2025 Annual Housing Impact Report

The Georgia Department of Community Affairs (DCA) 2025 Housing Impact Report provides a comprehensive review of the agency's housing initiatives and achievements from the year. As both a housing agency and a community development agency, DCA is responsible for a uniquely wide breadth of resources. Recently, the Terner Center for Housing Innovation published a report that identified DCA as uniquely positioned to address Georgia's housing challenges through strategic consolidation of resources. DCA's coverage of the entire housing and community assistance continuum allows the state to coordinate resources to address site development, comprehensive planning, or historic resource protection in addition to housing assistance and development. With such a wide array of resources and community supports available, DCA has historically faced challenges communicating to partners about all the ways the agency implements its mission: to help create strong and vibrant communities. In preparation for DCA's 2025 Housing Impact Report, the in-house Communications team recognized an opportunity to use the Housing and Community Assistance Continuum as a framework to explain how DCA's many varied resources are connected and all work together to support pathways along the housing continuum. As a result, this Continuum organizes the 2025 Housing Impact, illustrating how DCA resources can address specific and diverse housing needs.

Identifying the Target Audience and Meeting Them Where They're At

DCA's mission is to help build strong, vibrant communities for every Georgian. The target audience includes local community leadership, elected officials, individuals, and nonprofit organizations. DCA's wide range of programming offers something for anyone interested in Georgia's housing supply.

In addition to traditional print, DCA published the Housing Impact Report as a virtual magazine spread on dca.georgia.gov, giving local leaders easy access to the report at any time. Two months since publication, DCA has garnered over 800 online views on the Housing Impact Report, and garners consistent visitors weekly. This is in addition to the almost 500 state legislators and local government officials who received a printed copy. This, along with the virtual publication ensures that the information about DCA's housing resources is being shared consistently among decision-makers.

Strategic Objectives of the Housing Impact Report

The purpose of the Housing and Community Assistance Continuum in the Housing Impact Report is to serve as a conceptual framework that assists stakeholders with understanding how key programs work together to support communities. The Housing and Community Assistance Continuum visually demonstrates how the system of housing and community development resources works, allowing partners to understand all of the tools at their disposal to address local needs.

One of DCA's key strategic goals is to internally align new and existing resources to strengthen pathways along the Housing and Community Assistance Continuum. For example, DCA teams have made substantial progress aligning our voucher program and continuum of care referral process within the agency's Housing Tax Credit program.

Additionally, DCA teams wanted to provide strong, data-driven examples of programming results. For example, the report provides details of each program, maps to demonstrate resource breadth, and case studies detailing successful past initiatives.

Many other housing finance agencies share DCA's challenge of communicating who in fact benefits from DCA's housing resources. As part of the community continuum narrative, DCA also wanted to identify how local stakeholders also benefit from DCA housing programming, in providing housing opportunities for critical members of Georgia's workforce. The Annual Report includes an Affordability Continuum, which is a range of career paths and where their average salaries fall on a scale of Georgia's Area Median Income. This section includes a visual representation of a small sample of company logos that represent employers for Georgians who have received DCA's down payment assistance or live in DCA administered housing tax credit properties. This workforce narrative component is a key piece of communicating value in Georgia, where the state has been named the number one place to do business for the last several years.

Key Strengths of the Housing Impact Report

The implementation of the Housing and Community Assistance Continuum into the Housing Impact Report allows for viewers to get a nuanced understanding on what it is that DCA does in its day-to-day operations. Each of DCA's 80+ programs fall on a specific pathway of the Housing and Community Assistance Continuum.

DCA has consolidated housing and community development resources within one state agency, but unlike other standalone HFAs, DCA is not able to reinvest proceeds into administrative costs or communication expenses and does not contract with third party entities for branding or report development. For this reason, DCA uses a small but mighty communications team of four staff to develop and market all externally facing material. This team put together the annual impact report and all corresponding collateral and visuals, demonstrating that collaboration and narrative vision can be exhibited within the four walls of DCA.

The 2025 Housing Impact Report utilizes case studies to provide concrete examples of where funding dollars go. For example, Elliott's Walk showcases expanded housing opportunities in South Columbus, a testament to DCA's Workforce Housing Initiative. Bryant's Landing demonstrates how DCA's Housing Tax Credits have helped deliver thousands of affordable rental homes across Georgia.

Conclusion

While DCA may have unique responsibilities as a community development agency, the Housing and Community Assistance Continuum is not unique to Georgia. HFAs across the nation serve communities with diverse housing needs – homelessness services, supportive housing services, and homeownership assistance are all vital to the everyday needs of all Americans. By organizing services into the Housing and Community Assistance Continuum and communicating this framework, the action steps needed to strengthen the pathways become clear. This is the key to building strong, vibrant communities.

Appendix

Appendix A – The Housing and Community Assistance Continuum

Appendix B – The Affordability Continuum

Appendix C – The Housing and Community Assistance Continuum Segmented

Appendix D – The Terner Center Governance Typology by State

Appendix E – Case Study: Elliott's Walk

Appendix F – Case Study: Bryant's Landing

Appendix A – The Housing and Community Assistance Continuum

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Appendix B – The Affordability Continuum

Housing Georgia's Workforce

DCA programs provide access to housing opportunities for Georgia's thriving workforce. Households participating in DCA programs are employed by nearly every sector of the state's growing economy. Individuals who receive a Georgia Dream mortgage or rent a Housing Tax Credit unit work in essential industries such as healthcare, education, retail, logistics, and public service.

DCA programs, like Georgia Dream and the Housing Tax Credit, spur housing market activity, creating more housing options across the state, and ensuring families have the ability to spend more in their local economies.

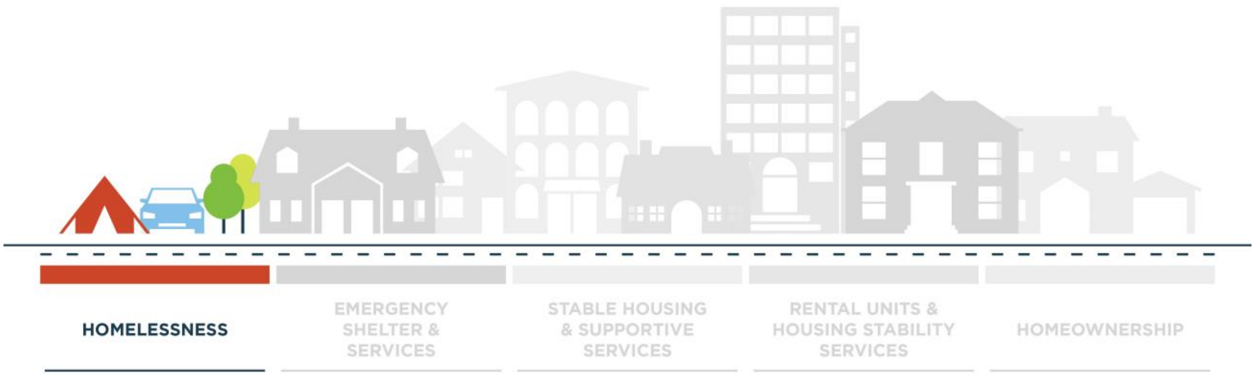
The logos on these pages are a small sample of the companies and entities that employ Georgia Dream homebuyers and Housing Tax Credit development residents. The Affordability Continuum illustrates affordable housing payments at different income levels using area median income (AMI). An "affordable housing payment" is not more than 30% of a household's monthly income.

Publix. Pilgrim's StateFarm Hall County Schools Walton County School District DELTA Hampton by Hilton SCCPSS Walmart Lockheed Martin United Community Gwinnett County Public Schools goodwill Golden Boy Vulcan Materials Company amazon Club Car Southeast Georgia Health System Roper Corporation Blue Bird T Mobile

Affordability Continuum

	childcare worker in Athens-Clarke County makes $12/hr	school bus driver in Macon-Bibb County makes $15/hr	construction worker in Sumter County makes $17/hr	freight handler in Chatham County makes $31/hr	physical therapist in Irwin County makes $46/hr
Area Median Income	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
Affordable Housing Payment	≤ $676/month	≤$780/month	≤$884/month	≤$1,612/month	≤ $2,392/month

Appendix C – The Housing and Community Assistance Continuum Segmented

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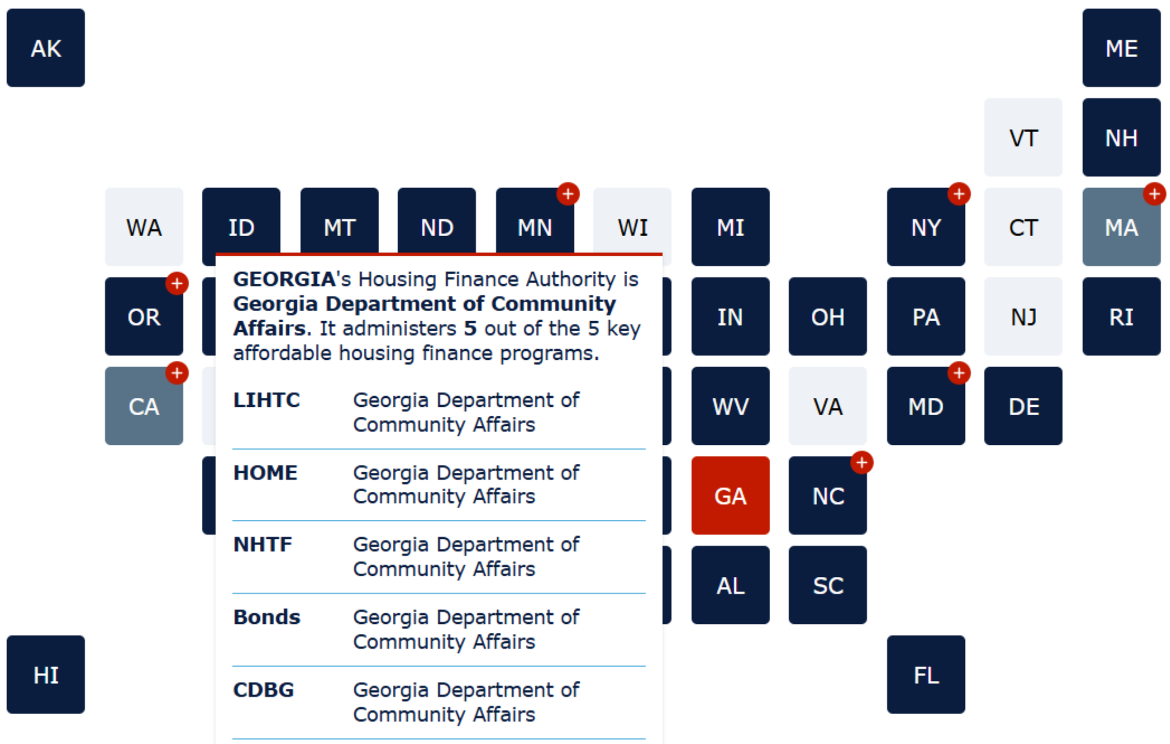
Appendix D – The Terner Center Governance Typology by State

Governance Typology by State

The map below groups states into different typologies based on how their affordable housing finance system is organized. In most states the Housing Finance Agency allocates tax credits and multiple other resources. States with ⊕ have case studies.

Housing Finance Agency role: HFA Predominates HFA Does Not Allocate LIHTC All Other States

View Entity Definitions



Appendix E – Case Study: Elliott's Walk

CASE STUDY

Elliott's Walk – Expanding Opportunity in South Columbus

Elliott's Walk, developed by NeighborWorks Columbus, illustrates how this initiative helps communities create high-quality, affordable homes that meet real workforce needs. The development brings new homeownership opportunities to South Columbus—an area that had not seen meaningful new residential construction in more than sixty years.

Conveniently located near major employment centers, schools, retail, and family-friendly amenities, Elliott's Walk offers residents easy access to Fort Benning, the Riverwalk, Synovus Stadium, and the Columbus Civic Center. The community's thoughtful design makes it an ideal place for working families to live, grow, and thrive.

Beginning with nineteen homes in its first phase, subsequent phases added thirty-seven additional single-family homes, bringing the total to fifty-six homes. Each home includes three or four bedrooms and two baths and is priced between $154,000 and $177,000, making them attainable for the local workforce. The neighborhood was intentionally designed with families in mind—featuring sidewalks, six-foot backyard privacy fences, well-lit streets, and a layout that promotes safety, walkability, and community connection.

Last year marked a major milestone for Elliott's Walk, with all fifty-six homes now sold and fully occupied. The strong demand for these homes highlights both the need for attainable homeownership opportunities and the effectiveness of strategic state investment in helping communities meet that need.

Building on this momentum, additional investment is underway. Directly behind Elliott's Walk, Providence Point—a 103-unit senior housing community financed through Georgia's housing tax credit program—is scheduled to begin development in 2026. Developed by the Columbus Housing Authority in partnership with NeighborWorks Columbus, Providence Point will expand housing options for older adults while complementing the success of Elliott's Walk. Together, these developments demonstrate how the Workforce Housing Initiative can catalyze broader neighborhood revitalization, attract new partners, and create lasting, community-wide impact.

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Appendix F – Case Study: Bryant's Landing

CASE STUDY

Bryant's Landing

Housing Tax Credits have helped deliver thousands of affordable rental homes across Georgia. Bryant's Landing, a W.H. Gross Construction Company development in Statesboro, illustrates the lasting impact of this program. The redevelopment transformed the former Julia P. Bryant Elementary School into a senior living community that honors local history while meeting modern housing needs in Bulloch County.

The development includes fifty-one affordable units, with apartments reserved for households earning 50 to 70 percent of area median income. Designed with a wide range of apartment and community amenities, Bryant's Landing allows older adults to age in place near family, services, and support systems, strengthening both residents' quality of life and the surrounding community.

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