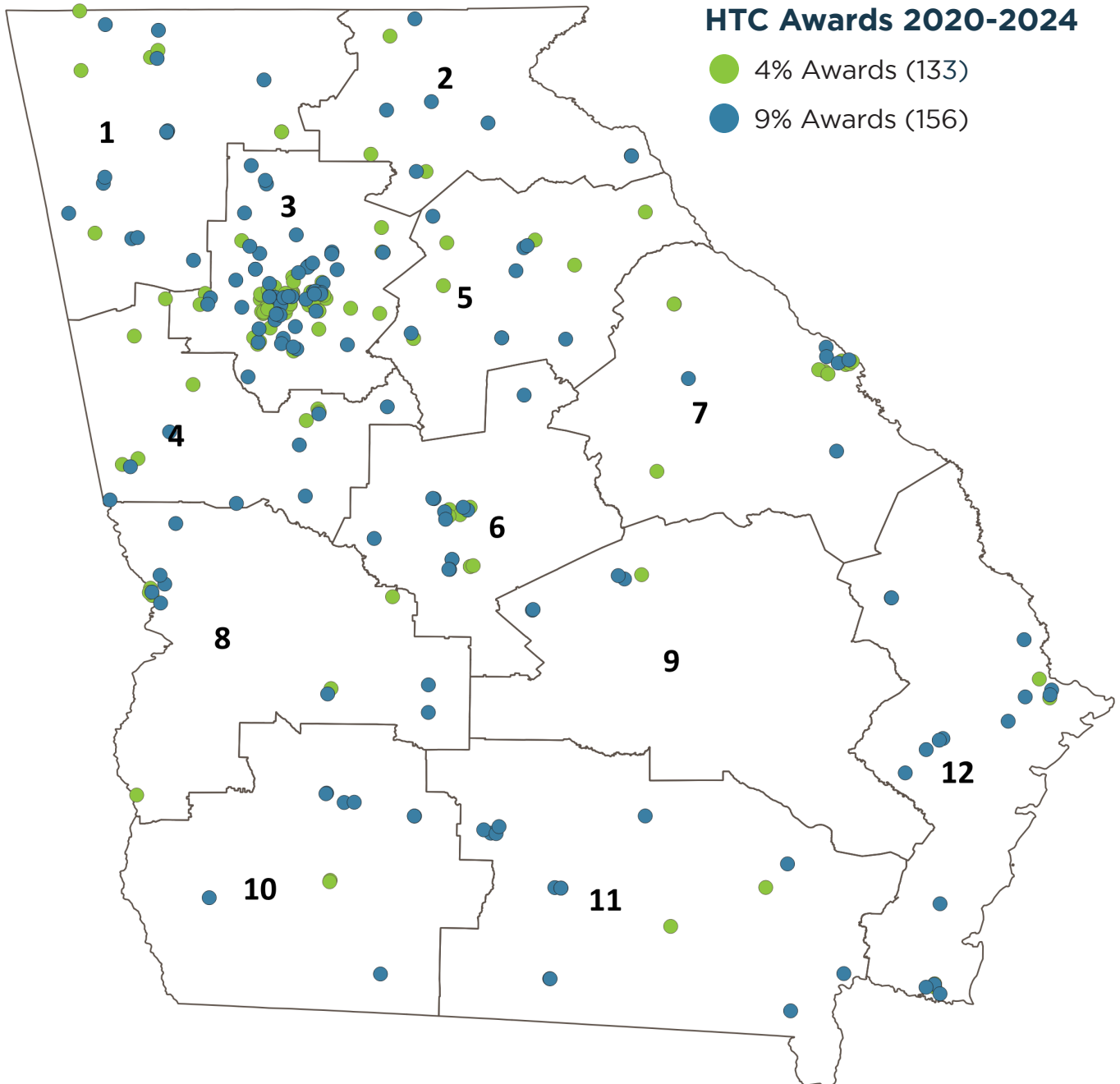


30%
Metro Atlanta

35%
Other Metro

Housing Tax Credits Impact Over 5 Years

Since 2020, demand for affordable housing, and subsequently, demand for Housing Tax Credits has significantly increased. The long-term economic impacts of the COVID-19 Pandemic have affected the cost associated with building and operating affordable housing. To address these issues, DCA has funded the creation or preservation of 29,298 units across 289 developments through the Housing Tax Credit Program over the last five years.



2020-2024 Housing Tax Credits Data



29,298

units created
or preserved



289

developments
funded



122

communities
served

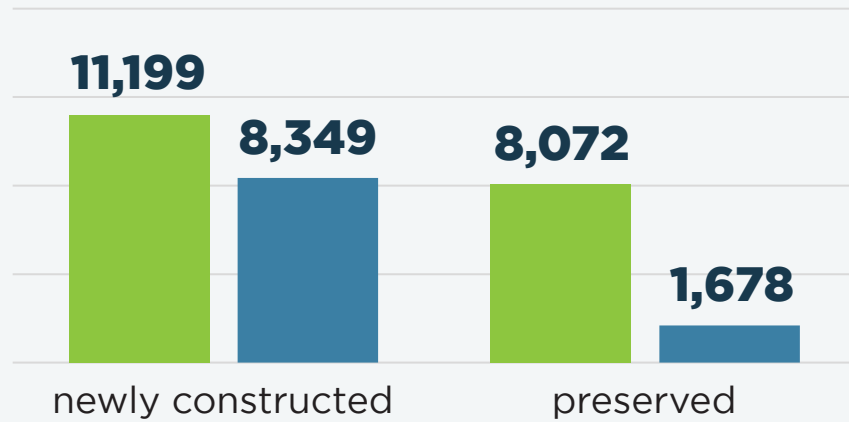
Units Funded

4%

19,271

9%

10,027



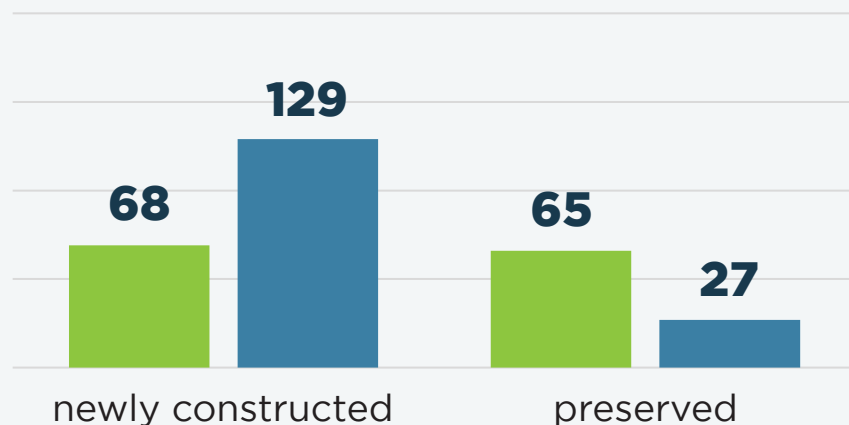
Developments Funded

4%

133

9%

156



Housing Tax Credits' 2024 Impact

4% Housing Tax Credits
Developments Awarded

9% Housing Tax Credits
Developments Awarded

\$674M

total bond
allocation



\$34.7M

total credit
allocation

4,659

units funded

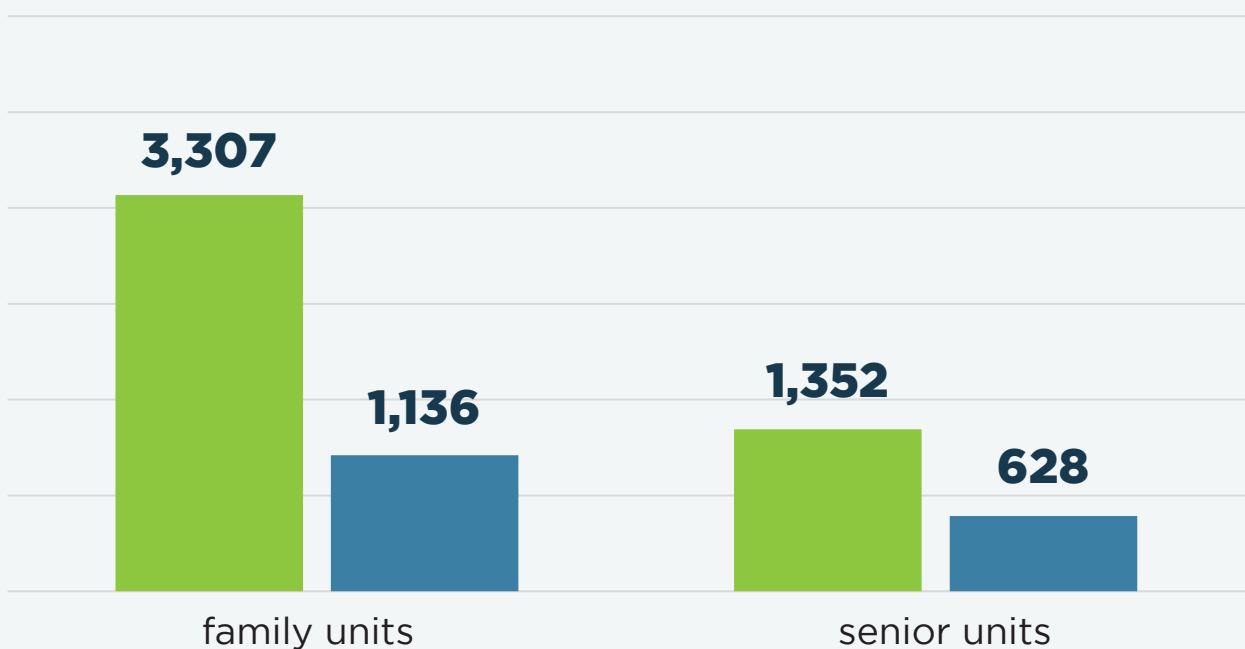


1,764

units funded

Total Units by Tenancy

● 4% ● 9%





Franklin Crossing

Woodstock, Georgia

- 57 units of affordable workforce housing
 - The first Housing Tax Credit deal in unincorporated Cherokee County
-

Housing Georgia's Workforce

The residents of Housing Tax Credit properties form the backbone of Georgia's thriving workforce, actively contributing to nearly every sector of the state's growing economy. These individuals work in essential industries such as healthcare, education, retail, logistics, and public service.

From hospital workers and educators to retail staff and manufacturing employees, the data illustrate how Housing Tax Credit residents are integral to employers like Amazon, Pruitt Health, and the Georgia Ports Authority. These hardworking individuals show that affordable housing is crucial to supporting the workforce that keeps Georgia moving forward.



Examples of Housing Tax Credit Residents' Employers

Walker County

- Cartersville Harley Davidson
- Department of Public Health
- Erlanger Health System
- FedEx
- Goodwill Industries
- NW Georgia Headstart
- Parkside Nursing Home
- Pruitt Health
- Publix Grocery
- Roper Corp.
- T-Mobile
- Tuftco

Madison County

- Madison County Board of Education

Morgan County

- Chick-fil-A
- R&B Soul Food

Muscogee County

- Muscogee County School District
- TSYS
- AFLAC
- Childcare Network
- Home Depot
- Koch Foods
- Green Island Country Club
- Walmart
- Magnolia Nursing Home

Peach County

- Blue Bird
- JoAnn Fabrics
- Penny's
- Perdue
- Phoenix at Lake Joy Assisted Living

Ben Hill County

- American Blanching/Golden Boy
- Department of Corrections
- Polar Beverages

Burke County

- Plant Vogtle

Evans County

- Home Depot
- Briggs and Stratton

Effingham County

- Georgia Transformer
- Amazon
- Effingham Health System
- Parker's
- Food Lion

Chatham County

- Saint Joseph's Candler
- Savannah College of Art and Design
- Savannah/Chatham County Board of Education
- Chatham County Division of Family & Child Services
- Westin Savannah Harbor Golf Club & Spa

Glynn County

- Georgia Ports Authority
- Federal Law Enforcement Training Facility
- Walmart
- South Georgia Medical Center

Camden County

- Camden County School System
- South Georgia Medical Center

Community Case Study:

GAINESVILLE

Housing by the Numbers:

6

new residential communities

331

residential units

1,072

residents

0-97

age range of residents





VILLLE

A GICH Senior City

The City of Gainesville proudly serves as a member of the Gainesville/Hall County, Georgia Initiative for Community Housing (GICH) Team. In 2024, the team achieved a significant milestone by being selected as one of only two communities to participate in the DCA's inaugural Senior Year cohort.

GICH Senior Year is a highly competitive program designed exclusively for GICH Certified Alumni Communities. Participating cities share a commitment to strategically and holistically investing in affordable housing resources. Their decisions are guided by a clear, strategic vision aimed at addressing local housing needs and opportunities.

This prestigious designation grants Gainesville/Hall County access to specialized technical assistance and education provided by DCA and other housing and community development experts. These resources will support the effective implementation of the community's housing plans, with a focused effort on revitalizing the Athens Street corridor.

As part of the program, Gainesville/Hall County receives priority consideration for funding through key programs such as the Community HOME Investment Program, HOME Investment Partnerships Program (HOME), and Community Development Block Grant (CDBG) programs. This initiative underscores the city's dedication to fostering sustainable, affordable housing solutions for its residents.

Georgia Initiative for Community Housing

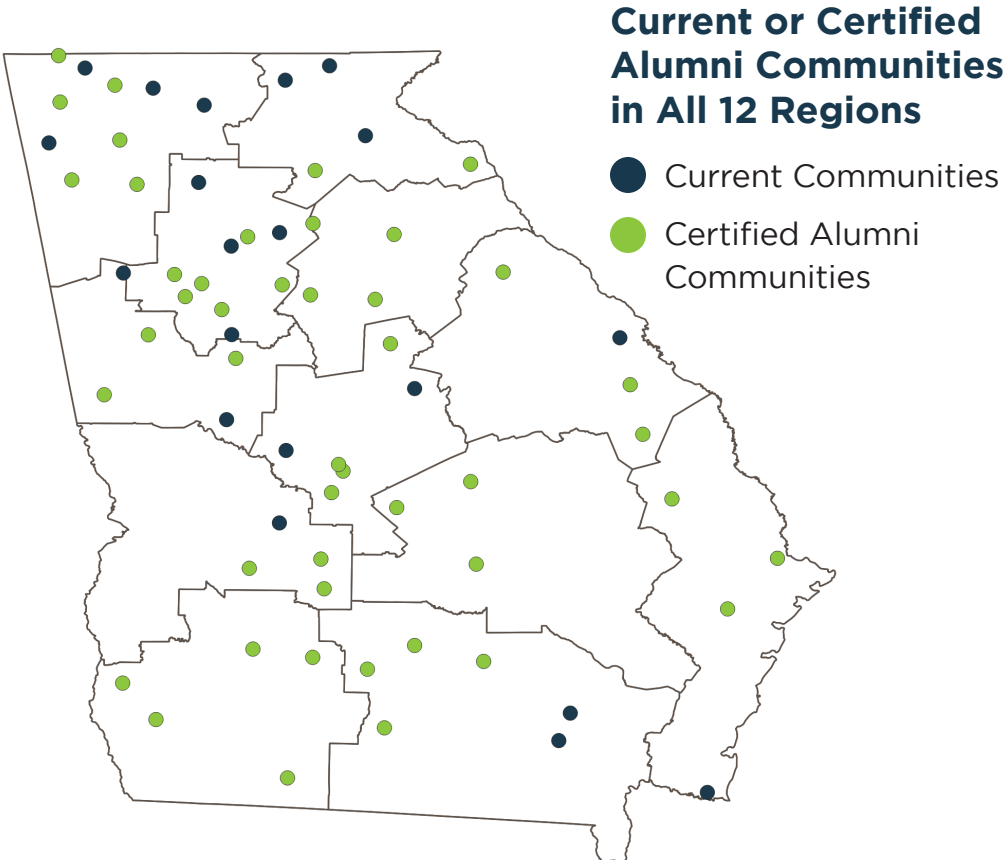
The Georgia Initiative for Community Housing is a collaborative program established in 2004 to help communities enhance their quality of life and economic vitality through locally-driven housing and revitalization strategies. Over a three-year period, participating communities receive technical assistance, training, facilitation, networking, and mentoring to address housing challenges and develop actionable plans. In 2024, GICH celebrated its 20th anniversary, marking two decades of impact across Georgia. Since its inception, GICH has served over 100 communities, with five new additions in 2024, and now includes 65 current or certified alumni communities spanning all 12 regions of the state.

GICH’s success is evident in the transformative work of its communities, which have revitalized distressed neighborhoods, developed affordable housing using tax credits, updated ordinances, created land banks to renovate distressed properties, and initiated clean-up programs. Participants identify housing needs, explore solutions, and implement best practices, supported by two annual retreats. This program continues to play a vital role in fostering sustainable development and addressing housing challenges across Georgia through its collaborative and locally-focused approach.

100
total GICH
communities

5
new
communities
in 2024

65
current or
certified alumni
communities



Multi-Family Lending

In 2024, DCA provided loans as part of a 2023 Notice of Funding Availability (NOFA) that addressed Housing Stabilization, construction cost increases caused by inflation, post-COVID-related changes, and supply chain challenges. DCA will provide more than \$152 million from federal and state funds in response to the NOFA.

\$37M

in process

\$50M

in closing

\$65.3M

closed



Residences at Sky Harbor

In addition to allocating Housing Tax Credits, DCA provided \$1,200,000 in Emergency Rental Assistance II Funds to Residences at Sky Harbor in Chamblee, Georgia, to address funding gaps. This development serves families, and as a result, the Blue Ridge Atlantic development team will provide 46 of the 52 units as affordable units.



Diamond College Park

Similarly, DCA allocated Housing Tax Credits and provided \$5,250,000 in State and Local Fiscal Recovery (SLFRF) funds to Diamond College Park in College Park, Georgia, to address funding gaps. This development serves families, and as a result, the Tapestry Development team will provide 50 of the 60 units as affordable units.

Community HOME Investment Program

The purpose of the Community HOME Investment Program is to provide safe, decent, and affordable housing in Georgia. Funds are granted to city and county governments, public housing authorities, and nonprofits to rehabilitate owner-occupied homes and build and renovate affordable single-family homes for sale to eligible homebuyers.

CHIP is funded by the Department of Housing and Urban Development HOME Investment Partnership Program funds. Funding is prioritized for communities with solid housing redevelopment plans.

Eligible Applicants

- Local Governments
- Nonprofits with 501(c)3/(c)4 designation
- Public Housing Authorities
- Current grantees with less than 50 percent in unspent CHIP funds

Activities and Funding Amount

- Housing Rehabilitation of Owner Occupied Homes: Up to \$500,000
- New Construction and/or Rehabilitation of Homes for Sale to Eligible Homebuyers: Up to \$1,500,000



Community HOME Investment Program's Annual Impact



19
awards



\$13M
awarded



173
homes

Rural Workforce Housing Initiative

The Georgia Rural Workforce Housing Initiative addresses the shortage of affordable housing in rural areas and aims to create sustainable housing solutions that enhance economic security and promote the well-being of residents. Administered by the OneGeorgia Authority, the initiative provides flexible funding through grants and low-interest loans to assist local communities in developing housing and related infrastructure tailored to their workforce needs.

These funds are awarded on a competitive basis to projects that demonstrate the ability to address ongoing workforce housing needs, difficulties in satisfying workforce demands in areas with low unemployment, or a commitment to expanding and improving existing housing stock. Since its inception, the initiative has facilitated multiple rounds of funding, supporting the development of hundreds of housing units across rural communities in Georgia.

Grants and Loan Amounts

- Infrastructure grants are limited to no more than \$2,500,000 per application and development.
- Construction finance is limited to no more than \$1,000,000 per applicant and development.

Eligible Uses

Workforce housing funds will be awarded on a competitive basis to projects that demonstrate an ability to address:

- Ongoing workforce housing needs, as identified by a recent housing study;
- Difficulty satisfying workforce needs in communities or regions with low unemployment; or a
- Community or regional commitment to expand and improve existing housing stock.

Rural Workforce Housing Initiative's Overall Impact



21

awards



\$42.3M

awarded to date



2,011

housing units
with construction
accelerated

Performing Strong Oversight

The Office of Portfolio Management is charged with providing oversight of properties that are beneficiaries of the Housing Tax Credit program, HOME funding, and National Housing Trust Fund loans across the entire state.



DCA actively works to address any local or constituent concerns, which can be sent to compliance@dca.ga.gov.

Maintain Oversight of **1,297** Housing Tax Credit Properties



- During the first 15 years of operations, staff conduct physical inspections and review tenant files every three years to ensure compliance with federal program rules and property legal agreements.
- DCA staff report all noncompliance to the IRS in years 1-15 of the Housing Credit program.
- During years 16-30, staff conduct exterior property reviews every three years.
- DCA staff review resident concerns and engage property management to ensure resolution.

Monitor Financial Performance of **302** Properties with Loans



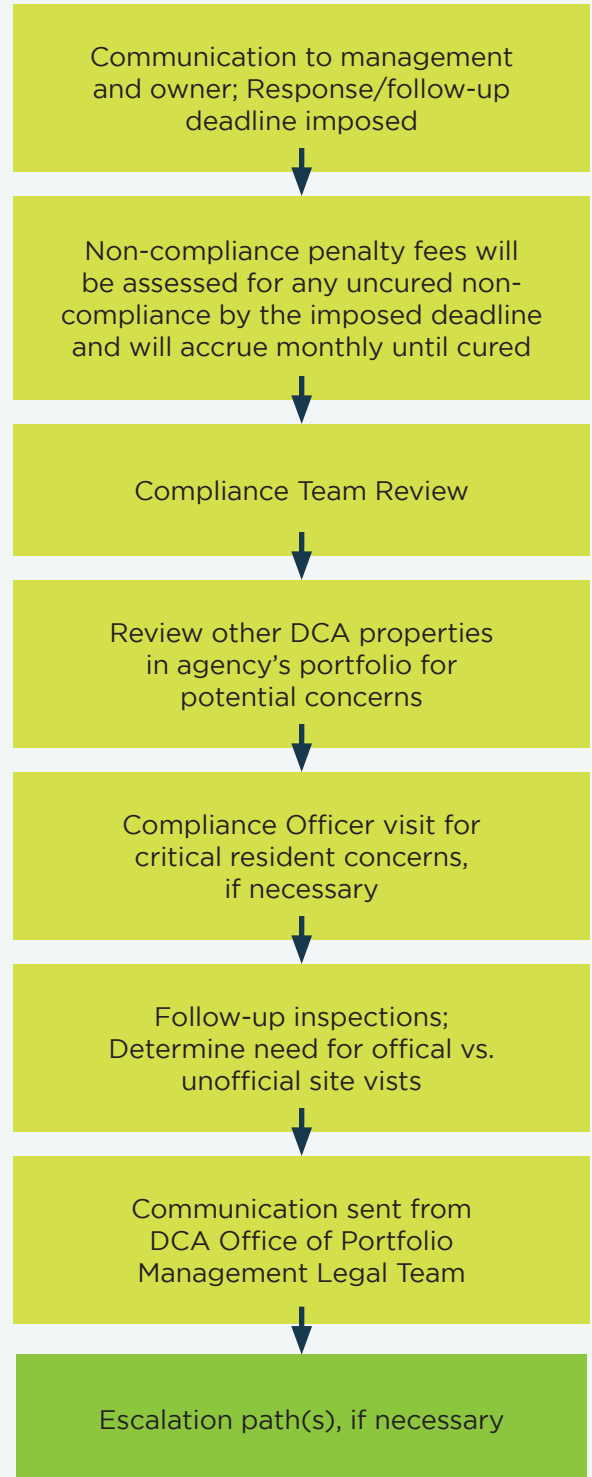
- DCA staff track the status of loan payments and review annual audited financials for all DCA-funded properties.
- At least every three years, during the affordability period, staff conduct physical inspections and audit tenant files in Housing Tax Credit properties.



Ensure Properties Meet Standards

- Properties may require repairs or rehabilitation to maintain DCA standards as they age.
- After 15 years, the IRS no longer has financial oversight, leaving the responsibility with the state to use other compliance methods to ensure quality management of the properties.
- DCA has created criteria to identify properties in need of additional compliance, including:
 - » Financial reporting
 - » Resident concerns
 - » Uncorrected noncompliance
 - » Poor communication with DCA
 - » Local government notification
 - » Partner agency identification
- The Special Projects Team assesses the situation and works with property owners and management to improve compliance.
- Continued noncompliance can result in legal action, penalties for applying for further Housing Tax Credit funding, and/or the inability to manage DCA funded properties in the future.

Properties Referred to the Special Projects Team Workflow



Appendix

4% Housing Tax Credit/Private Activity Bond

Property Name	Construction Type	City	County	Bond Allocation	Total Units	Tenancy
Applewood Towers	Preservation	Lawrenceville	Gwinnett	\$24,414,000	175	Senior
Ashley CollegeTown Phase I	Preservation	Atlanta	Fulton	\$26,000,000	199	Family
Auburn Square	Preservation	Atlanta	Fulton	\$40,000,000	192	Family
Autumn Lane Apartments	USDA Housing Portfolio	Washington	Wilkes	\$1,441,000	24	Family
Autumn Ridge	Preservation	Dalton	Whitfield	\$16,000,000	130	Family
Barton Village Apartments	USDA Housing Portfolio	Arlington	Calhoun	\$1,100,000	18	Senior
Blue Sky Apartments	New Supply	College Park	Fulton	\$29,599,000	180	Family
Bon Air	Preservation	Augusta	Richmond	\$26,000,000	203	Senior
Bowen Homes Phase I	New Supply	Atlanta	Fulton	\$27,000,000	151	Family
Brightwood Lane Apartments	USDA Housing Portfolio	Washington	Wilkes	\$2,421,000	40	Family
Brooks Hollow Apartments	USDA Housing Portfolio	Jasper	Pickens	\$2,390,000	40	Senior
Carriage Hill Apartments	USDA Housing Portfolio	LaFayette	Walker	\$3,164,000	52	Family
Civic Center R1 Senior	New Supply	Atlanta	Fulton	\$30,000,000	148	Senior
Columbia MLK Senior Preservation	Preservation	Atlanta	Fulton	\$13,500,000	121	Senior
Columbus Gardens Apartments	Preservation	Columbus	Muscogee	\$13,200,000	116	Senior
Connell Commons	New Supply	Atlanta	Fulton	\$20,200,000	144	Family
Durelee Lane Senior	New Supply	Douglasville	Douglas	\$16,500,000	119	Senior
Forrest Hills Apartments	USDA Housing Portfolio	Crawford	Oglethorpe	\$1,480,000	24	Family
Garson Drive Redevelopment	New Supply	Atlanta	Fulton	\$30,000,000	130	Family
Greenwood Village Apartments	USDA Housing Portfolio	Fort Gaines	Clay	\$1,514,000	24	Senior
Herndon Square Phase III	New Supply	Atlanta	Fulton	\$37,000,000	178	Family
Jasmine Lane Apartments	USDA Housing Portfolio	East Dublin	Laurens	\$1,404,000	24	Family

4% Housing Tax Credit/Private Activity Bond

Property Name	Construction Type	City	County	Bond Allocation	Total Units	Tenancy
Marshall Lane Apartments	USDA Housing Portfolio	Marshallville	Macon	\$1,120,000	18	Family
Martin House	Preservation	Atlanta	Fulton	\$20,410,000	153	Senior
Meadowbrook Lane Apartments	USDA Housing Portfolio	Americus	Sumter	\$2,965,000	50	Family
Northside Hills Apartments	Preservation	Griffin	Spalding	\$30,000,000	264	Family
Oak Lane Apartments	USDA Housing Portfolio	Elberton	Elbert	\$1,484,000	24	Family
Parc at Rosenwald	New Supply	Griffin	Spalding	\$30,000,000	166	Family
Pecan Grove Apartments	USDA Housing Portfolio	Sandersville	Washington	\$2,536,000	48	Family
Pines at Garden City	Preservation	Garden City	Chatham	\$16,000,000	94	Family
Renaissance at Park Place South	Preservation	Atlanta	Fulton	\$10,807,000	100	Senior
Residences at Chosewood Park	New Supply	Atlanta	Fulton	\$21,897,659	107	Family
Richmond Summit	Preservation	Augusta	Richmond	\$20,000,000	135	Senior
Seacoast Apartments	New Supply	St. Marys	Camden	\$22,000,000	144	Family
Tan Yard Branch I Apartments	USDA Housing Portfolio	Blairsville	Union	\$1,578,000	24	Family
The Estates at Oxford, LP	New Supply	Cedartown	Polk	\$14,518,000	96	Family
Trinity Flats	New Supply	Atlanta	Fulton	\$35,000,000	218	Family
Walton Meadows Phase 1	New Supply	Augusta	Richmond	\$30,000,000	236	Family
West Club Apartments	Preservation	Macon	Bibb	\$18,944,000	140	Family
Westbury	New Supply	Decatur	DeKalb	\$30,000,000	210	Family

9% Housing Tax Credit Awards

Property Name	Construction Type	City	County	Credits Awarded	Total Units	Tenancy
904 Commons	New Supply	Columbus	Muscogee	\$1,198,817	52	Senior
Bryant's Landing II	New Supply	Statesboro	Bulloch	\$1,215,000	50	Family
Cave Spring Townhomes	Preservation	Cave Spring	Floyd	\$1,203,894	58	Family
Dogwood Trail Apartments II	New Supply	Albany	Dougherty	\$890,269	40	Senior
Edmund Doraville	New Supply	Doraville	DeKalb	\$1,350,000	68	Senior
Finley Place	New Supply	Austell	Cobb	\$1,295,000	58	Senior
Halls of East Thomaston	New Supply	Thomaston	Upson	\$1,215,000	54	Senior
Hamilton Hills Phase II	New Supply	Atlanta	Fulton	\$615,000	35	Family
Harbor Pointe Apartments	Preservation	Tifton	Tift	\$888,652	56	Senior
Harvest Station II	New Supply	Valdosta	Lowndes	\$1,350,000	80	Family
Heritage Apartments	Preservation	Jackson	Butts	\$772,907	52	Family
Meding Street Station	New Supply	Savannah	Chatham	\$1,350,000	64	Senior
Norman Berry Village	Preservation	East Point	Fulton	\$1,050,000	119	Senior
One Peachtree Senior	New Supply	Atlanta	Fulton	\$1,350,000	65	Senior
Osprey Landings	New Supply	St. Marys	Camden	\$1,215,000	64	Family
Pinecrest Village	New Supply	Douglas	Coffee	\$1,215,000	48	Family
Pleasant Hill Landing	New Supply	Macon	Bibb	\$1,350,000	64	Family
Redland Trace	New Supply	Lawrenceville	Gwinnett	\$1,350,000	80	Family
The Bridges at Lincom	New Supply	Hartwell	Hart	\$1,170,000	54	Family
The Fifty-Five	New Supply	East Point	Fulton	\$1,350,000	60	Family
The Shelby	New Supply	Brookhaven	DeKalb	\$1,298,000	53	Family
The Village at Griffin Orchard	New Supply	Waynesboro	Burke	\$1,214,000	48	Family
Timber Ridge Apartments	Preservation	Vienna	Dooly	\$1,044,431	48	Family
Tower Village Apartments	Preservation	Rockmart	Polk	\$715,000	42	Family
Walton Fields Phase 1	New Supply	Dalton	Whitfield	\$1,350,000	90	Family
Watson Pointe	New Supply	Augusta	Richmond	\$1,155,000	52	Senior
West Pine Residences Phase II	New Supply	Sylvester	Worth	\$1,215,000	48	Family
Windsor Crossing II	New Supply	Nashville	Berrien	\$1,215,000	44	Family
Wisdom Woods	Preservation	Peachtree City	Fayette	\$707,204	22	Family
Wisteria Gardens of Hinesville	New Supply	Hinesville	Liberty	\$1,350,000	96	Family

Georgia Initiative for Community Housing

Community Name	Year Joined	Certification Status
Adel	2020	Certified
Albany	2014	Certified
Americus/Sumter County	2010	Certified
Athens-Clarke County	2016	Certified
Auburn	2011	Certified
Augusta-Richmond County	2024	Current
Baldwin County	2022	Current
Bartow County	2017	Certified
Blairsville/Union County	2025	Current
Blakely	2021	Certified
Calhoun	2021	Certified
Canton	2023	Current
Catoosa County	2024	Current
Centerville	2019	Certified
Chamblee	2023	Current
Chattooga County	2022	Current
Cochran	2018	Certified
Colquitt	2007	Certified
Conyers	2019	Certified
Cordele/Crisp County	2008	Certified
Cornelia	2024	Current
Covington	2021	Certified
Crawford County	2025	Current
Dalton/Whitfield County	2006	Certified
Douglas	2008	Certified
Douglasville	2014	Certified
Dublin	2017	Certified
East Point	2021	Certified
Eatonton	2011	Certified
Ellijay/East Ellijay/Gilmer County	2022	Current
Gainesville/Hall County	2006	Certified
Garden City	2012	Certified
Griffin	2008	Certified

Georgia Initiative for Community Housing

Community Name	Year Joined	Certification Status
Gwinnett County	2023	Current
Hampton	2025	Current
Hartwell	2020	Certified
Hiawassee/Young Harris/Towns County	2022	Current
Hogansville/LaGrange/West Point/Troup County	2018	Certified
Jonesboro	2021	Certified
LaFayette	2020	Certified
Liberty County	2015	Certified
Madison	2015	Certified
McRae-Helena	2018	Certified
Millen	2016	Certified
Montezuma	2023	Current
Murray County	2025	Current
Newnan	2007	Certified
Norcross	2018	Certified
Ocilla	2020	Certified
Perry	2014	Certified
Rome/Floyd County	2009	Certified
Rossville	2020	Certified
St. Marys	2024	Current
Statesboro	2020	Certified
Sylvester	2005	Certified
Thomaston	2024	Current
Thomasville	2005	Certified
Tifton	2007	Certified
Union City	2017	Certified
Vienna	2009	Certified
Villa Rica	2023	Current
Warner Robins	2012	Certified
Washington	2011	Certified
Waycross/Ware County	2025	Current
Waynesboro	2006	Certified

Community HOME Improvement Program Grants

Cities/Counties	CHIP Funds Awarded	Activity
Baldwin County	\$500,000	Owner-Occupied Rehabilitation
City of Byron	\$500,000	Owner-Occupied Rehabilitation
City of Cochran	\$500,000	Owner-Occupied Rehabilitation
City of Colquitt	\$500,000	Owner-Occupied Rehabilitation
City of Cordele	\$500,000	Owner-Occupied Rehabilitation
City of Damascus	\$500,000	Owner-Occupied Rehabilitation
City of Homeland	\$500,000	Owner-Occupied Rehabilitation
City of Meigs	\$500,000	Owner-Occupied Rehabilitation
City of Millen	\$500,000	Owner-Occupied Rehabilitation
City of Moultrie	\$500,000	Owner-Occupied Rehabilitation
City of Perry	\$500,000	Owner-Occupied Rehabilitation
City of Thomson	\$500,000	Owner-Occupied Rehabilitation
City of Waycross	\$500,000	Owner-Occupied Rehabilitation
Family Community Housing Corporation	\$500,000	Owner-Occupied Rehabilitation
New Foundations Corporation	\$500,000	Owner-Occupied Rehabilitation
City of Warner Robins	\$1,500,000	New Construction
Coastal Empire Habitat For Humanity	\$1,500,000	New Construction
Gwinnett Housing Corporation	\$1,500,000	New Construction
Sylvester Housing Authority	\$1,030,000	New Construction

Rural Workforce Housing Initiative

Grant Recipients	Grant Amount	Number of Homes
Chatham County	\$2,362,492	83
City of Albany	\$923,513	29
City of Alma	\$2,498,218	84
City of Blackshear	\$2,450,000	74
City of Brunswick	\$2,500,000	46
City of Colquitt	\$2,400,000	93
City of Gainesville	\$2,500,000	89
City of Hawkinsville	\$2,260,505	58
City of Hinesville	\$1,098,188	31
City of Louisville	\$2,215,000	22
City of Lyons	\$1,633,672	27
City of Reidsville	\$1,650,351	37
City of Savannah	\$2,500,000	344
City of Sylvester	\$1,321,523	92
City of Waynesboro	\$2,496,190	76
Columbus Consolidated Government	\$2,256,463	73
DA of Bulloch County	\$2,437,520	79
Dalton Whitfield Co JDA	\$1,500,000	39
Development Authority of Donalsonville and Seminole County	\$2,500,000	192
Douglas Coffee County Industrial Authority	\$2,310,885	65
Stephens County Development Authority	\$478,400	378
Total Number of Homes		2,011

Christopher Nunn

Commissioner

Christopher.Nunn@dca.ga.gov

Philip Gilman

Deputy Commissioner

Housing Assistance and Development

Philip.Gilman@dca.ga.gov

Corinne Thornton

Director, Regional Services

Corinne.Thornton@dca.ga.gov

Ryan K. Evans

Director, External Affairs

Ryan.Evans@dca.ga.gov



GEORGIA DEPARTMENT
of **COMMUNITY AFFAIRS**

60 Executive Park South NE, Atlanta, GA 30329
(404) 679-4840 | dca.georgia.gov