Today’s Agenda

• Welcome
  • Ken Woods, Chair HSD Advisory Council
• DeKalb Commissioner Remarks
  • Commissioner Johnson
  • Commissioner Cochran–Johnson
• DeKalb Youth Prosperity Initiative
  • Robyn Bussey, ARCHI
• South DeKalb – Affordable Housing Preservation
  • Sara Haas, Enterprise Community Partners
  • Shaneek Nadrich, Chris 180
• HSD Initiative Update
  • John O’Callaghan, ANDP
• Questions & Announcements
THE ROLE OF COUNTY/MUNICIPALITY IN PUBLIC-PRIVATE SUBURBAN PLACE BASED INITIATIVES
WHAT ARE PLACE BASED INITIATIVES?

Place-based initiatives are a way to concentrate investments in a specific location to achieve measurable community revitalization results.
AREAS OF PLACE BASED INITIATIVES

- Economic Development
- Housing
- Community Revitalization
- Social Services
- Youth Programs
- Policing and Crime
- Education
- Employment
PLACE BASED INITIATIVES
TOOLS?

Historically, place-based initiatives have taken many forms on the county and municipal side including:

- Community Reinvestment Acts
- Empowerment Zones
- Opportunity Zones
- U.S Department of Housing and Urban Development
- (HUD-CDBG) Funds
- Tax Allocations Districts (TAD’s)
- 108 Loan Guarantee Program
- Tax Abatements
CASE STUDY: DEKALB COUNTY AFFORDABLE (WORKFORCE) HOUSING

The share of affordable housing units steadily declined in DeKalb County between 2000 and 2015. The proportion of affordable rental units for low income households declined from 96 percent in 2000 to 81 percent in 2015. The share of rental housing units affordable for very low income households declined from 48 percent in 2000 to 30 percent in 2015.

The availability of affordable, available, and adequate housing for ELI renters in DeKalb County declined from 34 units per 100 ELI renters in 2000 to 24 units per 100 ELI renters in 2014.
In DeKalb County, the housing affordability gap nearly doubled between 2000 and 2014, increasing from 12,496 units in 2000 to 23,790 in 2014 (90.4%).
Housing Solutions

Federal Block Grants for Housing and Community Development

- Low Income Housing Tax Credits
- HUD’s Housing Choice Voucher Program
- Community Development Block Grant (CDBG) Program - 1974
- HOME Investment Partnership (HOME) Program - 1990

Local Incentives

- Public Private Partnerships
- Abatements
- Custom Incentives

Note: The above programs provide annual funding to cities and urban counties to support a wide variety of housing and community development investments.
According to the most recent data available at the time of this study, 40% of DeKalb County households had a housing affordability problem with 20% reporting a cost burden (30% or more of household income for housing) and 19% a severe cost burden (50% or more of household income for housing).

-Emory University | Michael Rich
Home South DeKalb is a three-year initiative to lift homeownership rates, restore family wealth, increase neighborhood stability, and improve resident health and wellness outcomes in South DeKalb. With the initiative, ANDP will invest $20 million of its existing and new capital to improve areas hardest hit by the foreclosure crisis, especially those neighborhoods impacted by the lingering effects of negative equity.
PROMISE HOMES

Promise Homes believes by choosing quality residents and supporting them with a series of financial and economic empowerment services and tools, that they build a stronger, more resilient company. Promise Homes provides quality housing at affordable prices as well as financial empowerment and assistance to help deserving individuals own a home.

DIGNIFIED COMMUNITIES
Thank You
DEKALB YOUTH PROSPERITY INITIATIVE (DYPI):

- **Holistic partnership** of service providers, community organizations, educational institutions, government agencies, and residents in DeKalb County that aims to deploy resources to achieve greater impact for individuals and families.

- Leverages an **integrated service delivery model** to achieve greater impact through optimizing services, resources, and navigation.
GOALS

1. Use real time data to identify children and families with potential needs

2. Rapidly deploy supports to children and families experiencing vulnerabilities

3. Invest in youth development to ensure that all children in DeKalb county thrive

4. Measure results across services and sectors
THE YEAR IN DYPI (so far)

January - Resource Navigator begins
February 3rd - Pilot launches at Peachcrest ES
March 13th - School closes due to COVID-19 outbreak
April - to date
  Resource Navigator relocated to CHRIS180
  Immediate support provided to clients
  Continued to serve clients
  Extended to other CHRIS180 schools

2020
PILOT LAUNCH UPDATE
PARTICIPANT PROFILE

- 17 students
- Avg unexcused absences – 9.3 days
- Avg OSS - 1.6 days
- 41.2% missed 10 or more days

11 families/parents
- 100% women
- Average age: 38
- 63.6% employed full-time, 9.1% employed part-time, 27.3% unemployed

100% live in ZIP Code 30032*
How True Was It That Food Did Not Last Until the End of the Month

- Never: 18%
- Sometimes: 27%
- Often: 55%
Problems with Current Housing

- None: 27%
- Unhealthy Conditions
- Utilities
- No Response
Assistance Requested

- Credit Rebuilding: 90%
- Afterschool Care: 80%
- Financial Coaching: 70%
- Seeking Employment: 60%
- Mental Health: 50%
- Getting Health Insurance: 40%
- Food Assistance: 30%
- Job Training: 20%
- Finding a Doctor: 10%
- Finding Temporary Housing: 5%
- Finding Childcare: 3%
- Benefits Screening: 2%
- Support w/ Abuse: 1%
- Problems w/ Home: 1%
- Adult Education: 1%
- Senior Assistance Services: 1%
- Safety Concerns: 1%
DYPI in the Time of COVID
Resource Navigator

Intake Assessment

- ZIP Code
- Employment Status/Assistance
- Insurance Status
- Source of Regular Care
- Chronic Disease Diagnosis
- Housing Status/Assistance
- Banking Status
- Transportation Status
- Number in Household by Age
- Food Security
- Mental Wellbeing
- Desired Resources
- Consent to Share Information

Services Network

- Job training
- Employment
- Transportation
- Childcare
- Housing assistance
- Food security
- Healthcare
- Financial literacy
- Etc.

*School Counselor, Student Engagement Coach, Teachers, Parents, etc.
Robyn Bussey  
Community Health Strategist  
rbussey1@gsu.edu

Shaneek Nadrich  
DYPI Resource Navigator  
Shaneek.Nadrich@chris180.org
Affordable Housing Preservation

SOUTH DEKALB COUNTY
Enterprise Community Partners

MARKET REACH

- Market Office
- National Headquarters

Locations:
- Pacific Northwest
- Northern California
- Southern California
- Denver
- Chicago
- Ohio
- Detroit
- New York
- Mid-Atlantic
- Southeast
- Gulf Coast
ORGANIZED FOR IMPACT

What sets us apart is how we work together

Tackling all aspects of systems change, we make a difference in communities. As we convene and collaborate with nationwide partners, our impact grows.

**CAPITAL**
Matching financial tools with investors to yield responsible returns and measurable impact for communities

**SOLUTIONS**
Testing and scaling new programs to meet urgent housing, community and economic development challenges

**POLICY**
A trusted voice for communities with a strong presence in Washington and statehouses and city halls nationwide
Home South DeKalb

Agenda

- Preservation Risk – National and GA
- South DeKalb Properties
- Preservation Strategies
- Small MF Preservation
Preservation Risk
1) Properties with publicly-funded subsidies whose affordability restrictions are scheduled to expire within the next 5 years, and
2) Unsubsidized Affordable Housing, or “Naturally occurring affordable housing”, known as NOAH, which is housing that is currently priced below market rates but has no public subsidy restrictions that serve to keep those rates low.

Enterprise recommends addressing both types of affordable housing at risk of being permanently lost:
Data Updates

Expireations

- **2020 Picture of Preservation**
  - Public and Affordable Housing Research Corporation & National Low Income Housing Coalition
- **National Housing Preservation Database Data**

Figure 4: Affordability restrictions are set to expire for 299,303 federally-assisted homes in the next five years.

Federally-Assisted Homes with Affordability Restrictions Expiring by 2030

Exit Risk

Figure 6: Many federally-assisted homes expiring in the next five years demonstrate factors that can increase exit risk

Percent of Federally-Assisted Homes Demonstrating Exit Risk Factors

- Did Not Receive Capital Subsidy in Past 20 Years: 42% Not Expiring in Next Five Years, 79% Expiring in Next Five Years
- For-Profit Owner: 54% Not Expiring in Next Five Years, 53% Expiring in Next Five Years
- Built Before 1975: 26% Not Expiring in Next Five Years, 18% Expiring in Next Five Years
- Failing REAC Score (Section 8 PBRA Only): 4% Not Expiring in Next Five Years, 7% Expiring in Next Five Years
- Two or More Risks: 39% Not Expiring in Next Five Years, 58% Expiring in Next Five Years
GA Data

- 7,466 units expiring within the next five years (Year 30)
- Huge jump in 10 years
South DeKalb

Expiring Properties – Federal Subsidies
QUICK FACTS

• 17 Affordable Multifamily Properties (out of approximately 145)
• Representing approximately 3655 units
• With subsidies expiring by 12/31/2024
• Without additional subsidies remaining (exception: Candler Forrest)

Analysis based on data exported from NHPD
GEOGRAPHY

- Boundaries
  - Rockdale County
  - Gwinnett County
  - Fulton County
  - Henry & Clayton Counties
  - Memorial Drive (Approx) – Northern Bounds
- Crossed by Southwest Quadrant of I-285 and I-20
- 17 Properties with subsidies expiring by 12/31/24

SOUTH DEKALB ZIP CODES

- 30079
- 30021
- 30083
- 30088
- 30087
- 30053
- 30035
- 30034
- 30032
- 30294
- 30316
- 30058
LIST OF PROPERTIES

1. Mountain Crest 9. Highlands at East Atlanta
2. Clarkston Station 10. Retreat at Madison Place
3. Mountain Grove Apartments 11. Whispering Pines (Decatur)
4. Lakes at Indian Creek 12. Candler Forrest
5. Park at Hairston 13. Creekside Vista
7. Orchard Walk Apartments 15. Tuscany Village Apartments
8. Antioch Manor Estates Phase I 16. Terraces at Parkview

SOUTH DEKALB ZIP CODES

- 30079
- 30021
- 30083
- 30088
- 30087
- 30053
- 30035
- 30034
- 30032
- 30294
- 30316
- 30058

Properties listed above have at least one subsidy expiring by 12/31/2024
Data derived from the National Housing Preservation Database (NHPD)
Park at Hairston
1038 S Hairston Rd

Active Subsidies: LIHTC
Expiration: 12/31/2020
Owner: The Walden Group
Assisted Units: 353
Vineyards of Flat Shoals
2115 Vineyard Walk SE

Active Subsidies: LIHTC
Expiration: 12/31/2020
Owner: American Apartment Management Inc.
Owner Type: For Profit
Orchard Walk Apts.
3800 Flat Shoals Pkwy

Active Subsidies: LIHTC
Expiration: 12/31/2020
Owner: EB Real Estate Group
Owner (NHPD Listed): First Atlantic Capital LLC
Owner Type: For Profit
Assisted Units: 202
Preservation Strategies
Preservation Strategies

DATA
CAPACITY BUILDING
POLICY
CAPITAL
Atlanta Database and Website

- Database and Website of Subsidized Affordable Housing
- At risk –
  - Expirations, market pressures
  - Distressed assets
- Phase 1 – City of Atlanta
- Phase 2 - Metro-wide expansion with the Atlanta Regional Commission
Proactive Preservation

Proactive Property Engagement

Capacity Building
• Technical Assistance in developing a recapitalization or Year 15 strategy
• Operational support for nonprofits to engage in acquisition/preservation

Relationship Building
• Connection to partners – development partners, financing partners, brokers
• Identification of a potential buyer if plans are to sell

Collaboration
• Must be done in partnership with the public sector
  • Metro Atlanta Public Sector Preservation Collaborative
Policy

- Qualified Contracts
- Property Tax Abatement
- Eviction Prevention
Resources

Existing

Public Capital
- LIHTC – Limited 9%, 4%
- HOME, CDBG

Private Capital
- CDFIs
- Social Impact Funds
- Philanthropy
- Banks

Needed

Nimble acquisition capital
Low cost, long term debt
Small- Medium Multifamily Preservation
Small-Medium Multifamily

- Majority of the Affordable Housing in the US is in Small-Medium MF
- Analyzing owners of SMMF in Atlanta using Property Record data
  - Currently Fulton County – City of Atlanta due to data availability
  - Determine ownership across the City – size and location of portfolios, typology of owner (local vs. national, mom/pop vs. institutional)
Tipping the Scale
Preservation of Small-Medium Multifamily Properties
Tipping the Scale

PRESERVING THE AFFORDABILITY OF UNSUBSIDIZED SMALL-TO MEDIUM-SCALE MULTIFAMILY HOUSING IN THE SOUTHEAST AND BEYOND

CONTENTS

INTRODUCTION ................................................................. 1
RELATIONSHIP BUILDING ............................................... 7
PROPERTY IDENTIFICATION ............................................. 11
SECURING FINANCING .................................................... 17
NEGOTIATIONS AND DEAL CLOSING ............................... 24
REHABILITATION ............................................................ 26
PROPERTY MANAGEMENT ............................................... 34
CONCLUSION ................................................................. 37
NOTES AND REFERENCES ................................................. 38

APPENDICES

Appendix 1. Quantifying the unsubsidized affordable SMMF stock
Appendix 2. Resource guides for Atlanta and Miami
Appendix 3. Energy efficiency guides for Florida and Georgia
Appendix 4. Strategies for building SMMF resilience
Appendix 5. Best practices for community engagement in rehabilitation
Website

SMMF Preservation Toolkit

https://sepreservation.enterprisecommunity.org/
Questions
THANK YOU
Home South DeKalb – Initiative Update

3-Year Goal: 100 Affordable Homes

56 HOMES TO DATE

• 37 Sold/Under HB Contract
• 9 Rented
• 4 In Rehab/Construction
• 3 In acquisition
• 2 Listed for sale
• 1 Lot to be developed

Jan 2019 56 Dec 2021
DEMOGRAPHICS

- 37 Homes sold
- $163,660: Average Sales Price
- $49,906: Average Income
- 81.3% Average AMI
- 70% of Homebuyers are Black
- 45% Single-Female Household
- 23 Children
- 5 Veterans
DPA to DeKalb Homebuyers

- $1,222,500 provided in DPA
- 85 DeKalb homebuyers
- Average $14,382 DPA per buyer

Source of homebuyer assistance:
- ANDP
- Federal Home Loan Bank of Atlanta
- NeighborhoodLIFT (Wells Fargo & NeighborWorks America)

Pictured:
Recent Veteran Homebuyer
Molette and children Zoe & Buddy