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HADC's Innovative Steps Lead to Redevelopment Plans for Entire Housing Stock

The Housing Authority of DeKalb County (HADC) is one of the first housing authorities of its size to convert all of its housing stock by utilizing the U.S. Department of Housing and Urban Development's (HUD) newest authorized program, Rental Assistance Demonstration (RAD).

RAD is a voluntary program created to address capital improvement, renovation cost and funding requirements for public housing authorities across the country. The program, a broad-ranging effort to preserve federally-subsidized affordable housing, was launched by HUD in 2012.

Through the utilization of the RAD program, HADC will invest more than \$10MM to convert the Authority's 266 public housing units, which are spread across seven developments.

"This is an exciting opportunity to be able to play a significant role in revitalizing communities and improving the quality of life for residents," said E.P. "Pete" Walker, Jr., President and CEO of the Housing Authority of DeKalb County.

Several of the new RAD developments are owned and developed by the Housing Development Corporation of DeKalb (HDC), the not for profit Real Estate and Acquisition arm of HADC.

Two phases of the Village at Mills Creek, a master redevelopment of the Tobie Grant Manor public housing site, are RAD projects: The Reserve at Mills Creek, a 100-unit Low Income Housing Tax Credit (LIHTC) Senior community and Mills Creek Crossing, a 200-unit LIHTC Family community. This redevelopment involves relocation, demolition, de-concentration of public housing, master infrastructure and new construction. Both projects converted in the 4th quarter 2014.

“What’s significant about the Village at Mills Creek is that it will not only consist of housing for rent, but will also include new single family for-sale homes,” said Walker. Walker adds that HDC was also awarded LIHTC for the third phase of the redevelopment in November 2014.

In addition to the aforementioned RAD deals, HADC and HDC converted RAD units at The View, an 80-unit new construction LIHTC Senior Community in Stone Mountain, Georgia, in December 2014.

HADC converted its first RAD units in the existing LIHTC projects, Ashford Landing and Ashford Parkside in January 2014.

“These projects are possible because of the great partners that have assisted us with the heavy lifting,” said Sharon D. Guest, President of the Housing Development Corporation of DeKalb. “The support of HUD, the Department of Community Affairs, the City of Stone Mountain and DeKalb County, played a major role in our success.”

The remaining converted units exist within projects where HADC serves as a financial partner: Forrest Hills, a newly constructed Senior independent-living housing community that converted in October 2013 and Hills at Fairington, an existing affordable housing complex in Lithonia, Georgia which converted December 2014.

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