



**MISSION**

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



**COMMISSIONERS**

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

**EXECUTIVE STAFF**

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

**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 6,367 vouchers, including:

- 1,717 Incoming Portable Housing Choice Vouchers
- 4,650 Allocated Housing Choice Vouchers, including:
  - 3,009 Tenant Based Housing Choice Vouchers
  - 657 Project Based Vouchers
  - 266 Rental Assistance Demonstration Vouchers
  - 716 VASH Vouchers

**HADC HOUSING PORTFOLIO**

**MULTI-FAMILY RENTAL COMMUNITIES OWNED BY HADC AND AFFILIATED COMPANIES**

Ashford Parkside: 151 units	Reserve at Mills Creek: 100 units
Ashford Landing: 117 units	Retreat at Mills Creek: 80 units
Hairston Lake: 170 units	The View: 80 units
Hearthside Brookleigh: 121 units	Spring Chase: 380 units
Mills Creek Crossing: 200 units	Spring Chase II: 81 units

**Total Number of Units: 1,480**

**SINGLE-FAMILY RENTAL HOMES**

Acquisition/Rehab/New Construction: 82 homes

**SINGLE-FAMILY DEVELOPMENT**

Eastside Walk: 170 lots approved

**TAX-EXEMPT BOND PROGRAM**

13 properties, totaling 3,474 units with 1,159 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. The Family Unification Program currently houses 132 families.

### **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) and has housed 34 young adults since 2016.

### **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. HADC's Homeless Demonstration Program, working in collaboration with DeKalb County Continuum of Care partners, has placed 33 families since 2016.

### **Homeownership Voucher Program**

Our Homeownership Voucher Program offers a mortgage subsidy to households that currently receive Housing Choice Voucher (HCV) Rental Assistance. Participants must be enrolled in the Family Self-Sufficiency Program, have an annual earned income of at least \$25,000, complete financial education and counseling, 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. HADC has placed 54 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. Localized strategies and programs support families in overcoming barriers to employment and building foundations to achieve self-sufficiency and economic stability.

### **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.

### **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 3,474 units, 1,159 of which are set aside for low income families.