



MISSION

To provide sustainable and affordable housing as a platform to enhance lives.



COMMISSIONERS

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EXECUTIVE STAFF

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HADC SERVICES

Provide Affordable Housing
 Develop Real Estate
 Provide Veterans Housing Assistance
 Provide Resident Support Services
 Manage Rental Property
 Promote Homeownership
 Community Building/Social Capital
 Bond/Tax Credit Compliance
 Multi-Family Tax-Exempt Bonds Issuance

HADC AFFILIATED COMPANIES

Housing Development Corporation (HDC)
 Resident Services Corporation (RSC)
 PTS Consulting Group (PTS)

FEDERAL ASSISTED HOUSING PORTFOLIO

Manage a total of 6,435 vouchers, including:

- 1,785 Incoming Portable Housing Choice Vouchers
- 4,650 Allocated Housing Choice Vouchers, including:
 - 2,980 Tenant-Based Housing Choice Vouchers
 - 688 Project-Based Vouchers
 - 266 Rental Assistance Demonstration Vouchers
 - 716 VASH Vouchers

HADC HOUSING PORTFOLIO (Owned by HADC and Affiliated Companies)

MULTI-FAMILY RENTAL COMMUNITIES (1,482 units)

Ashford Parkside: 151 units	Reserve at Mills Creek: 100 units
Ashford Landing: 117 units	Retreat at Mills Creek: 80 units
Hairston Lake: 170 units	The View: 80 units
Hearthside Brookleigh: 121 units	Spring Chase: 380 units
Mills Creek Crossing: 200 units	Retreat at Spring Hill: 83 units

SINGLE-FAMILY RENTAL HOMES

Acquisition/Rehab/New Construction: 82 homes

MULTI-FAMILY DEVELOPMENT (in construction)

Sterling at Candler: 170 units
 Manor at Indian Creek: 94 units
 Brightstone at DeKalb Medical: 175 units

SINGLE-FAMILY DEVELOPMENT (in construction)

Eastside Walk: 150 units sold; 40 units remaining

TAX-EXEMPT BOND PROGRAM

13 properties, totaling 3,474 units; 1,159 units set-aside for low-income



HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher (HCV) Program is administered locally by the Housing Authority of DeKalb County (HADC) with program funding provided by the U.S. Department of Housing and Urban Development (HUD). The HCV Program includes Tenant, Project-Based Voucher (PBV) and Rental Assistance Demonstration (RAD) Programs, as well as the **Veterans Affairs Supportive Housing (VASH) Program** in which the HADC works jointly with the U.S. Department of Veterans Affairs (VA). HADC has VASH Vouchers available for rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating Veterans at VA medical centers (VAMCs) and community-based outreach clinics.

HADC's HCV Program serves over 15,500 individuals. Through the federally funded program is designed to provide assistance to low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The HADC pays a portion of eligible families' rent each month directly to the Property Owner/Manager. HADC has the third largest HCV Program in the state of Georgia behind the Georgia Department of Community Affairs and the Atlanta Housing Authority.

HCV SPECIAL PROGRAMS

HADC offers special programs to enhance the lives of housing choice voucher families and to impact homelessness in DeKalb County by working in collaboration with our nonprofit affiliate, Resident Services Corporation (RSC), DeKalb County with DeKalb County Community and Development Department and other community agencies.

Family Self-Sufficiency (FSS)

Our Family Self-Sufficiency (FSS) Program is a voluntary program offered to current Housing Choice Voucher families. The program is designed to assist families in becoming independent of public assistance. FSS combines case management and the support of local programs and agencies in DeKalb County to assist the FSS families in attaining their goals.

FSS families are assisted with education, career/vocational counseling, job search techniques, mental and physical health issues, money management, substance abuse, child care, transportation and other relevant needs.

Family Unification Program

Housing vouchers have been demonstrated to be one of the most effective tools for families seeking to escape the hardships of homelessness and to raise their children in safe, stable homes. HADC works with the Department of Family and Children Services (DFACS) to prevent families from losing children to foster care, many of whom are homeless or facing homelessness. The Family Unification Program currently houses 137 families.

Youth Aging Out of Foster Care Program

HADC's Youth Aging Out of Foster Care Program is another way HADC works to achieve its mission and build a better future for young adults in DeKalb County. Working with the DeKalb County Continuum of Care partners, HADC committed to providing up to 100 vouchers targeting youth aging out of foster care and homeless youth (age 18-26 years) and has housed 35 young adults since 2016.

Homeless Demonstration Program

A recent HUD Family Options Study found that homeless families that were offered vouchers compared to transitional housing and other assistance experienced significantly less housing instability, food insecurity, domestic violence, and separation from children. HADC's Homeless Demonstration Program, working in collaboration with DeKalb County Continuum of Care partners, has placed 37 families since 2016.

Homeownership Voucher Program

Our Homeownership Voucher Program offers a mortgage subsidy to households that currently receive Housing Choice Voucher (HCV) rental assistance. Families who qualify for the program must be enrolled in the Family Self-Sufficiency Program, have an annual earned income of at least \$25,000, and complete financial education and counseling.

RESIDENT SERVICES

HADC supports a strong and active relationship between residents and staff to enhance the lives and economic vitality of our residents across the life span. The HADC is committed to working with residents, community groups, business partners, refugees, resettlement organizations and stakeholders to ensure that quality services and programs are offered to all populations served by the Authority.

HADC and its affiliate, Resident Services Corporation (RSC), provide special programs and resident services that link families to community-based service providers to help them become more stable in various areas of their lives where they are having difficulty accessing or affording the support they need to be successful.

RSC initiatives focus on self-sufficiency opportunities for all residents, including: education and employment, housing and economic stability, health and wellness, as well as community and civic engagement community and civic engagement. Localized strategies and programs support families in overcoming barriers to employment and building foundations to achieve economic stability and long-term self-sufficiency.

AFFORDABLE HOUSING

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

MULTI-FAMILY TAX-EXEMPT BONDS

The 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 provides financing that requires a percentage of the development to be affordable to individuals or families at income levels below DeKalb County's median. The multi-family program encourages major rehabilitation of existing apartment complexes in order to preserve already existing housing and to help revitalize communities. Currently HADC has 13 bond properties in its portfolio that include 3,474 units, 1,159 of which are set aside for low income families.