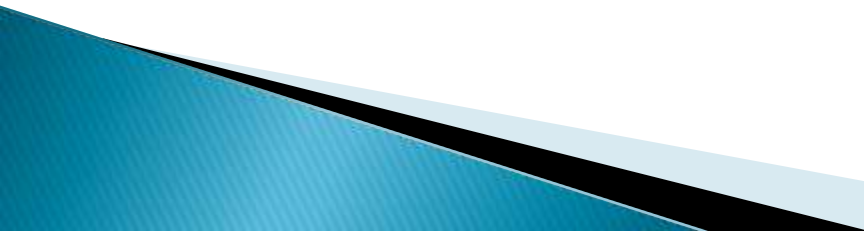


# Creative Housing & Community Solutions




# History of Collaboration

- ▶ Social Services
  - ▶ Individual Efforts
    - Modernization
    - First Home program
    - GA HAP Administrators / National Housing Compliance
    - Central Office
  - ▶ Individual Partnerships
    - Local Government – ACT 1 Program
    - Land Trust – Habitat – East Athens Development Corp
  - ▶ Housing Providers Group
  - ▶ Partners for a Prosperous Athens
  - ▶ One Athens
- 


# Most Recent – Best Collaboration



# Local Solutions

- ▶ Acquisition & Title Clearance
  - ▶ Homebuyer Finance
  - ▶ Bond Financing
    - Multifamily Apartments
    - Student Housing
  - ▶ ACT 1 / First-time Homebuyers
  - ▶ H.T. Edwards Complex
  - ▶ Public Housing Transformation
  
  - ▶ Policy Recommendations – White Papers & Advice
- 

# Acquisition & Title Clearance

- ▶ The right use of Eminent Domain
    - Friendly vs. adversarial
    - Confused title
    - Condemning your own property
  - ▶ The “Problem” with Problem Properties
  - ▶ Property holding agreements
  - ▶ Land Bank Authority
- 

















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# Homebuyer Finance

## AHA 1<sup>st</sup> Home Program

- ▶ \$10 million in tax-exempt bonds
- ▶ Partnered with local lenders
- ▶ Low interest rate & down-payment assist
- ▶ Created 128 first-time homebuyers
- ▶ From 1998–2000
- ▶ Up to \$60,000 income
  - Average was \$32,489
- ▶ Up to \$130,000 price



# Bond Financing

- ▶ Multi-family bonds
    - Georgian Hotel
    - Bethel Mid-town Village
    - Athens & Clarke Gardens
    - Oak Hill
  - ▶ UGA Dorms and Fraternity Row
  - ▶ Rural Development 515
- 

# Oak Hill



# UGA Bonds – East Campus Village


- ▶ Assisted UGA & UGA Real Estate Foundation, Inc.
- ▶ Issued nearly \$150 million in tax-exempt bonds
- ▶ Construction included:
  - Five new dormitory buildings
  - 1750 beds
  - East Village Commons Dining Hall
  - Office space
  - New parking deck
- ▶ Allowed housing all freshmen on campus for first time since 1960s
- ▶ Issued \$12.5M taxable bonds for Fraternity Row
- ▶ Refinanced \$34 million for East Campus Village



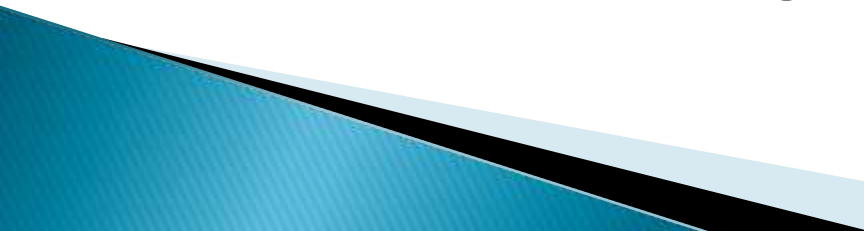
# East Village Commons Interior



# ACT 1 Homes – First-time buyers

- ▶ Contract with ACC government – HED
  - ▶ Uses CDBG & HOME funds to construct new homes in distressed areas
  - ▶ Sold to income eligible first-time buyers
  - ▶ Increases homeownership
  - ▶ Neighborhood revitalization
  - ▶ Encouragement of private investment
  - ▶ Improved tax base
  - ▶ Community wellness
  - ▶ All subsidy dollars are eventually recaptured
- 

# ACT 1 Details

- ▶ Income eligible – 80% of median income
  - ▶ \$90,000 mortgage
  - ▶ Difference in mortgage and appraised value captured in 2<sup>nd</sup> mortgage
  - ▶ No loss of subsidy to community
  - ▶ Increased value of ACT 1 Home & surrounding community
  - ▶ Goal is to change people's lives and wealth
  - ▶ Winner of 2 Magnolia Awards from DCA
- 





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# ACT 1 Example

- ▶ Home built for \$120,000
- ▶ Home appraises for \$135,000
- ▶ Buyer obtains mortgage for \$90,000
- ▶ AHA provides 2<sup>nd</sup> mortgage of \$45,000
- ▶ Upon transfer or resale
  - Buyer pays entire 2<sup>nd</sup> mortgage back to AHA – subsidy & profit
  - Buyer keeps equity paid on mortgage
  - Buyer keeps appreciation above appraised value
- ▶ Community realizes increased taxes on home and surrounding area


# H.T. Edwards Complex

- ▶ Historic African–American School
- ▶ A unique partnership – Social Services & Facilities / Public & Private
- ▶ Campus Includes:
  - Pre–K
  - Alternative School
  - Non–traditional High School
  - Career Academy
  - Heritage Hall
  - Social Services Offices
- ▶ Schools, Local Government & AHA partner
  - New Boys & Girls Club

# What We're Working On Now

- ▶ Tax-credit Partnership with East Athens Development Corporation
  - ▶ Public Housing Transformation
  - ▶ Policy Recommendations for One Athens
- 

# Secrets to a Happy Marriage

- ▶ Talk to each other
  - ▶ Bring something to the relationship
  - ▶ Do more than your share
  - ▶ Forget the credit
  - ▶ Pay attention to the kids
  - ▶ Celebrate the milestones
  - ▶ Divorce is not an option
- 

# The End

»» Now it's Your Turn to Begin !