



**MISSION**

*To provide sustainable and affordable housing as a platform to enhance lives.*



**EXECUTIVE STAFF**

E. P. "Pete" Walker, Jr., President and CEO

**COMMISSIONERS**

Dorothy Williams, **CHAIR**  
 Dr. Glenwood Ross, **VICE CHAIR**  
 Carleen Cumberbatch  
 Yvette Hudson  
 Charles Yi  
 Dr. Thomas Coleman

**HADC SERVICES**

Provide Affordable Housing  
 Develop Real Estate  
 Provide Veterans Housing Assistance  
 Provide Resident Support Services  
 Manage Rental Property  
 Promote Homeownership  
 Community Building/Social Capital  
 Bond/Tax Credit Compliance  
 Multi-Family Tax-Exempt Bonds Issuance

**HADC AFFILIATED COMPANIES**

Housing Development Corporation (HDC)  
 Resident Services Corporation (RSC)  
 PTS Consulting Group (PTS)

**FEDERAL ASSISTED HOUSING PORTFOLIO**

Manage a total of 6,298 vouchers, including:

- 1,648 Incoming Portable Housing Choice Vouchers
- 4,650 Allocated Housing Choice Vouchers, including:
  - 3,027 Tenant Based Housing Choice Vouchers
  - 641 Project Based Vouchers
  - 266 Rental Assistance Demonstration Vouchers
  - 716 VASH Vouchers

**HADC HOUSING PORTFOLIO**

**OWNED BY HADC**

Ashford Parkside: 151 units  
 Ashford Landing: 117 units  
 Hearthside Brookleigh: 121 units

**OWNED BY HDC**

Mills Creek Crossing: 200 units  
 Reserve at Mills Creek: 100 units  
 The View: 80 units  
 Retreat at Mills Creek: 80 units

**OWNED BY HADC;  
 MANAGED BY HDC**

Hairston Lake: 170 units  
 Spring Chase: 380 units  
 Spring Chase II: 81 units

**SINGLE-FAMILY  
 RENTAL HOMES**

Acquisition/Rehab: 79 homes

**SINGLE-FAMILY  
 FOR SALE HOMES**

Neighborhood Stabilization Program: rehabilitated 17 homes  
 Santa Monica: 3 new construction homes for sale  
 HOME Program: 5 homes

**SINGLE-FAMILY  
 DEVELOPMENT**

Eastside Walk: 170 lots approved

**TAX-EXEMPT  
 BOND PROGRAM**

13 properties, totaling 4,063 units with 1,271 units set-aside for low-income families



### **HOUSING CHOICE VOUCHER PROGRAM**

The Housing Choice Voucher (HCV) Program is administered locally by the Housing Authority of DeKalb County (HADC) with program funding provided by the U.S. Department of Housing and Urban Development (HUD). The HCV Program also includes Project-Based Voucher (PBV) Programs as well as the Veteran's Administration Special Housing (VASH) Program in which the HADC works jointly with the Veterans Administration.

The HCV Program is a federally funded program designed to provide assistance to low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Through the HCV Program, the HADC pays a portion of eligible families' rent each month directly to the Property Owner/Manager.

The HADC has VASH Vouchers available for rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

The HADC has the third largest HCV Program in the state of Georgia behind the Georgia Department of Community Affairs and the Atlanta Housing Authority.

### **HCV SPECIAL PROGRAMS**

HADC offers special programs in collaboration with our non-profit affiliate Resident Services Corporation (RSC), DeKalb County Community and Development Department, and other community agencies to enhance lives of our housing choice voucher families and impact homelessness in DeKalb County.

#### **Family Self-Sufficiency (FSS)**

Our Family Self-Sufficiency (FSS) Program is a voluntary program offered to current Housing Choice Voucher families. The program is designed to assist families in becoming independent of public assistance. FSS combines case management and the support of local programs and agencies in DeKalb County to assist the FSS families in attaining their goals.

FSS families are assisted with education, career/vocational counseling, job search techniques, mental and physical health issues, money management, substance abuse, child care, transportation and other relevant needs.



### **Family Unification Program**

Housing vouchers have been demonstrated to be one of the most effective tools for families seeking to escape the hardships of homelessness and to raise their children in safe, stable homes. HADC works with the Department of Family and Children Services (DFACS) to prevent families from losing children to foster care, many of whom are homeless or facing homelessness.

### **Young Adult Housing Choice Voucher Program**

HADC's Young Adult Housing Choice Voucher Program is another way HADC works to achieve its mission and build a better future for young adults in DeKalb County. Working in partnership with the DeKalb County Continuum of Care partners, HADC committed to providing up to 100 vouchers targeting youth aging out of foster care and homeless youth (age 18-26 years).

### **Homeless Demonstration Program**

A recent HUD Family Options Study found that homeless families that were offered vouchers compared to transitional housing and other assistance experienced significantly less housing instability, food insecurity, domestic violence, and separation from Children. Our Homeless Demonstration Program worked in collaboration with DeKalb County Continuum of Care partners to place 20 families in 2016.

### **Homeownership Voucher Program**

Our Homeownership Voucher Program offers a mortgage subsidy to low income households that currently receive Housing Choice Voucher (HCV) Rental Assistance. Mortgage assistance payments are paid directly to the lender or loan servicing company. Participants must be enrolled in the Family Self-Sufficiency Program, have an annual earned income of at least \$25,000, and be in good standing to be eligible for the program.

### **Hotels to Permanency**

The Hotels to Permanency (H2P) Program is a tenant-based voucher rental assistance pilot program to place vulnerable families with children who have been living in hotels into permanent housing. H2P, implemented in collaboration with the DeKalb County Community and Development Department, provides a 12-month subsidy to families who are paired with case managers from various agencies that work with them to become self-sufficient. Currently, the program is helping HADC place over 50 families in stable housing.



### **RESIDENT SERVICES**

HADC supports a strong and active relationship between residents and staff to enhance the lives and economic vitality of our residents across the life span. The HADC is committed to working with residents, community groups, business partners, refugees, resettlement organizations and stakeholders to ensure that quality services and programs are offered to all populations served by the Authority.

HADC and its affiliate, Resident Services Corporation (RSC), provide Special Programs and Resident Services that link families to community-based service providers to help individuals and families become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful.

Resident Services programs and activities focus on self-sufficiency opportunities for all residents, including: education and employment, housing and economic stability, health and wellness, as well as community and civic engagement community and civic engagement,

### **AFFORDABLE HOUSING**

In an effort to address the housing needs of those that exceed the low-income limits required to qualify for the Housing Choice Voucher Program, yet do not have the resources necessary to rent on the private market, the HADC has and continues to develop affordable housing. Affordable housing targets those at 80% or less of the Average Median Income (AMI) for the area. The HADC and its affiliated companies presently owns and operates over 700 units of affordable housing rentals.

### **MULTI-FAMILY TAX-EXEMPT BONDS**

The HADC, pursuant to State and Federal law, is authorized to issue tax-exempt and taxable bonds to finance both single family and multi-family housing. This program provides financing that requires a percentage of the development to be affordable to individuals or families at income levels below DeKalb County's median.

The multi-family program encourages major rehabilitation of existing apartment complexes in order to preserve already existing housing and to help revitalize communities.

Currently HADC has 13 bond properties in its portfolio that include 4,063 units, 1,271 of which are set aside for low income families.