



Housing Authority of DeKalb County

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EXECUTIVE STAFF

Sterling Bethea, Executive Director
Matthew McClammy, Deputy Executive Director

HADC SERVICES

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
Bond/Tax Credit Compliance
Multi-Family Tax Exempt Bonds
HUD Certified Housing Counseling Agency

FEDERAL ASSISTED HOUSING PORTFOLIO

266 Public Housing Units
3,810 Allocated Housing Choice Vouchers
1,700 Portable Housing Choice Vouchers
36 Disaster Voucher Program
32 Disaster Housing Assistance Program

August 2009

Mission

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



HADC HOUSING UNIT SUMMARY

Units Owned by HADC

Ashford Parkside	151 units
Ashford Landing	117 units

Units Owned and Managed by HADC

Park at Briarcliff	1017 units
Hairston Lake	170 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	67 units

Tax Exempt Bond Program

35 Properties

750 Commerce Drive ▪ Suite 201 ▪ Decatur, Georgia 30030
404-270-2500
E-mail: webmaster@dekalbhousing.org

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 has 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 is \$193.00 and the total number of households being assisted by the public housing program is roughly 1,170,444 individuals.

HADC currently manages 362 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.



HOME/Owner Occupied Rehabilitation

HADC oversees new construction projects and administers the HOME/Owner Occupied Rehabilitation program which utilizes a number of contractors who perform rehab on individual homes. The rehab includes lead removal and bringing the home to code.



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 36 bond properties in its portfolio.



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.



Homeownership Counseling

HADC provides Section 8 and DeKalb County Down Payment Assistance participants with comprehensive housing counseling services including pre-purchase counseling, post purchase counseling, rental counseling and mortgage default/delinquency counseling.



Down Payment Assistance

The DeKalb First Time Homebuyers Program provides \$5,000 to \$8,000 in assistance with down payment, pre-pays and closing costs to eligible first time homebuyers who purchase a home in DeKalb County.