Rural Development Council
Workforce Housing Panel
Department of Community Affairs

- Mission: To help build strong, vibrant communities.
- State’s housing and community development agency
- Housing programs:
  - Rental housing development
  - Homeownership financing
  - Housing assistance
Rental Development
Housing Tax Credit

- Largest producer of affordable housing in Georgia
- Serves over 100,000 households across Georgia
- Authorized in 2001 to leverage the federal Housing Tax Credit
- Highly accountable: private sector risk with state oversight
Rural Initiatives

- Rural set-asides in Qualified Allocation Plan
  - 35% of tax credits
  - Rural HOME Preservation Set Aside
- Private activity bonds
Myrtle Terraces

- Award Year: 2012
- Gainesville (Hall County)
- 84 senior apartment homes
  - Average age: 76
  - Average income: $20,780
- New construction
- Health-focused partnerships
  - NE Georgia Health System
  - Brenau University
Homeownership
Georgia Dream

- Affordable mortgage financing to first-time homebuyers through a network of lenders
- Down payment assistance
  - Protectors, Educators, and Nurses (PEN)
  - Consumer Homeownership and Independence Choices for Everyone (CHOICE)
- Eligibility requirements
- Supported families in highlighted counties over the past five years
Lender Network

- 94 participating lenders across the state
- Includes banks and mortgage companies
- Secondary market for lenders
- Outreach efforts
Habitat for Humanity Partnership

- Pilot program
- Opportunity to expand reach
- Habitat support structure
Community HOME Investment Program

- Program for local governments and community organizations
- Federal funds used to provide grants
- Rehabilitation of existing homes and new construction
Cross-Agency Alignment

US Department of Agriculture: Rural Development

- Direct loan
- Guaranteed loan
- Eligible rural areas: populations <35,000
Cross-Agency Alignment

US Department of Veterans Affairs: Home Loans
- Purchase
- New construction
- Retention/adaption