



## MISSION

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



### COMMISSIONERS

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

### 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  
 Promote Homeownership  
 Property Management  
 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)

### FEDERALLY ASSISTED HOUSING PORTFOLIO\*

Manage a total of 5,794 vouchers, including:

- 952 Incoming Portable Housing Choice Vouchers
- 4,842 Allocated Housing Choice Vouchers, including:
  - 2,979 Tenant-Based Housing Choice Vouchers
  - 722 Non-RAD Project-Based Vouchers
  - 312 Rental Assistance Demonstration Vouchers
  - 113 Emergency Housing Vouchers
  - 714 VASH Vouchers
  - 2 VASH Project-Based Vouchers

*\*December 31, 2022*

## HADC HOUSING PORTFOLIO (Owned by HADC and Affiliated Companies)

### MULTI-FAMILY RENTAL COMMUNITIES (2,822 units)

#### Owned and Managed by Affiliate:

Ashford Parkside: 151 units  
 Ashford Landing: 117 units  
 Mills Creek Crossing: 200 units  
 Reserve at Mills Creek: 100 units  
 Reserve at Hairston Lake: 170 units  
 Retreat at Mills Creek: 80 units  
 Retreat at Spring Hill: 83 units  
 Robert Graham at Orchard Hill  
 Landing: 171 units  
 Spring Chase: 380 units  
 Starnes Senior Living: 128 units  
 The View: 80 units

#### Owned and Third-Party Managed:

Hearthside Brookleigh: 121 units\*

#### Partially Owned and

#### Third-Party Managed:

Abbington Reserve: 238 units\*  
 Brightstone: 175 units\*  
 Manor at Indian Creek II: 94 units\*  
 Peachtree Creek on Ponce: 188 units\*  
 Sterling at Candler Village: 170 units\*

#### Not Owned, Managed by Affiliate:

Graham Homes: 27 units  
 Wray Court: 149 units

*\*Non-Managing Partner*

### MULTI-FAMILY DEVELOPMENT

#### Lead Developer:

Kensington Point Senior: 130 units  
 Kensington Point Family: 120 units  
 ARG Office: 28,000 sq ft

#### Development Partner:

Phoenix Station: 244 units\*  
 Veranda at Assembly: 100 units\*  
 Aurora: 138 units\*  
 Fullerton: 240 units\*  
 Hills at Fairington: 406 units

*\*Non-Managing Partner*

### SINGLE-FAMILY DEVELOPMENT

#### Lead Developer:

Avion Single Family: 12 units

### SINGLE-FAMILY RENTALS

Santa Monica Rentals: 3 units

### TAX-EXEMPT BOND PROGRAM

36 properties, totaling 6,730 units;  
 3,628 units set-aside for low-income



## **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). HADC's HCV Program administers Tenant and Project-Based Vouchers (PBV), Rental Assistance Demonstration (RAD) and Veterans Affairs Supportive Housing (VASH) vouchers, as well as vouchers for Special Programs. HADC's HCV Program serves over 15,960 individuals. The federally funded program is designed to provide assistance to low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The HADC pays a portion of eligible families' rent each month directly to the Property Owner/Manager. HADC has the third largest HCV Program in the state of Georgia behind the Georgia Department of Community Affairs and the Atlanta Housing Authority.

HADC works jointly with the U.S. Department of Veterans Affairs (VA) to administer the **Veterans Affairs Supportive Housing (VASH) Program**. HADC's VASH Program is one of the largest in the country. HADC has vouchers available for rental assistance for homeless Veterans with case management and clinical services provided by the VA, which provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

## **HCV SPECIAL PROGRAMS**

HADC offers special programs to enhance the lives of housing choice voucher families and to impact homelessness in DeKalb County by working in collaboration with our nonprofit affiliate, Resident Services Corporation (RSC), DeKalb County with DeKalb County Community and Development Department, the Department of Family and Children's Services and other community agencies.

### **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.

### **Youth and Homeless Youth Aging Out of Foster Care Program**

HADC's Youth Aging Out of Foster Care Program is another way HADC works to achieve its mission and build a better future for young adults in DeKalb County. Working with 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. HADC has worked in collaboration with DeKalb County Continuum of Care partners to place homeless 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. Families who qualify for the program must be enrolled in the Family Self-Sufficiency Program, have an annual earned income of at least \$25,000, and complete financial education and counseling.

## **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) – a CORES Certified Organization – provide special programs and resident services that link families to community-based service providers to help them become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful.

RSC initiatives 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. Localized strategies and programs support families in overcoming barriers to employment and building foundations to achieve economic stability and long-term self-sufficiency.

## **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 in the private market, the HADC and its affiliate, Housing Development Corporation (HDC) continue to develop affordable housing. Affordable housing targets those at 80% or less of the Area 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 AMI.

HADC's Multi-family Tax-Exempt Bond Program creates and sustains affordable housing by generating new units and encouraging major rehabilitation of existing apartment complexes in order to preserve already existing housing and help revitalize communities.