AFFORDABLE HOUSING SUCCESS STORIES
History of Housing Tax Credits

- Tax Reform Act of 1986

- Credits Can be Used for
  - New Construction
  - Rehabilitation
  - Acquisition and Rehabilitation

- Dollar for Dollar Reduction on Federal Taxes
How Tax Credits Work

- Qualified Allocation Plan (QAP)
- Competitive Tax Credit Application & Allocation
- Placed in Service (PIS)
- Credit Period
- Compliance Period (Federal)
- Extended Use Period
Roles and Participants

- IRS
- Allocating & Monitoring Agency - DCA
- Developer/Owner
- Investor (Syndicator)
- Management Agent/Property Manager
- Residents
Opened in February 1929, the Hotel Ware contained 110 rooms, all with private baths, which was a luxury at the time.
Historic Ware Hotel

- Duke and Duchess of Windsor, Wallis Simpson & King Edward VIII, circa WWII
Ware Hotel Pre-Renovation
Ware Hotel Pre-Renovation
Ware Hotel Historic Preservation

- Historic Renovation, Downtown Waycross, GA
- Tax Credit Allocation of $619,728
- Tax Credit Exchange funds of $808,000
Ware Hotel After Renovation

- Winner of The Georgia Trust 2013 Preservation Award for Excellence in Rehabilitation
- 35 units, 17 one-bedroom units and 18 two-bedroom units, with 11 different floor plans for families
Ware Hotel Renovated Unit
Ware Hotel Amenities
Promoting Economic Development

- Yarbrough Office Products & Printing neighbor of The Ware Hotel in historic downtown Waycross, GA
Housing Tax Credit Contact

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What is HomeSafe Georgia?

HomeSafe Georgia (HSG) is a free, state government program to help

homeowners who are unemployed, underemployed or face other

.types of financial hardships save their home from foreclosure.
Current Status

- More than 7,000 Homeowners Assisted
- $156 million committed in 130 Counties
- Funds Available
- Program ends on 12/31/2017
HomeSafe Georgia Programs

- Mortgage Payment Assistance
- Mortgage Reinstatement
- Mortgage Payment Reduction
How does a homeowner apply?

- HomeSafe Georgia Customer Service
  - 1-877-591-4443
  - [homesafe@dca.ga.gov](mailto:homesafe@dca.ga.gov)
Cynthia Harrison
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Jack R. Wells Redevelopment Snapshot

- $60 million development
- 370 units
- Split in thirds
  - Public Housing
  - Housing Tax Credits
  - Market Rate Units
Housing Current Residents During the Redevelopment

- Housing Choice Voucher Program (HCV) administered by the Georgia Department of Community Affairs (DCA)
- Athens Housing Authority requested that DCA submit a funding application to HUD for 125 vouchers to assist in relocating families

- Our challenge…
  - Confirm program eligibility of 125 residents
  - Issue vouchers
  - Locate eligible housing
  - Relocate families to enable demolition and new construction
Step One: Education

- Choice to remain in other Athens PHA developments or apply for HCV

- Participated in meetings at local church with Athens Housing Authority, Georgia Legal Services and Jack R. Wells Residents
  - Explanations of Housing Choice Voucher (HCV)
  - Key differences between HCV and Public Housing

- Scheduled meetings at Athens Housing Authority with residents
  - Residents completed applications and DCA staff reviewed
Step Two: Brief, Certify, Relocate

- Conducted one briefing a month for three months based on the demolition schedule
  - Briefings held at Athens Regional Office on January, February and March 2013

- AHA provided additional assistance
  - Transportation to briefings
  - Coordinated with school systems
  - Coordinators followed up with clients
DCA assigned family housing counselors to each resident and was able to complete inspection requests within one week of the request.
Successful Results

- DCA processed and transferred **85 Jack R. Wells Residents** to the Housing Choice Voucher Program
  - Residents had the choice to rent housing in the open housing market at affordable rent rates
  - Residents had the opportunity to lease housing throughout Georgia or to request portability out of state

- DCA completed the processing and relocation of the 85 residents on schedule

- Former Jack R. Wells Residents will be offered the opportunity to return to the new development or continue to receive HCV voucher assistance
Successful Results

The Georgia Department of Community Affairs and the Athens Housing Authority developed a **successful collaboration** to provide a critical need to the residents of Jack R. Wells.
Housing Assistance Contact

Nancy Dove

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Homeless & Special Needs Housing Division
Shelter Plus Care

- HUD program designed to provide permanent housing in connection with supportive services to homeless people with disabilities and their families.
  - Rental assistance
  - Hard to reach population
  - $13 million portfolio
  - Over 3,500 people housed
S+C Harm Reduction

- Pairing housing and services promotes stability
- The State Housing Trust Fund for the Homeless funded 2 “Harm Reduction Case Management” pilot programs
Harm Reduction Case Management

- Premise that all people deserve safe and affordable housing, regardless of other underlying conditions.
- Works to meet people where they are.
- Does not use treatment as a condition for housing.
- Highly effective results.
New Horizons Behavior Health

- Located in Columbus, Georgia
- Serves multiple counties
- Received the pilot Harm Reduction Case Management funding
- Annual recipient
New Horizons Behavioral Health

- Creates “partnerships with local property owners/landlords, county and city government officials and public safety offices. These partnerships are crucial for (the) client-centered and (Harm Reduction) approach because New Horizons cannot complete its mission without community support.”
New Horizons Harm Reduction Results

- Over 30 residents have benefitted
- Increased housing stability
- Drop in alcohol-related arrests
- Decrease in hospitalizations due to mental health crises or substance abuse issues
New Horizons Harm Reduction Results

- Since the first year of implementation
  - Increase in employment
  - Increase in non-employment income
  - Increase in education opportunities
  - Successful transition to other housing
“Housing is healthcare and that housing clients first before treatment is key to program effectiveness.”
Shelter Plus Care Contact

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Georgia Dream
Homeownership Program

October 21, 2015
Ron Ross – Housing Outreach Coordinator
Georgia Dream Homeownership Program

Affordable mortgage financing for eligible home buyers

- First time home buyers – not owned a primary residence in the last 3 years
- Mortgage loan credit and underwriting guidelines apply
- Household income limits, credit score, debt ratios and asset requirements
- Down payment assistance available $5,000 or $7,500
Georgia Dream Loan Volume as of September 30

Served over 1200 Homeowners

Total Funds More than $143 million
Success Story – Georgia Dream Lender

Participating Lenders - Region 3
Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, Rockdale

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<th>Company</th>
<th>Loan Officer &amp; NMLS #</th>
<th>Phone Number</th>
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<tr>
<td>Homestar Financial</td>
<td>Retunda Wilson #228860</td>
<td>404- 748- 2249</td>
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<tr>
<td>Brand Mortgage</td>
<td>Linda Stratton #519733</td>
<td>770- 329- 4175</td>
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<tr>
<td>BankSouth Mortgage</td>
<td>Nicole Sudduth #213062</td>
<td>770- 374- 1847</td>
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<tr>
<td>Homestar Financial</td>
<td>Denise Thomas #22463</td>
<td>770- 856- 5726</td>
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<tr>
<td>Everette Financial</td>
<td>Eric Dillon # 658840</td>
<td>770- 205- 5664</td>
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<tr>
<td>Ameris Bank</td>
<td>Becky Settles #627358</td>
<td>678- 628- 6736</td>
</tr>
</tbody>
</table>
Success Story – First-time Homebuyer
Georgia Dream Homeownership Program

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