

“Housing Georgia’s Workforce”: 2023 HFDD Annual Report

**Georgia Department of Community Affairs/
Georgia Housing and Finance Authority**
Communications: Annual Report

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Overview

In 2023, the Georgia Department of Community Affairs' Housing Finance and Development Division (HFDD) revamped its Annual Report to focus on two strategies: 1) Telling the story of HFDD's impact on people's lives, and 2) Using the Annual Report as an accessible tool to arm decision-makers with information. Leveraging DCA's internal capacity and talent, the team developed a dynamic, story-driven report full of visuals, quotes, and major accomplishments. By publishing a pamphlet-size report as well as a pocket version, DCA can easily share the impact it is having in Georgia's communities in a digestible, pointed way, whether that be with lawmakers or community members.

Since publishing the 2023 Annual Report, HFDD has leveraged it for several key successes, including securing \$80 million in SLFRF funds for affordable housing, educating lawmakers about the importance of the Georgia Housing Tax Credit program, and spreading the word about DCA's new Rural Workforce Housing Initiative. More than anything, the report has allowed DCA to connect the reader to the families and individuals who develop, manage, and live in affordable homes financed through DCA. The report paints a picture of the quality-of-life benefits of state and federal investments in affordable homes.

Innovations

In state government, annual reports typically focus on quantitative data, assets, and investments – all important aspects of the agency's work – but the team understood that in order for DCA's impact to resonate with the public, there had to be a human connection involved as well. In strategizing on how to center the report on human impact, the team decided to uplift the stories of residents and property managers/owners alike. The team gathered testimonials from residents and staff of affordable housing financed by DCA. For example, two full pages of the Annual Report feature photos and stories of life at Linwood Place and Lookout Point Apartments, two senior tax credit communities. Photos describe how the staff and residents build community through game nights, Taco Tuesdays, and even a 70s Disco party. These photos and testimonials drive home the point that DCA and its partners are in the business of creating homes, not just housing units.

Throughout the country, misconceptions unfortunately still remain about residents of affordable housing – for example, that they are all unemployed, or other negative stereotypes. One of the most impactful visuals in the Annual Report is a map that highlights a select number of Georgia LIHTC developments and where the residents are employed. Based on surveys of LIHTC tenants, this visual shows that Georgia's tax credit program creates housing options for people working in all sectors of the economy, from grocery stores to government agencies to hospitals. The Annual Report also provides a graph that helps visualize the local economic impact of affordable housing development, broken down by trade. "A typical Housing Credit development," according to the report, "has a \$17.5 million direct impact across 25 local trades." DCA recognizes that, in addition to education and health benefits, having affordable housing in communities across the state provides significant economic benefits. This nexus is highlighted throughout the report and in the title, "Housing Georgia's Workforce."

Replicability

This Annual Report template can be replicated in other states easily because it leverages key data points that any HFA would have on hand, but it also relies on qualitative information like photos and testimonials to paint a fuller picture of what it means to live in a home funded by DCA. Any HFA can reach out to its partners to facilitate testimonials and other media; in fact, developers, property managers, and residents are usually thrilled to share their experiences. DCA's team highly recommends publishing both a full-sized pamphlet and a pocket pamphlet version of the Annual Report, which can be easily printed through most printing companies. Finally, while it may be tempting to hire out the Annual Report to a marketing agency, consider producing it in-house for a more economical approach. Also, readers can usually tell when a report is created by the people who are involved in the work.

Engaging targeted audiences

DCA has used the 2023 Annual Report to engage target audiences both through the development of the report and in using it as a tool to tell the story of DCA's work. Target audiences for DCA include residents of affordable housing, who were surveyed and quoted, developers and community managers, who shared photos and testimonials, local stakeholder partners like the Covington Housing Authority, who wrote up a summary of their use of DCA's CHIP program, and more. The DCA team has also been able to successfully engage partners at all levels by providing the report as a reference tool. DCA staff bring copies of both the full size and pocket size report to share during conferences and presentations, so that attendees can walk away with a quick reference guide. On multiple occasions DCA has used the Annual Report to advocate for support, including a successful request to Governor Kemp for SLFRF funds and educating lawmakers about the importance of the state housing tax credit.

Achieving measurable results

In late 2023, the Governor's office was deciding how to spend the remainder of the Georgia's State and Local Fiscal Responsibility Funds (SLFRF), and DCA recommended that a significant amount of those funds be used to fund tax credit projects that had experienced significant cost increases due to the financial impacts of COVID-19 and were unable to proceed. The DCA Commissioner and other leadership were able to utilize the HFDD Annual Report to show the measurable successes of the agency as one of the states with the highest per capita annual tax credit development outcomes each year. By telling the story of HFDD's tax credit program, DCA was able to secure over \$80 million in SLFRF funds to further that impact. By the end of 2023, HFDD released a special notice of funding to fill financing gaps, and awards will be made soon.

Providing benefits that outweigh costs

HFA: Georgia Department of Community Affairs
Entry Title: "Housing Georgia's Workforce": 2023 HFDD Annual Report
Category and Subcategory: Communications/Annual Report

Rather than outsource the Annual Report to an external consultant, DCA staff convened an internal team to strategize and develop the 2023 Annual Report. The team consisted of members of the Housing Finance division, who brought program expertise and data analysis, and the Marketing and Communications team, who drafted and edited the report for readability and impact. By deploying existing staff on this project, DCA could move quickly, enact the team's true vision for the report, and do so for a fraction of the cost that it would take to hire out the project. Further, by strategically sharing the report with decision-makers, the report yields continuous dividends as a tool to build support for HFDD's housing finance programs.

Demonstrating effective use of resources

DCA's Housing Finance and Development Division oversees many programs, and each one has significant accomplishments to convey. This can be both a gift and a challenge when distilling information into a relatively short document. To assist the reader, the first few pages of the report begin with a Commissioner's Welcome and a 2023 At a Glance section, which highlight the key takeaways from the year. Further into the report are deeper dives into high level agency goals. For example, the report includes short chapters titled "Strengthening and Revitalizing Rural Georgia", "Addressing Georgia's Housing Demand", "Housing Georgia's Workforce", and "Housing Georgia's Seniors". These themes help to organize the specific outcomes that HFDD's programs promote, which helps the reader understand how DCA is using public resources in an effective and impactful way. Finally, the entire 2023 Annual Report does an exceptional job utilizing diverse graphs, maps and key statistics to drive home the agency's wins in an accessible way.

Achieving strategic objectives

DCA's mission is to build strong, vibrant communities. From the beginning, the Annual Report team recognized that telling the story of DCA's work is critical to the ongoing mission of the agency. While in some circumstances, agency representatives may be able to speak at length to the impact that the agency's 90+ programs have in communities across the state, most often there are only brief opportunities to communicate impact. The goal of the 2023 Annual Report is that DCA staff can hand this report to anyone in the community, and they will easily understand exactly what the agency does. As mentioned, since publication this report has already played a role in key wins for affordable housing in Georgia.

To view a high resolution version of the report, access it at this [link](#).



Housing Georgia's Workforce



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The Banks at Mill Village | Columbus, Georgia
Photos provided courtesy of Creative Sources Photography

Commissioner's Welcome

Georgia's Department of Community Affairs helps build strong, vibrant communities across our great state. The agency's toolkit enables a range of activity from infrastructure investment and jobs creation to historic preservation and downtown revitalization. **Ensuring safe, affordable places for families to live and call home is foundational for Georgia's communities to thrive.**

DCA strives to provide resources to support community housing using a broad spectrum of federal and state programs. For example, Georgia Dream helps first-time homebuyers with down payment assistance and favorable mortgage interest rates. The Rural Workforce Housing Initiative enables communities to address the growing demand for housing as our economy grows. DCA's innovative, collaborative Housing Tax Credit program is the state's most effective tool for developing affordable, multi-family rental housing. For those in most need, the agency provides financial assistance to local organizations targeting homelessness, and the Housing Choice Voucher program

assists individuals and families attain rental housing.

This report details the impact of the Housing Finance and Development Division, which administers Georgia's most impactful housing resource, the Housing Tax Credit Program. Since 2019, the tax credit program has funded 35,509 in senior and workforce housing units. Along with the CHIP Program and the Rural Workforce Housing Initiative, these programs are essential to developing new housing stock to meet the growing demand for affordable housing in Georgia.



Christopher Nunn
Commissioner

2023 at a Glance

Community HOME Investment Program

\$5.2M

awarded



\$2.2M

in community invested
matching funds



12

communities
benefited



Rural Workforce Housing Initiative

\$17.4M

awarded to date



9

rural communities
benefited



858

homes funded
to date



9% Housing Tax Credits Developments in 2023

\$32M

for Georgia's 9% annual
tax credits allocation



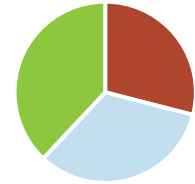
1,844

units of 9% housing
tax credits funded



Geographic Distribution

35%
Rural



30%
Metro
Atlanta

35%
Other
Metro

4% Housing Tax Credits/Tax-Exempt Bonds in 2023

\$46M

in 4% annual tax
credits allocation



3,668

units of 4% housing
tax credits funded



Located across
Georgia in:

11 of 12
REGIONS

DCA's Housing Funding Oversight

1,089

current active
properties

73%
Working
Family
Tenancy

26%
Senior
Tenancy

85,251
homes with
173,556
Georgians housed

184

private and
non-profit
management
companies in
146 counties

Strengthening and Revitalizing Rural Georgia

Community HOME Investment Program

The Georgia Community HOME Investment Program (CHIP) provided \$5.2 million to local governments, public housing authorities, and nonprofits to develop affordable single-family homes and repair owner-occupied homes.

In the last five years, CHIP has awarded over \$28 million to communities across Georgia, and in the same time period, the program has built or repaired 353 homes. The National Association of Home Builders' estimates suggest that these investments generate \$1 million of tax revenue annually from rehabilitation investments.

CHIP Rebuilds and Revitalizes



CHIP's Proven Success

Covington Housing Authority: Building an Affordable Neighborhood in Covington, Georgia

In 2020, the Covington Housing Authority pursued a CHIP grant to advance the second phase of the Walker Bend Community neighborhood revitalization. The goal was to offer new, affordable single-family homes for low- to moderate-income families.

Concurrently, the City of Covington was developing a feature-rich park spanning 182 acres, connecting ten diverse neighborhoods adjacent to the Walker Bend Community.

With \$600,000 CHIP grant and match funds totaling \$377,200, the Covington Housing Authority constructed seven single-family homes. These homes were sold to income-eligible home buyers, allowing these families to fulfill the American dream of owning a home.

“The CHIP grant has allowed us to build new homes and sell them at below-market rates to first-time buyers in Covington. These homes help people to live and work in the same area, contributing to the economic health of our community,” said Shamica Tucker, Executive Director, Covington Housing Authority.



2023 CHIP Production

During the reporting year, CHIP grantees rehabilitated **78** owner-occupied homes, and completed construction on **13** new affordable, single-family homes for low- to moderate-income, first time home buyers.



2023 CHIP Grants		
Cities/Counties	CHIP Funds Awarded	Activity
City of Adel	\$400,000	Owner-Occupied Rehabilitation
City of Americus	\$400,000	Owner-Occupied Rehabilitation
City of Doerun	\$400,000	Owner-Occupied Rehabilitation
City of Dublin	\$400,000	Owner-Occupied Rehabilitation
City of Eatonton	\$400,000	Owner-Occupied Rehabilitation
City of Fitzgerald	\$400,000	Owner-Occupied Rehabilitation
City of Madison	\$400,000	Owner-Occupied Rehabilitation
City of Perry	\$400,000	Owner-Occupied Rehabilitation
City of Tifton	\$400,000	Owner-Occupied Rehabilitation
Jones County	\$400,000	Owner-Occupied Rehabilitation
Milledgeville Habitat for Humanity	\$600,000	New Construction
Winder Housing Authority	\$600,000	New Construction

CHIP New Construction



Rural Workforce Housing Initiative

In March 2023, Governor Kemp's budget included \$35.7 million for the Rural Workforce Housing Initiative to address the growing demand for workforce housing in rural areas. With legislative approval, the OneGeorgia Authority launched a program that provides infrastructure grants and construction loans for eligible communities.

OneGeorgia has awarded \$17.4 million in infrastructure grants to nine communities to enable the building of more than 850 new homes.

Creativity in COLUMBUS



Columbus Consolidated Government sought an infrastructure grant for the Elliott's Walk development. This development has already sold 18 new, affordable homes for people working at Ft. Moore, local schools, and other regional employers leveraging \$1.6 million of local funding for infrastructure. Collaborating with NeighborWorks Columbus, the city was awarded an infrastructure grant for \$2.3 million for water, sewer, drainage, and street improvements, allowing the construction of 24 new, single-family homes. Ultimately, this grant will support three future phases of development in Elliott's Walk, including more than 125 homes and a prospective Housing Tax Credit development.

Grant Recipients	Grant Amount
City of Albany	\$925,513 To build 29 new, for sale homes
City of Alma	\$2,498,218 To build 60 new, for sale homes in two phases
City of Colquitt	\$2,400,000 To build 49 single-family, for sale homes and 44-unit multi-family rental development
City of Vidalia	\$2,500,000 To build 70 new, for sale homes
Columbus Consolidated Government	\$2,300,000 To build 24 new, single-family homes, and 3 future phases of development
Dalton Whitfield County Joint Development Authority	\$1,500,000 To build 39 for-sale homes
Development Authority of Donalsonville and Seminole County	\$2,500,000 To build 53 for-sale homes with 67 homes planned for future phases
Douglas-Coffee County Industrial Authority	\$2,300,000 To build 65 new, for-sale, single-family homes and townhouses with 67 homes planned for future phases
Stephens County Development Authority	\$478,400 To build 318 housing units, a mix of for-sale homes and affordable rental units

Rural Workforce Housing Initiative Timeline

January

Governor Brian Kemp announced the initiative during the State of the State Address

March

The General Assembly approved \$35.7 million in the Amended FY23 Appropriations Bill

May

OneGeorgia Authority published Notice of Funding Availability and hosted regional informational webinars

July

First round of applications due

August

Five awards announced for \$8.4 million to build 582 homes

October

Second round of applications due

December

Four awards announced for nearly \$9 million to build 276 homes

Cottages at Baynes Creek | Greensboro, Georgia

Addressing Georgia's Housing Demand

Since 1986, Housing Tax Credits have been recognized as the most efficient and effective way to finance affordable housing development. This tool engages private development expertise, as opposed to creating more public housing. The credits make the deal financing work so that rents can remain affordable, achieving the program's public policy objective.

Since 2000, Georgia has provided a State Housing Tax Credit to extend the federal credits and develop more housing to meet the needs all across the state.

Housing Tax Credits

- **Rigorous Competitive Process** provides guardrails to ensure DCA funds deals with the strongest real estate fundamentals
 - » The 2023 9% received 77 applications and made 30 awards
 - » The 2022-2023 4% Round received 73 applications and made 24 awards
- **Pay for Performance** model means that credits cannot be claimed until construction is complete and eligible households begin to move in
- **Strong Oversight** results from the private owners' and investors' financial incentives and the state's statutory monitoring requirements

\$32M for Georgia's 9% annual tax credits allocation

1,844 homes funded

- » **1,274** newly constructed homes
- » **570** preserved homes

9%

\$46M in 4% annual tax credits allocation

3,668 homes funded

- » **1,629** newly constructed homes
- » **2,039** preserved homes

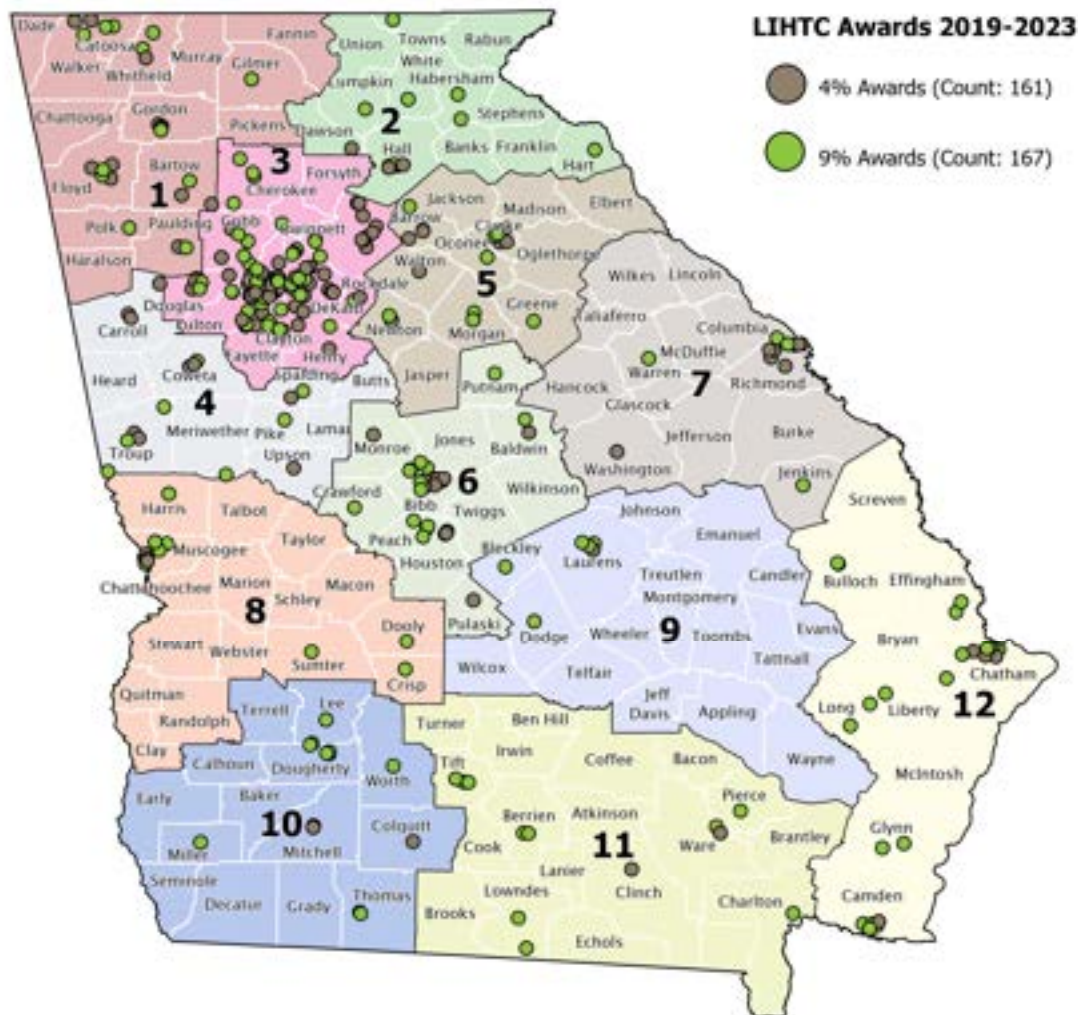
4%

Nine Oaks | Tifton, Georgia



Housing Tax Credit Impact Over 5 Years

Since 2019, demand for affordable housing, and subsequently, demand for Housing Credits has significantly increased. Also, the long-term economic impacts of the COVID-19 Pandemic have greatly affected the cost associated with building and operating affordable housing. To address these issues, DCA has funded the creation or preservation of 35,509 across 328 developments through the Housing Tax Credit Program over the last five years.



2019-2023 Housing Tax Credits Data



35,509

units created or
preserved



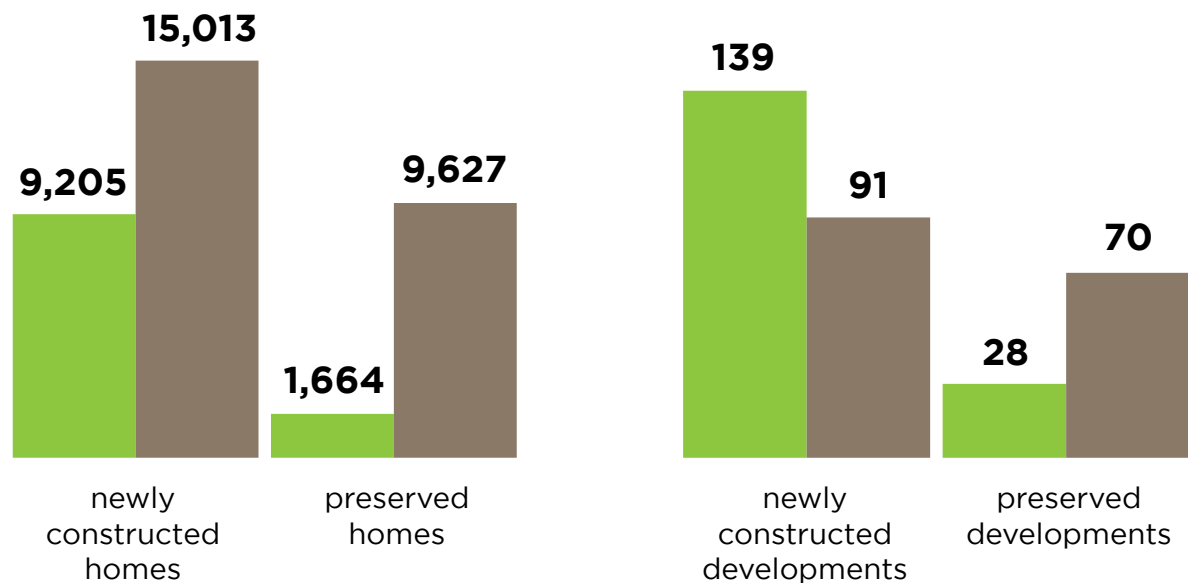
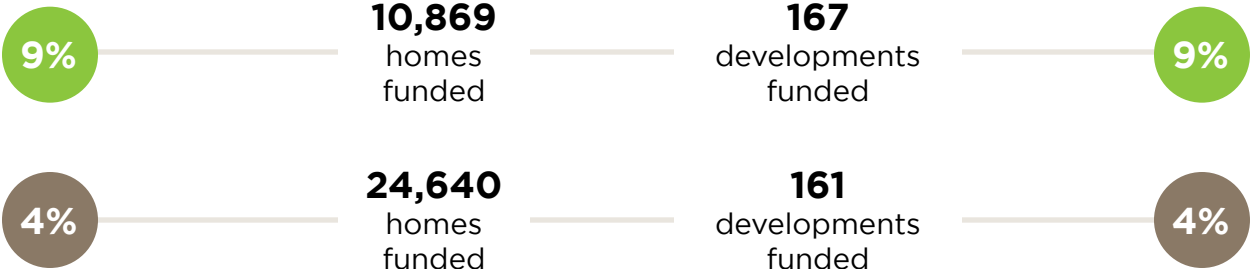
328

developments
funded

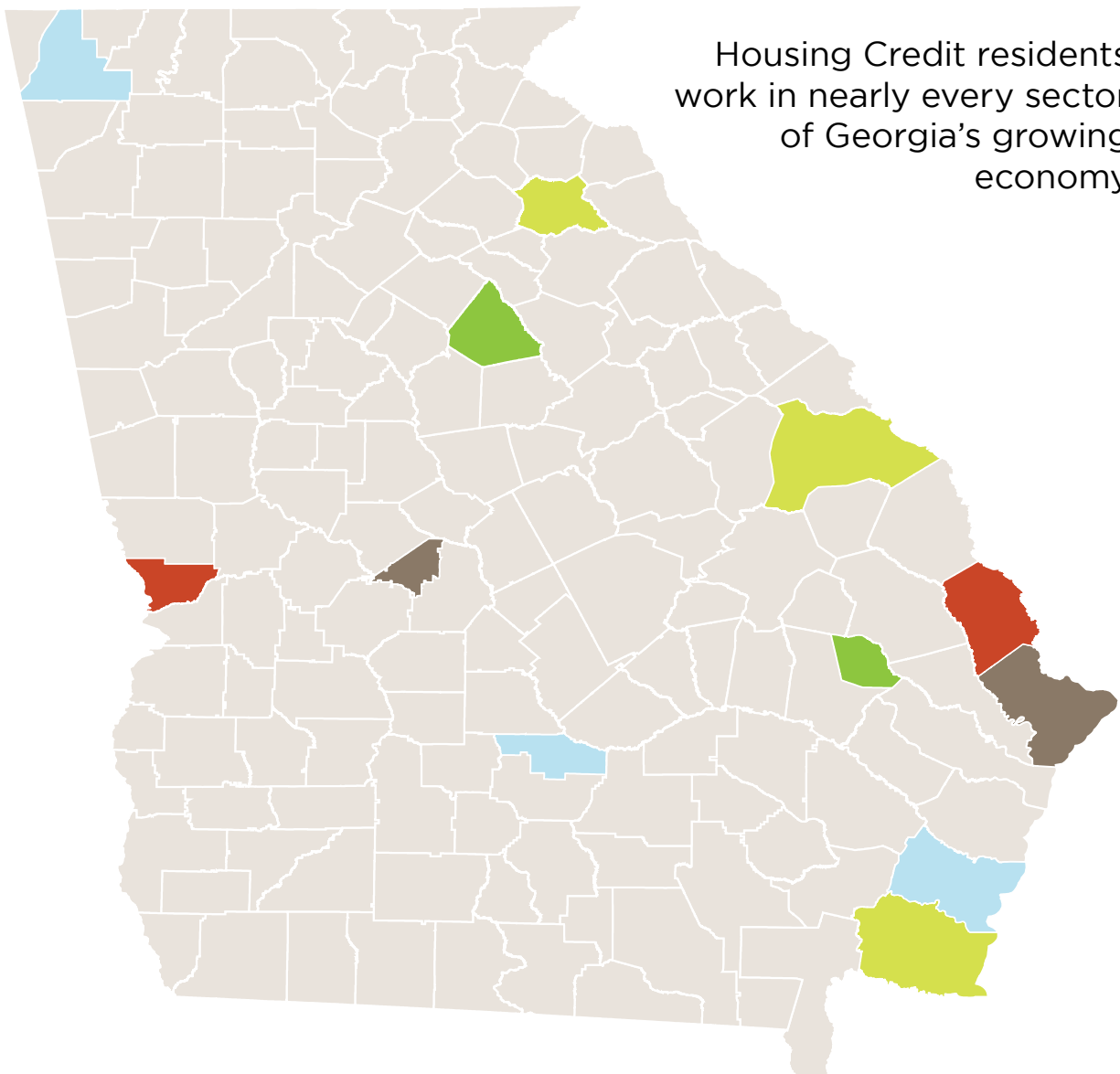


117

communities
served



Housing Georgia's Workforce



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SCAD
The University for Creative Careers

SGMC⁺



U.S. AIR FORCE
Building Air Force Bases

Effingham[™]
HEALTH SYSTEM

Publix®



Georgia Ports
Authority

Examples of Housing Tax Credit Residents' Employers

Walker County

- Cartersville Harley Davidson
- Department of Public Health
- Erlanger Health System
- FedEx
- Goodwill Industries
- NW Georgia Headstart
- Parkside Nursing Home
- Pruitt Health
- Publix Grocery
- Roper Corp.
- T-Mobile
- Tuftco

Madison County

- Madison County Board of Education

Morgan County

- Chick-fil-A
- R&B Soul Food

Muscogee County

- Muscogee County School District
- TSYS
- AFLAC
- Childcare Network
- Home Depot
- Koch Foods
- Green Island Country Club
- Walmart
- Magnolia Nursing Home

Peach County

- Blue Bird
- JoAnn Fabrics
- Penny's
- Perdue
- Phoenix at Lake Joy Assisted Living

Ben Hill County

- American Blanching/Golden Boy
- Department of Corrections
- Polar Beverages

Burke County

- Plant Vogtle

Evans County

- Home Depot
- Briggs and Stratton

Effingham County

- Georgia Transformer
- Amazon
- Effingham Health System
- Parker's
- Food Lion

Chatham County

- Saint Joseph's Candler
- Savannah College of Art and Design
- Savannah/Chatham County Board of Education
- Chatham County Division of Family & Child Services
- Westin Savannah Harbor Golf Club & Spa

Glynn County

- Georgia Ports Authority
- Federal Law Enforcement Training Facility
- Walmart
- South Georgia Medical Center

Camden County

- Camden County School System
- South Georgia Medical Center



Multi-family Lending

Lending in 2023

In 2023, DCA provided loans as part of a 2022 Notice of Funding Availability (NOFA) for Housing Tax Credits developments facing construction cost increases caused by inflation, COVID-related changes, and supply chain challenges. In total, DCA will provide more than \$92 million from federal stimulus funds in response to the NOFA. Despite this record-breaking amount, DCA closed more than 80 percent in calendar year 2023.

\$8M

In Process

\$9.5M

In Closing

\$77.3M+

Closed



Hamilton Hills | Atlanta, Georgia

In addition to allocating Housing Credits, DCA provided a HOME loan to fill the development's \$2,500,000 gap. As a result, Gorman & Company has already reached 50 percent completion and will house 52 families.

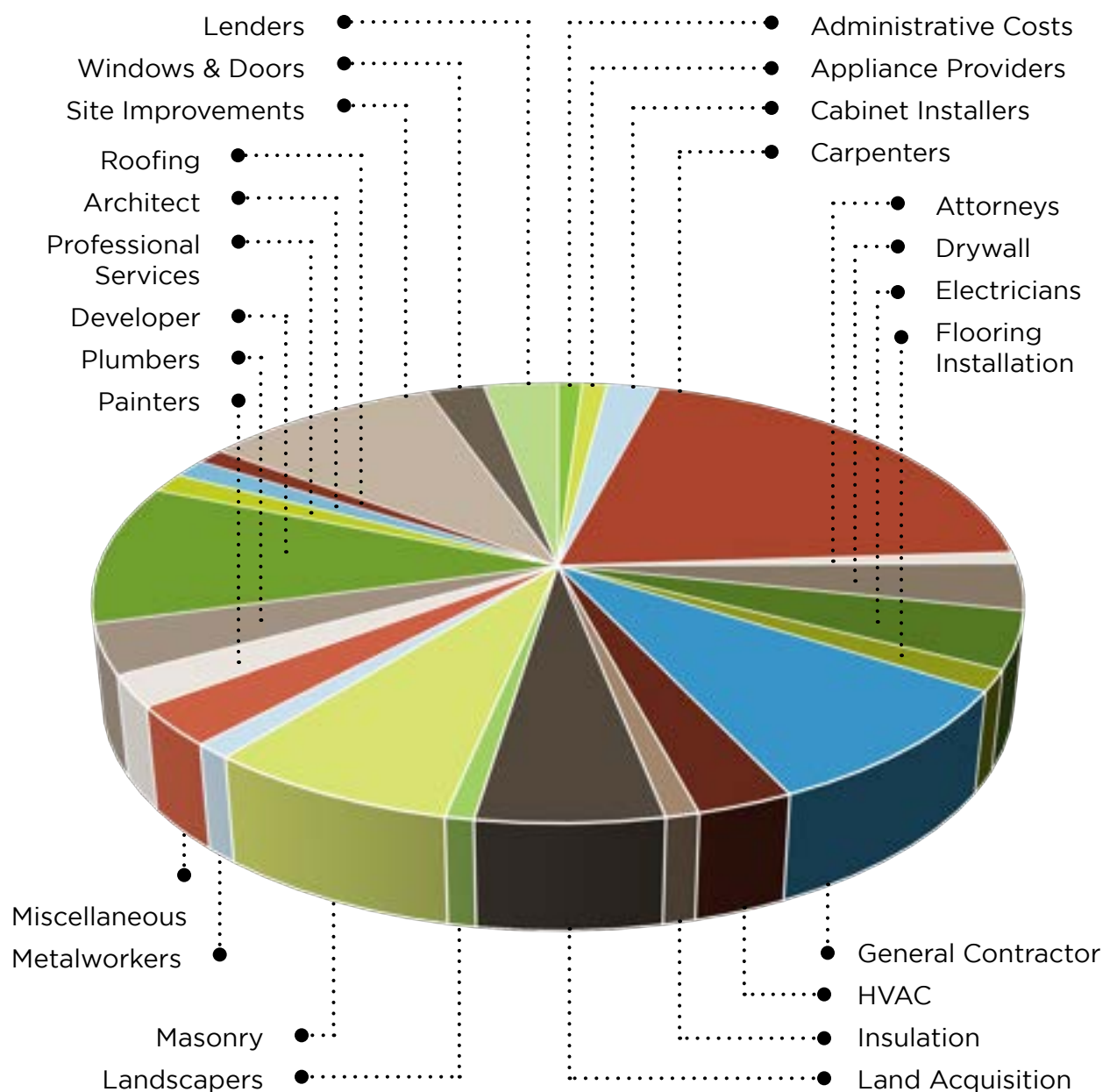


Sparrow Pointe | Rome, Georgia

Similarly, DCA allocated Housing Credits and provided a HOME loan to fill the development's \$3,500,000 gap. As a result, Birdsong Housing is nearing 50 percent completion and will house 50 families.

Housing Tax Credit Development Impact By Trade

A typical Housing Credit development has a \$17.5 million direct impact across 25 local trades



Performing Strong Oversight

The Office of Portfolio Management is charged with providing oversight of properties that are beneficiaries of the Housing Tax Credit program, HOME funding, and National Housing Trust Fund loans across the entire state.



Maintain Oversight of 1,089 Housing Tax Credit Properties

- During the first 15 years of operations, staff conduct physical inspections and audit tenant files every three years to ensure compliance with federal program rules and property legal agreements
- DCA staff report all noncompliance to the IRS in years 1-15 of the Housing Credit program
- During years 16-30, staff conduct exterior property reviews every three years
- DCA staff review resident concerns and engage property management to ensure resolution



Monitor Financial Performance of 317 Properties with Loans

- DCA staff track the status of loan payments and review annual audited financials for all DCA-funded properties
- At least every three years, during the affordability period, staff conduct physical inspections and audit tenant files in Housing Tax Credit properties





Ensure Properties Meet Standards

- Properties may require repairs or rehabilitation to maintain DCA standards as they age
- After 15 years, the IRS no longer has financial oversight, leaving the responsibility with the state to use other compliance methods to ensure quality management of the properties
- DCA has created criteria to identify properties in need of additional compliance, including:
 - » Financial reporting
 - » Resident concerns
 - » Uncorrected noncompliance
 - » Poor communication with DCA
 - » Local government notification
 - » Partner agency identification
- If these criteria are met, they are deemed “Special Properties”
- The Special Projects Team assesses the situation and works with property owners and management to improve compliance
- Continued noncompliance can result in legal action, penalties for applying for further Housing Tax Credit funding, and/or the inability to manage DCA funded properties in the future

Properties Referred to the Special Projects Team Workflow



Housing Georgia's Seniors

DCA funds housing that serves Georgia's senior citizens. Senior residents can find safe, affordable housing funded through all of the housing development programs the agency offers: Housing Tax Credits, CHIP, and the Rural Workforce Housing Initiative.

Hearthside Lawrenceville |
Lawrenceville, Georgia



Linwood Place | Chatsworth, Georgia



Thank you, Mrs. Babbie for your leadership! You are such an inspiration; wish I had known you 30 years ago; I would have left the banking world long time ago.

I would also like to add that our community room is being used every day that I am on site (Monday-Thursday). From puzzles, board games, checkers, cards, exercise, Bible study or just sitting around drinking coffee. They are enjoying the facility! It's great to hear them out there enjoying what they have available.

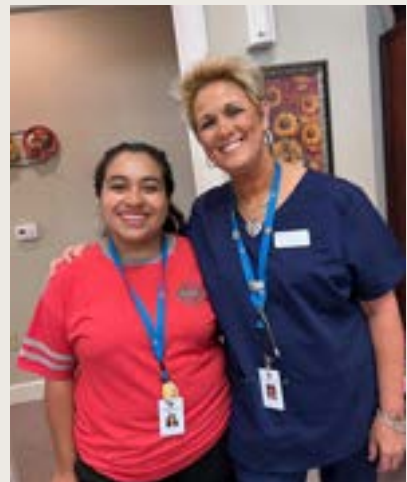
Love my job and love my little humans, I have the best!

Tapestry Hospice is so good, not only for the residents of Linwood Place but other CAHEC properties as well. Providing food, prizes but most of all, smiles, laughter, and love that some are so eager to receive. The ladies that come here are extremely special, Cathy will bring a smile to the most unhappy, disgruntled person around.

What's better than a Taco Tuesday? Taco Tuesday with Cathy and Andrea from Tapestry Hospice! What an awesome day!

Pamela Thornton

CAHEC Management, Inc, Community Manager



Lookout Pointe Apartments | Trenton, Georgia

Lookout Pointe Apartments held a 70's Disco Party for their residents and what a fun time it was.

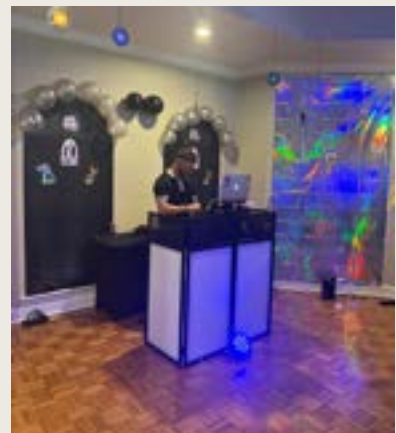
The party was led by a live DJ who took us on a humorous, musical trip down memory lane.

From the decorations to the food, fellowship and live music, this event is one for the books.

Jennifer, our manager here, knocked this event out of the park.

Mechele Berry

CAHEC Management, Inc, Regional Manager



This is an example of the fun and creativity of site staff. We aren't unique. I believe other companies pour their hearts into what they do everyday as well. But, you can see how fulfilling the job is for staff but also how what we do impacts the "happiness and wellness" of our residents...

This particular property is one designated senior and is located in Trenton, GA - about as far north as Georgia gets!

Barbara (Babbie) Jaco

CAHEC Management, Inc, Senior Vice President



Economic Impact

In 2023, the University of Georgia's Center for Housing and Community Research and Department of Agricultural and Applied Economics published the report, "Revisiting the Economic Impact of Low-Income Housing Tax Credits in Georgia."

The study identified the following key findings:

- On average, **\$5.79 of economic activity** was generated for every net \$1 dollar of state income tax lost to the Housing Tax Credit program
- From 2001 to 2019, there has been a **total economic impact of \$12.03 billion**
- The federal and state Housing Tax Credits are an important economic development tool, providing needed housing to Georgia's workforce and allowing for **the retention of nearly 4,300 jobs per year**
- Proportionally, rural areas developed more Housing Tax Credit developments than urban areas of the state between 2001 and 2019

What's on the Horizon for 2024

Targeted Investment

Georgia's Qualified Allocation Plan (QAP) continues to support housing throughout the entire state. The QAP furthers these efforts by committing to layer HOME-ARP funds with Housing Tax Credits. This layering of funds enables DCA to build affordable rental housing set aside for vulnerable populations.

Expand Lending Capacity

DCA demonstrated its ability to grow and scale its lending efforts throughout 2023 by deploying over \$92 million in loan from a blend of annual federal funding and federal stimulus funds. At the end of the year, DCA announced the availability of up to \$143 million in new lending capacity, continuing efforts to build on this strong foundation. As DCA establishes an expanded lending presence, the agency will be able to pursue additional federal opportunities to continue filling gaps in the existing lending market in Georgia.

In 2024, DCA will continue rolling out new financing options to better support the entire housing continuum – from homelessness to homeownership – in Georgia.

2023 Housing Tax Credit Awards

9% Housing Tax Credit Awards

Property Name & Developer	Construction Type	City, County	Credits Awarded	Total Units	Tenancy
Hillmont Apartments Hallmark Development Partners, LLC	Preservation	Lake Park Lowndes	\$500,000	43	Senior
Bobby Jones Villas In-Fill Housing, Inc.	Preservation	Macon Bibb	\$892,048	61	Family
Magnolia Place Apartments DHM Developer, Inc.	Preservation	Tifton Tift	\$654,382	37	Family
Charlton Court Hallmark Development Partners, LLC	Preservation	Folkston Charlton	\$518,000	41	Senior
Pinewood Park Pinewood Park Acquisition Development, LLC	Preservation	Macon Bibb	\$1,105,000	148	Family
Lafayette Village Main Street Homes, LLC	Preservation	LaGrange Troup	\$865,000	56	Senior
Hillside Apartments Bear Development, LLC Eatonton Georgia Housing Corporation	New Supply	Eatonton Putnam	\$1,105,000	50	Senior
West Pine Residences Lowcountry Housing Communities, LLC City of Sylvester Downtown Development Authority	New Supply	Sylvester Worth	\$1,105,000	44	Family
Overlook at Ellijay Paladin, Inc. Georgia Communities, Inc.	New Supply	Ellijay Gilmer	\$1,105,000	50	Family
Windsor Crossing Piedmont Housing Group, LLC	New Supply	Nashville Berrien	\$1,080,000	44	Family
Valley Trail Lowcountry Housing Communities, LLC	New Supply	Young Harris Towns	\$1,105,000	44	Family
Douglass School Senior Apartments Tapestry Development Group, Inc. Thomasville Community Development Corporation	Preservation	Thomasville Thomas	\$1,105,000	52	Senior
Haddock Landing W.H. Gross Construction Company	New Supply	Kingsland Camden	\$1,015,000	40	Family
Carmichael Commons II Woda Cooper Companies, Inc. Parallel Development, LLC	New Supply	Madison Morgan	\$1,105,000	40	Family
Belwood Terrace Southeast Housing Partners, LLC	New Supply	Calhoun Gordon	\$1,105,000	60	Family

9% Housing Tax Credit Awards

Property Name & Developer	Construction Type	City, County	Credits Awarded	Total Units	Tenancy
Oakside Apartments SEPIA Transformation Partners, LLC Canton Housing Authority	New Supply	Canton Cherokee	\$1,225,000	75	Family
Freedom's Path at Augusta III Affordable Housing Solutions, Inc. Wellington Development Company Garrison for Veterans	Preservation	Augusta Richmond	\$1,225,000	76	Family
Peaks of Douglas Peaks of Douglas Development, LLC	New Supply	Douglasville Douglas	\$1,135,000	56	Senior
Westchester Village Westchester Ventures, LLC	New Supply	Jonesboro Clayton	\$1,225,000	50	Senior
Parc at Solomon Collaborative Housing Solutions, Inc. Housing Authority of City of Griffin	New Supply	Griffin Spalding	\$1,135,000	69	Family
J.R. Johnson Legacy Village Piedmont-ATL Developers, LLC	New Supply	Athens Clarke	\$1,160,000	46	Family
Davis Exchange Integrity Development Partners, LLC	Preservation	Albany Dougherty	\$1,013,000	56	Family
Helix Talon Development, LLC Grove Creek Ventures, LLC	New Supply	Riverdale Clayton	\$1,225,000	90	Family
Hollywood Family Apartments Radiant EQ Affordable Developer, LLC	New Supply	Atlanta Fulton	\$1,159,000	50	Family
Village at Legacy Phase 2 Preserving Affordable Housing, Inc.	New Supply	Decatur DeKalb	\$1,225,000	66	Family
McAuley Park Phase II Pennrose LLC Saint Joseph's Health System, Inc.	New Supply	Atlanta Fulton	\$1,120,000	96	Senior
Wilshire II Prestwick Development Company, LLC	New Supply	Smyrna Cobb	\$1,140,000	56	Senior
RHA Redevelopment Phase I Pennrose LLC Roswell Housing Authority	New Supply	Roswell Fulton	\$1,120,000	102	Family
Springview Apartments GA BRAD Developer, LLC Housing Development Corporation	New Supply	Decatur DeKalb	\$1,225,000	70	Family
Legacy at Walton Crossing Phase 2 Walton Communities, LLC Norcross Affordable Housing Corporation	New Supply	Norcross Gwinnett	\$1,135,000	76	Senior

4% Housing Tax Credit/Private Activity Bond

Property Name & Developer	Construction Type	City, County	Bond Allocation	Total Units	Tenancy
360 Peachtree Evergreen Redevelopment LLC First Atlanta Foundation Corporation	New Supply	Atlanta Fulton	\$49,000,000	170	Family
Arbours at Wellston Arbour Valley Development, LLC	New Supply	Warner Robins Houston	\$19,500,000	120	Family
Athens Flats Tapestry Development Group, Inc. BH Affordable	New Supply	Athens Clarke	\$19,400,000	192	Family
Avalon on Montreal PIRHL Developers, LLC	Preservation	Clarkston DeKalb	\$24,755,220	168	Family
Brentwood Commons Wendover Housing Partners	New Supply	Atlanta Fulton	\$25,000,000	111	Family
Brookwood Apartments DHM Developer, Inc.	Preservation	Homerville Clinch	\$6,700,000	72	Family
Calvin Court Hallmark Development Partners, LLC SCG Development Partners, LLC	Preservation	Atlanta Fulton	\$31,484,750	237	Family
Columbia Heritage Senior Preservation Columbia Residential	Preservation	Atlanta Fulton	\$14,500,000	131	Family
Cosby Spear High Rise Columbia Residential New Affordable Housing Partners, LLC	Preservation	Atlanta Fulton	\$10,863,799	282	Senior
Furlow New Jester Cardinal Capital Management SEPIA Transformation Partners Housing Authority of the City of Camilla	New Supply	Camilla Mitchell	\$27,000,000	81	Family
GE Tower Apartments Lincoln Ave Capital	Preservation	Atlanta Fulton	\$28,000,000	201	Family
Harrison Village Paces Preservation Partners, LLC Gainesville Housing Authority	Preservation	Gainesville Hall	\$37,165,000	120	Family
Herndon Square Phase II Herndon Homes Developer LLC Atlanta Housing Authority	New Supply	Atlanta Fulton	\$31,355,000	200	Family
Metropolitan Place Paces Foundation Soho Housing Partners	New Supply	Atlanta Fulton	\$17,500,000	176	Family
Mountain Woods Apartments Southport Development, Inc.	Preservation	Dalton Whitfield	\$28,233,250	100	Family

4% Housing Tax Credit/Private Activity Bond

Property Name & Developer	Construction Type	City, County	Bond Allocation	Total Units	Tenancy
Philips Tower Hallmark Development Partners, LLC SCG Development Partners, LLC	Preservation	Decatur DeKalb	\$28,233,250	219	Family
Shannon Reserve Senior Apartments Dominium, Inc. River North Development, LLC Five Points Development, LLC	New Supply	Union City Fulton	\$28,419,000	166	Senior
Sweet Auburn Grande Gorman & Company, LLC	New Supply	Atlanta Fulton	\$23,062,869	109	Family
The Lenox Woda Cooper Development, Inc. Parallel Housing, Inc.	New Supply	Augusta Richmond	\$8,390,000	64	Family
The Vinings at Newport Vantage Development, LLC	New Supply	Kingsland Camden	\$21,000,000	96	Family
Trinity Towers National Church Residences	Preservation	Atlanta Fulton	\$22,900,000	240	Senior
Walton Trail Phase 2 Walton Communities, LLC Villa Rica Affordable Housing & Development Corp.	New Supply	Villa Rica Carroll	\$19,950,000	143	Family
Ware Manor Apartments Envolve Communities, LLC (subsidiary of Hunt ELP)	Preservation	Waycross Ware	\$6,250,000	84	Family
Warren Williams + Rivers Homes Housing Authority of Columbus	Preservation	Columbus Muscogee	\$22,000,000	182	Family

My experience at Canaan Crossing has been great so far! The environment is very welcoming and kid-friendly. Rita and Cindy are very helpful and very nice people as well and [do] everything they can to keep this community safe. I'm definitely looking forward to another great year here!

Dasia Brinkley, Resident

I moved into my apartment in November of 2022. I SIMPLY LOVE the cleanliness and the cost of rent. Especially with this challenging economy. I have been fortunate to have the best neighbors in building F. Also, I am minutes away from my job at Cato. I love the location as well.

T. Clay, Resident



Christopher Nunn, Commissioner

Philip Gilman, Deputy Commissioner
Housing Assistance and Development

Housing Finance and Development Division

Tommy Lowmon, Division Director

Office of Community Development

Samanta Carvalho, Office Director

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