



# Housing Authority of DeKalb County

## COMMISSIONERS

**Carleen Cumberbatch**, Board Chair  
**Dr. Glenwood Ross**, Vice-Chair  
**George Maddox**  
**Judy Turner**  
**Dorothy Williams**  
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## EXECUTIVE STAFF

**Sterling Bethea**, Executive Director  
**Matthew McClammey**, Deputy ED

## ROLE IN OUR COMMUNITY

**Provide Affordable Housing**  
**Provide Traditional Public Housing**  
**Develop Real Estate**  
**Provide Mortgage Finance Assistance**  
**Provide Resident Support Services**  
**Manage Rental Property**  
**Promote Homeownership**  
**Community Building/Social Capital**

## FEDERAL ASSISTED HOUSING PORTFOLIO

**322 Public Housing Units**  
**3,652 Allocated Housing Choice Vouchers**  
**1,368 Portable Housing Choice Vouchers**  
225 Disaster Voucher Program

December 2007

## Mission

To provide affordable housing opportunities and fulfill the needs of those we serve.



## HADC HOUSING UNIT SUMMARY

### Units Owned by HADC

Park at Briarcliff 1017 units

### Units Managed by HADC

Hairston Lake 170 units  
Johnson Ferry East 322 units  
Spring Chase 380 units  
Spring Chase II 81 units  
Spring Terrace 10 units  
Tobie Grant Manor 200 units  
White Oak 16 units

### Single Family

Scattered Sites 28 units  
Lynwood Park 6 units  
Sugar Mill Creek 167 units

### Tax Exempt Bond Program

63 Properties 13,303 units

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# HADC Programs



## Housing Choice Voucher Program

The Housing Choice Voucher Program is administered locally by HADC with program funding provided by the U.S. Department of Housing and Urban Development (HUD). The Housing Choice Voucher Program is a federally funded program offering much needed rental assistance to low-income families through the issuance of housing vouchers.

HADC is the third largest Housing Choice Voucher Program in the state of Georgia behind the Georgia Department of Community Affairs and the Atlanta Housing Authority.



## Public Housing Program

The Public Housing program was authorized by the U.S. Housing Act of 1937, also known as the Wagner-Steagall Act. It was the first major federal program aimed at providing low-rent housing to low-income households.

The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local Public Housing Agencies (PHAs) to provide decent shelter for low-income residents at rents they can afford. Estimates show that the average household monthly rent for public housing residents was \$193.00 and the total number of households being assisted by the public housing program is roughly 1,170,444 individuals.

Local Public Housing Authorities own and operate low-income public housing developments. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

Public Housing is a valuable source of housing for the most vulnerable elderly and disabled populations in our society. Elderly and disabled households without children account for roughly 43% of all public housing households. This percentage does not include elderly and disabled households who also have dependent children. Statistics show, most households live in public housing less than 10 years, and 40% remain 3 years or less. Those who stay longer include low-income elderly and disabled who often have no other source for housing.

HADC currently manages 322 Public Housing units.



## Affordable Housing Program

In an effort to address the housing needs of those that exceed the low-income limits required to qualify for Public Housing and the Housing Choice Voucher Program, yet do not have the resources necessary to rent on the private market, HADC has and continues to develop affordable housing. Affordable housing targets those at 80% or less of the Average Median Income (AMI) for the area.



## Scattered Sites

HADC owns 28 units, which are individual units located throughout the county. Vacant single-family homes are purchased from HUD and completely renovated to County Code standards. These properties provide affordable rental housing in a single family setting that serves as an alternative to traditional apartment living. Rents range from \$500 - \$700 monthly. All 28 homes are leased to eligible low-income residents.



## Multifamily Tax Exempt Bonds

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 allows for part of the development to be affordable to individuals or families at income levels below the Average Median Income (AMI).

Currently, HADC has 63 bond properties consisting of 13,303 units.



## HOME Investments Partnership

The HOME Program is directed toward preserving and expanding the availability of affordable rental stock to moderate and low-income persons. HOME funds are offered as conditional loans to property owners for the rehabilitation of substandard rental properties to provide housing which will be affordable to low and moderate income households in DeKalb County.



## Homeownership Program

The Housing Choice Homeownership Program enables eligible individuals and families who are receiving rental assistance to use their vouchers to purchase a home. There are specific qualifications that must be met for participation.