

# Rural Development Council

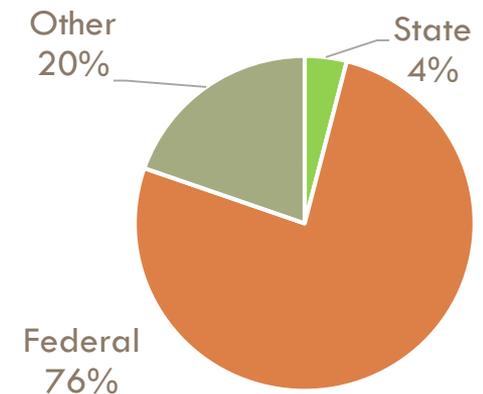


11/28/17

Carmen Chubb, Deputy Commissioner for Housing

# Housing Programs by Funding Source

	State	Federal	Other
Rental Housing	\$ 25,072,837	\$ 143,644,123	-
Homeownership	-	\$ 373,670,000	\$ 141,063,838
Homeless and Special Needs Housing	\$ 3,604,274	\$ 30,671,970	-
Total	\$ 28,677,111	\$ 547,986,093	\$ 141,063,838



# Rental Housing

# Housing Tax Credit Program



- Largest producer of workforce housing in Georgia
- Serves over 100,000 households across the state
- Federal credit created in 1986 as a part of President Regan's Tax Reform Act. State credit authorized in 2001 to leverage the federal housing credit
- Highly accountable: private sector risk with state oversight

# Housing Choice Vouchers



- Rental subsidy to assist low-income families, seniors, and persons with disabilities afford safe, decent housing in private market
- Families choose housing that meets their needs and program requirements
- Subsidy determined by income and paid to landlord
- Annual compliance review of family income and property condition

# Rental Housing Development

Program	Purpose
HOME Investment Partnership Program	<ul style="list-style-type: none"><li>• Gap financing for rental housing development, primarily in rural areas and senior developments</li></ul>
National Housing Trust Fund	<ul style="list-style-type: none"><li>• Financing to developers to preserve, rehabilitate, and construct rental units for extremely low-income families</li></ul>

# Homeownership

# Georgia Dream Program

- ❑ Provides affordable mortgage financing for first time home buyers
- ❑ Loans originated through private lender network
- ❑ Served over 45,000 Georgia families, more than 1,100 each year
- ❑ Home buyers work in professions such as education, public safety, and healthcare
- ❑ The average home price is \$120,000

# Homeownership

Program	Purpose
Community HOME Investment Program	<ul style="list-style-type: none"><li>• Rehabilitation of single-family owner-occupied homes</li><li>• Construction of new single-family homes for sale to low-to-moderate income families</li></ul>
Homebuyer Education	<ul style="list-style-type: none"><li>• Provide financial literacy and practical information for new homeowners to prevent foreclosures</li></ul>
HomeSafe Georgia	<ul style="list-style-type: none"><li>• Assist Georgia homeowners facing various hardships avoid foreclosure</li></ul>
Georgia Dream	<ul style="list-style-type: none"><li>• Encourage homeownership across the state</li></ul>

# Homeless & Special Needs Housing

# Homeless + Special Needs Housing

Program	Purpose
Continuum of Care	<ul style="list-style-type: none"><li>• Funding that provides housing and supportive services to formerly homeless individuals and families</li></ul>
Emergency Solutions Grant	<ul style="list-style-type: none"><li>• Funds homelessness prevention, rapid rehousing, emergency shelters, street outreach, supportive services, transitional housing, and data management</li></ul>
Shelter Plus Care	<ul style="list-style-type: none"><li>• Provides permanent housing for hard to serve homeless individuals with disabilities. These individuals primarily include those with serious mental illness, chronic addiction, and HIV/AIDS or related diseases</li><li>• Support services and case management funds used to support stable housing</li></ul>

# Homeless + Special Needs Housing

Program	Purpose
Housing Opportunities for Persons with HIV/AIDS	<ul style="list-style-type: none"><li>• Funds emergency, short-term, transitional, and permanent supportive housing for low-income people with HIV/AIDS</li><li>• Funds support services, including case management &amp; client advocacy, mental health, meals &amp; nutritional services, and transportation</li></ul>
Section 811 Project Rental Assistance	<ul style="list-style-type: none"><li>• Provides rental subsidy for individuals covered under the State's DOJ Settlement Agreement (SPMI-serious and persistent mental illness)</li></ul>
Home Access	<ul style="list-style-type: none"><li>• Funds accessibility modification of homes for individuals with disabilities to enable them to remain in their homes and avoid nursing home care</li></ul>
Re-Entry Partnership Housing	<ul style="list-style-type: none"><li>• Provides temporary housing subsidy for individuals exiting the prison system</li></ul>



Georgia<sup>®</sup> Department of



# Community Affairs