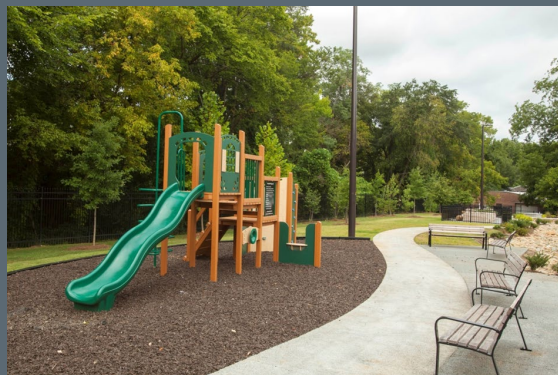




Decatur  
Housing  
Authority

*Experience More.*



# DECATUR HOUSING AUTHORITY

## Mission Statement:

Create affordable housing in the City of Decatur,  
while promoting vibrant and healthy communities.



# Decatur Housing Authority

- ▣ Formed in 1938 – 85 years of service to Decatur
- ▣ Authorized by State Law - Charter and Adopted Bylaws
- ▣ HUD provides subsidies
- ▣ Supported by City of Decatur Resolution
  - Board Members Appointed by the Mayor
  - Five Citizen Commissioners with five-year terms
  - DHA Resident Commissioner (Per HUD) with one year term
- ▣ DHA is a Partner Agency to the City
- ▣ **No state or local taxes support DHA operations!**

# ECONOMIC IMPACT

## ▣ **DHA's housing population**

- 1,578 total persons housed in DHA's communities in Decatur
- Over 6.6% of Decatur population of about 25,000+/-

## ▣ **DHA's Children in CSD Schools**

- 602 children aged 1 to 18 years in DHA's Housing
- 540 children aged 5-18 are 9.5% of the 5,700 students in CSD K-12 Schools

## ▣ **Economic Impact in Decatur/DeKalb (2022)**

- \$16.7 million in Housing Programs
- \$24.5 million in Swanton Heights Revitalization
- Total Impact - \$41 million

# DHA Assists 1,724 Families

- ▣ **Physical Homes in Decatur – 524**
  - **Workforce Housing and Workforce/LIHTC (124 homes)**
    - ▣ **Spring Pointe, Oakview Walk, and Chateau** -\$540 to \$1,350 with no housing subsidy
    - ▣ **Oakview Walk and Trinity Walk** - Rents are below market rate at \$581 to \$1331.
  - **Affordable Housing - Project Based Rental Assistance (400 homes)**
    - ▣ **Allen Wilson, Swanton Heights, Trinity Walk (No public housing in Decatur!)**
    - ▣ Families pay 30% of adjusted gross income for rent and utilities (average payments are \$452)
- ▣ **Housing Choice Vouchers (1,200) Private housing - DeKalb Cty**
  - Families pay 30% of adjusted gross income for rent + utilities (average is \$439)

# Housing Needs

- Affordable Housing Waiting List – **12,063**
- Section 8 HCV (Voucher) Waiting List – **4,000**
- **Likely wait – 5 to 10 years from today**



# DHA Contributions to Decatur

- ▣ Allen Wilson Terrace Apartments - 200 homes
- ▣ Calloway Building - Land
- ▣ Clark Harrison Building - Land
- ▣ Commerce Place Townhouses – 13 homes
- ▣ Commodore Square Townhouses – 7 home
- ▣ Craftmaster Building Renovation
- ▣ Decatur High School Assembly
  - Athletic Field - Land
  - Campus - Land
- ▣ Decatur Public Improvements - Land
- ▣ DeKalb County Court House - Land
- ▣ Ebster Park Pool & Rec Area - Land
- ▣ Ebster Soccer Field - Land
- ▣ Elderly Occupied Housing Rehab
- ▣ Gateway Apartments Rehabilitation - 112 homes
- ▣ Homeowner Housing Rehabilitation
- ▣ Manuel J. Maloof Administrative Center Land

- ▣ 325 Swanton Way – Office Building
- ▣ One West Court Square - Land
- ▣ Park Trace Bonds & Oversight
- ▣ Rosewalk Community Land – 66 homes
- ▣ Spring Pointe Apartments – 65 homes
- ▣ Swanton Heights Apartments -98 homes
- ▣ Swanton Hill Neighborhood Land – 80 homes
- ▣ Swanton Way Office Condos - Land
- ▣ Talley Street Lofts Condominiums – 90 homes
- ▣ Urban Homesteading -113 homes
- ▣ Village at Oakhurst – 10 homes
- ▣ 750 Commerce Building – Office Building
- ▣ Allen Wilson Revitalization – 191 homes
- ▣ Trinity Walk Revitalization -121 homes
- ▣ Oakview Walk Revitalization – 34 homes
- ▣ Swanton Heights Revitalization – 98 homes

# Educational Focus Board of Commissioners



Afterschool



Scholarship Awardees



# DHA Commissioners - EXCELLENCE AWARDS

## Academic Performance

- **100% Senior Graduation Rate for 2022, 2021, and 2020**
- **Recognize students with rewards (05/24/2023, 5PM at Ebster Gym)**

## DHA Scholarships for Affordable Housing

- **For ALL high school grads going to college and adults**

## 31 Years of DHA- Funded Scholarships

- **\$600,000+ to aid 500+ students and adults**

**DHA is helping residents to change their world!**

# 2019 DHA's Top Scholarship Student

## Achievements at Decatur High School

- 3.99 GPA
- President – Decatur Teens in Action
- Beacon Hill Black Alliance
- Black Student Union
- Decatur Football Team
- Dual Enrollment Georgia Piedmont College
- Assistant Manager at the Chick-Fil-A

Attending Bethune-Cookman University, Daytona Beach , FL  
Major in Psychology

## Earned Scholarships:

- Decatur Education Foundation - Laptop Computer
- Kennedy Segar Memorial Scholarship- \$2,500
- GAHRA Scholarship of \$4,000
- DHA Scholarship of \$3,000 & \$1,000 yr.
- 5 Strong – Full Tuition Scholarship
- Chick-fil-A Scholarship- \$2500



Mr. Mario Bembry

# 2020 DHA's Top Scholarship Student

## Achievements at Decatur High School

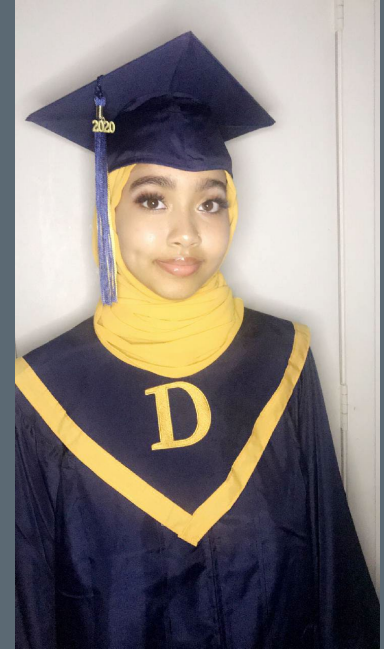
- 3.50 GPA
- Decatur Teens in Action
- Volunteered at Frasier Center
- Volunteered MLK Jr. Service Project
- Dual Enrollment Georgia Piedmont College

## Attending Georgia State University , GA

- Early Childhood Education

## Earned Scholarships:

- Decatur Education Foundation
- Laptop Computer
- Calvin and Mary Renfroe Memorial - \$2,500
- GAHRA Scholarship of \$4,000
- DHA Scholarship of \$3,000 & \$1,000 yr.



Ms. Fathiya Atik

# 2021 DHA's Top Scholarship Student

## Achievements at Decatur High School

- 4.06 GPA
- International Baccalaureate Diploma Program (IBDP).
- Decatur Teens in Action
- Student Bar Association of GA Lead Costumer Theater Dept.
- Captain- Mock Trial
- Black Student Union
- Students Organized for Anti-Racism (SOAR)
- Volunteer at the S.T.A.R. Afterschool Program

## Attending George Washington University, Washington, DC

- Major in Law

## Earned Scholarships:

- Decatur Education Foundation
- Laptop Computer
- Pollack family Scholarship \$5,000
- Posse Scholarship – Full Tuition Leadership Scholarship
- DHA Scholarship of \$3,000 & \$1,000 yr.



Ms. Rebecca Raybourn

# Successfully Teaching Academic Readiness (STAR)

- ▣ DHA's Afterschool Program (Pre-K through 5<sup>th</sup>)
  - Five days-a-week with 75-90 students. Second site has 25 more.
- ▣ City Schools of Decatur
  - Funds seven teachers for three days-a-week
- ▣ DHA operates the Community Resource Center
  - Funds two Teacher's Aides and computer support
  - Operates numerous youth activities and clubs
  - Provides supplies, refreshments, and family support
- ▣ DEF funded new computers for Lab



# STAR Students hard at work



# STAR Academic Summer Camp

- ❑ Closing the Achievement Gap over the Summer
- ❑ Math, Reading, and Cultural Enrichment Program
- ❑ 3<sup>rd</sup> to 5<sup>th</sup> grades
- ❑ 30 Participants
- ❑ Holistic Approach to Child Development



# WYLDE CENTER GARDEN Program Partner



Youth, Adults, and Seniors garden in their communities!



# Some of DHA's Resident Programs

- ▣ STARS Academic Camp
- ▣ Cub, Girl, and Boy Scouts
- ▣ Youth of Distinction
- ▣ Young Ladies of Distinction
- ▣ Senior Citizens programs
- ▣ ESOL and Citizenship Class
- ▣ National Night Out
- ▣ WellCare
- ▣ Meals on Wheels
- ▣ New Life Clothing Ministry
- ▣ Diabetic Solutions
- ▣ Parent Support Initiatives
- ▣ Wylde Center
- ▣ Literacy Volunteers
- ▣ Beyond The Bell
- ▣ DeKalb Workforce
- ▣ Georgia Cares
- ▣ HEAT
- ▣ Gavel Club
- ▣ Teens in Action
- ▣ Ready to Read Book Club
- ▣ Bricks 4 Kidz

# All Resident Programs

- ▣ Abstinence Class
- ▣ Academic Awards Program
- ▣ Academic Summer Camp
- ▣ Activities for Seniors
- ▣ Arts and Crafts
- ▣ Back to School Celebration
- ▣ Beyond The Bell
- ▣ Black History Month
- ▣ Boy Scouts of America
- ▣ Capoeira
- ▣ Cheerleaders
- ▣ Circus Camp
- ▣ College Tour
- ▣ Community P.T.A. Meetings
- ▣ Computer Classes
- ▣ Computer Technology
- ▣ Cub Scouts
- ▣ DeKalb Clean & Beautiful
- ▣ Diabetic Solutions
- ▣ Drug Education/Prevention
- ▣ Emergency Assistance
- ▣ Energy Assistance
- ▣ English for Speakers of Other Languages (ESOL)
- ▣ Enrichment Programs
- ▣ Family Movie Night
- ▣ Financial Management
- ▣ Food Distribution
- ▣ Georgia Cares
- ▣ Girl Scouts
- ▣ H.E.A.T. (Holistic Education for the Advancement of Teens)
- ▣ Health Fair/Programs
- ▣ Healthy Gardening
- ▣ Healthy Habits
- ▣ Home Buyers Seminar
- ▣ Home Visits
- ▣ Housekeeping Class
- ▣ Job Assistance/Job Fair
- ▣ Kilometer Kids (Atlanta Track Club)
- ▣ Little Ladies of Distinction and Charm Ladies
- ▣ Man 2 Man Mentoring
- ▣ Meals on Wheels
- ▣ Morehouse School
- ▣ Move it Move it (exercise)
- ▣ Music Class
- ▣ National Night Out
- ▣ New Life Clothing Ministry
- ▣ Nutrition Class/Cooking Demo
- ▣ Parent Support Group
- ▣ Parenting Workshops
- ▣ Parent-Teacher Conferences
- ▣ Pre-K Registration
- ▣ Ready to Read Book Club
- ▣ Red Ribbon Week (Drug Awareness)
- ▣ S.A.M. Club (Single Adult Moms)
- ▣ S.P.A.R.K. Program (Stimulating, Productivity and Reading for Kids)
- ▣ Say No To Drugs Egg Hunt
- ▣ Seasonal Events
- ▣ Senior Transportation/Trips
- ▣ Sports Programs-Basketball, Lacrosse & Soccer
- ▣ STAR Academic Summer Camp
- ▣ STAR After School Program
- ▣ Step Dance Class
- ▣ Summer Camp
- ▣ Support programs/assistance
- ▣ Teen Parenting Class
- ▣ Teens in Action
- ▣ Track Walking
- ▣ Well Care
- ▣ Wylde Center Gardening
- ▣ Youth & Ladies of Distinction
- ▣ Youth Literacy Programs



# Allen Wilson I, II, and III 2010-2014

191 PBRA/LIHTC



# Trinity Walk I & II 2015-2016

III PBRA/LIHTC  
10 Workforce LIHTC





# Oakview Walk - 2018



27 Workforce LIHTC  
7 Market Rate Workforce



# Swanton Heights - 2021



98 PBRA/LIHTC







# 08. HOUSING ADDENDUM

## CONSULTANT TEAM:

COOPER CARRY  
Bleakly Advisory Group

December 16, 2019



# Legacy Park Master Plan and Housing Addendum





# Distribution – 132 Units Two Phases

Phase I	Type	Number
One-Bedroom	Garden	30
Two-Bedroom	Garden	18
Two-Bedroom	Townhouse	6
Three-Bedroom	Garden	12
		66

Phase II	Type	Number
One-Bedroom	Garden	30
Two-Bedroom	Garden	24
Three-Bedroom	Garden	12
		66



**PRAXIS3**

Decatur Housing Authority

**Village at Legacy**  
500 S Columbia Drive Decatur, GA 30030

Clubhouse - View from Parking

Project No. 21261

09/08/22

A5





**PRAXIS3**

Decatur Housing Authority

**Village at Legacy**

400 S. Peachtree Street, Decatur, GA 30030

Garden Building B

Project No. 21261

09/08/22

A1

# DHA Housing Production Since 2000

- ▣ **Homeowner** Homes and Townhomes - 30
- ▣ **Homeowner** Condominiums - 90
- ▣ **Homeowner** Elderly Rehabilitation – 62
  
- ▣ **Affordable** Housing New Construction PBRA LIHTC Rentals – 302
- ▣ **Affordable** Housing Rehabilitation PBRA LIHTC Rentals – 98
- ▣ **Affordable** Project Based Vouchers - 166
  
- ▣ **Workforce** Market New Construction/Acquisition Rentals – 22
- ▣ **Workforce** LIHTC New Construction Rentals – 37
  
- ▣ **807 Homes newly developed and/or assisted since 2000 with an investment of \$103 million in the City of Decatur**



# Decatur Housing Authority



**Working to provide affordable and workforce housing to meet the needs of families in Decatur!**



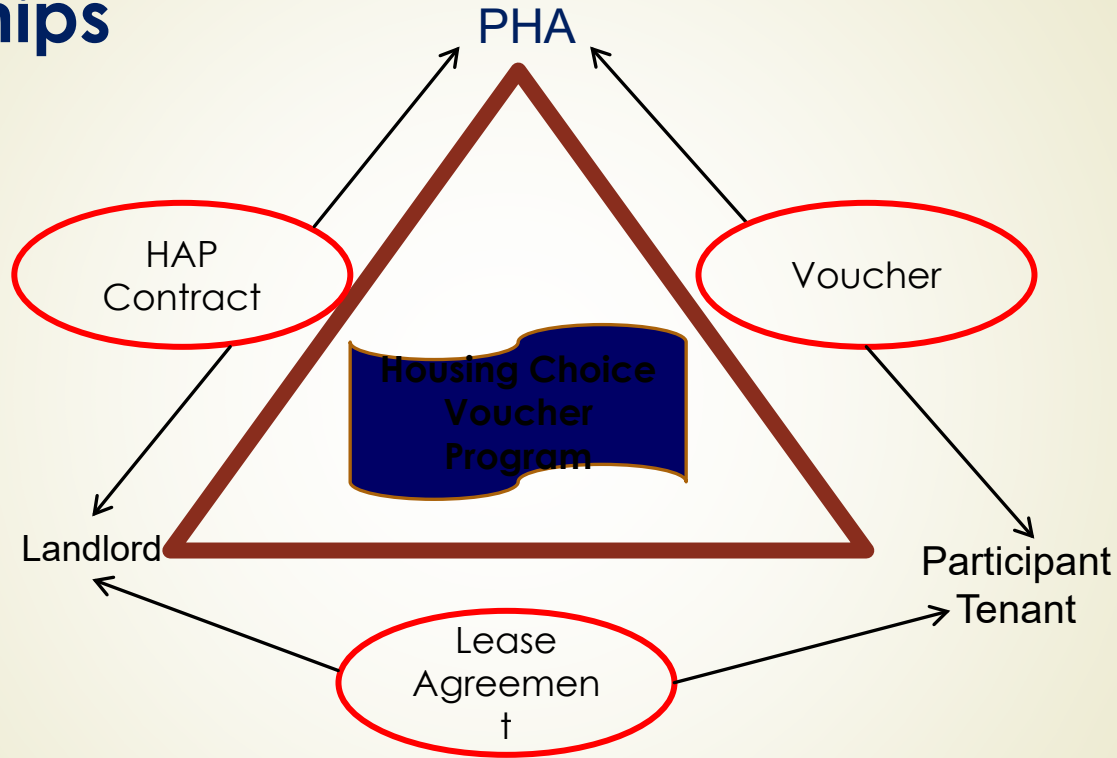
# ***HOUSING CHOICE VOUCHER WORKSHOP***

- 
- **Basics of the Housing Choice Voucher Program**
  - **PHA responsibilities**
  - **Participant/Tenant responsibilities**
  - **Landlord Responsibilities**
  - **Payment Standards, Rent Reasonableness and Affordability**
  - **Unit Standards and HQS**

# Basics of Section 8/HCV

- Tenant generally pays 30% of income (up to 40% possible) towards rent and utilities.
- DHA uses HUD subsidy to pay balance of rent
- PHA provides “voucher” to eligible families from waiting list
  - Voucher authorizes families to lease a unit from a private owner
  - Voucher size based on number of household members
  - Family may lease larger but subsidy only for size of voucher
  - Family may lease smaller unit if not overcrowded per HQS
- Maximum rental subsidy based on payment standards (Up to 110% of FMR)
- PHA inspects unit based on HQS (federal) standards
- PHA approves rent based on rent reasonableness/affordability

# HCV Contractual Relationships





## **Housing Responsibilities (HUD ACC; HAP Contract with Owner; Voucher with Family)**

**The Housing Authority has the following major responsibilities:**

- ✓ Determine initial and continued eligibility of families;
- ✓ Correctly calculate tenant rent and housing assistance payments;
- ✓ Certify that the units meet federal Housing Quality Standards and take action when units are not in compliance;
- ✓ Pay Housing Assistance to landlords and enforce compliance with the HAP contract;
- ✓ Take action when participants violate their family obligations;
- ✓ Administer the program in accordance with HUD regulations and Decatur Housing Authority policies.

# Family Responsibilities

(Voucher and Lease Agreement)

## The Family has the following major responsibilities:

- ✓ Abide by the requirements of the lease:
- ✓ Pay rent on time,
- ✓ Not damage the unit beyond normal wear and tear;
- ✓ Abide by the requirements of the voucher:
- ✓ Provide income and family information to DHA and report changes in income
- ✓ Cooperate with DHA in inspections and reexaminations;
- ✓ Secure permission of the landlord and DHA before adding household members.

# Landlord Responsibilities

(HAP Contract and Lease Agreement)

**The Landlord has the following major responsibilities:**

- ✓ Tenant selection and background screening;
- ✓ Compliance with the Housing Assistance Payments (HAP) Contract;
- ✓ Maintain the unit in accordance with the federal Housing Quality Standards;
- ✓ Collect the tenant portion of the rent
- ✓ Enforce the lease and take action when there are lease violations
- ✓ Cannot collect from tenant amounts owed by the PHA



# Subsidy Standards

**Subsidy standards** determine **voucher size** and the **number of bedrooms on which subsidy will be paid**, not the family's actual living arrangements.

- Generally, one bedroom for head of household.
- Then one bedroom for two persons in the household.
- If there are elderly persons in the household, then they would have a bedroom.
- Persons with disability can provide documentation if they are seeking a reasonable accommodation for another bedroom.

# Subsidy Standards

## Voucher Housing Choice Voucher Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0169

This is the size of the voucher issued to the family

1. Insert <b>unit size</b> in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)		1. Unit Size 3 Bedroom
2. Date Voucher Issued (mm/dd/yyyy) Insert actual date the Voucher is issued to the Family.		2. Issue Date (mm/dd/yyyy) 01/01/2014
3. Date Voucher Expires (mm/dd/yyyy) Insert date sixty days after date Voucher is issued. (See Section 6 of this form.)		3. Expiration Date (mm/dd/yyyy) 03/01/2014
4. Date Extension Expires (if applicable)(mm/dd/yyyy) (See Section 6. of this form)		4. Date Extension Expires (mm/dd/yyyy)
5. Name of Family Representative John Smith	6. Signature of Family Representative	Date Signed (mm/dd/yyyy) 01/01/2014



# Payment Standards

- Fair Market Rents (FMR) published by HUD October 1<sup>st</sup>
- FMR set at 40% of the market area rents. **What does that mean to us.....?**
- PHA's must adopt payment standards generally between 90% and 110% of HUD FMR.
- DHA is at 110% for HCV and 120% for VASH HCV.
- Payment Standards are “gross” rent:
  - Rent to the owner plus utility allowance for tenant paid utilities
- Utility allowances are based on average consumption data and usage for unit type
- Usually, a third-party contractor conducts utility study annually, if rate changes by 10% allowances must be revised.

# Participant Rent – Mother and three children

## Tenant Rent Calculations

Gross Annual Income	\$15,000	All household income from all sources (cash and non-cash)
Deductions	\$1440	HUD required deductions
Adjusted Annual Income	\$13,560	Gross income less HUD deductions
Monthly Adjusted Income	1130	Annual adjusted divided by 12
Total Tenant Payment	\$339	30% of monthly adjusted income
Less Utility Allowance	\$234	Allowance for tenant paid utilities from schedule
Tenant Rent	\$119	Tenant pays no rent to landlord
Utility Reimbursement Payment	\$0	Amount DHA Pays as Utility Assistance to Participant

# HAP and Affordability

HAP CALCULATIONS		
Rent to Owner	\$1430	Rent owner asking for unit
Utility Allowance for Family	\$234	From schedule
Gross Rent	\$1664	Rent to owner plus utility allowance
Payment Standard by DHA	\$1670	3 bedroom payment standard
HAP Payment to Owner	\$1311	DHA pays rent to owner
Tenant Rent to Owner	\$119	Tenant will have to pay each dollar above the payment standard

**Affordability** – The total tenant payment cannot exceed 40% of monthly adjusted income.

# Helpful Hints for Renting

- Rent based on three criteria:
  - ✓ Reasonableness
  - ✓ Affordability
  - ✓ Payment Standard Limitations
- Families can rent different size units than voucher size:
  - Payment standard will be the smaller of the voucher size or unit size
  - Utility allowance will be the smaller of the voucher size or unit size
- Rent increases must be requested 90 days prior to recertification effective date
- Landlords can list units at these websites. Families go here to review the opportunities.
  - [Affordablehousing.com](http://Affordablehousing.com)
  - [SocialServe.com](http://SocialServe.com)
  - [Georgiahousingsearch.org](http://Georgiahousingsearch.org)
- There is no limitation to other locations to find housing.



# Unit Requirements and HQS

## Federal Goal of the Housing Choice Voucher (HCV) program:

Provide “decent, safe and sanitary” housing at an affordable cost to low-income families.

### Housing Quality Standards:

- Consist of 13 key aspects of housing quality, performance requirements, and acceptability criteria to meet each performance requirement.
- HQS includes requirements for all housing types, including single and multi-family dwelling units.
- Standards are changing soon to NSPIRE

# Unit Requirements and HQS

## HQS 13 key aspects include:

- ✓Sanitary facilities;
- ✓Food preparation and refuse disposal;
- ✓Space and security;
- ✓Thermal environment;
- ✓Illumination and electricity;
- ✓Structure and materials;
- ✓Interior air quality;
- ✓Water supply;
- ✓Lead-based paint;
- ✓Access;
- ✓Site and neighborhood;
- ✓Sanitary condition; and
- ✓Smoke Detectors



# Inspections

Three primary types of HQS inspections:

1. **Initial Inspections** – all units must pass an inspection before a HAP contract can be executed.
2. **Annual Inspections** - every unit under contract must pass an inspection at least annually
3. **Special Inspections** - these are inspections in response to complaints or required quality control inspections.

DHA uses a third party contractor and staff to conduct inspections; all inspectors are HQS certified,



# HQS Enforcement

- Life/safety items must be completed within 24 hours from date of inspection
- All other repairs must be completed within 30 days
- Failure to make repairs results in abatement (prorated reduction of daily rate of rent for number of days unit is not in compliance with HQS)
- If no repairs after 30 days of abatement, HAP contract can be terminated
- Tenant issued voucher to locate new unit unless fail units are responsibility of the tenant.
- 85% of all units in DHA's program **fail** the first inspection



# Requirements to be a Landlord

DHA is required to confirm that housing assistance payments are issued to the legal owner or a legal representative of the owner.

The following types of information are needed prior to approval of a HAP contract

- ✓ State or federally issued photo ID.
- ✓ Proof of ownership in the form of a deed or title to the property
- ✓ Copy of a management agreement if the property is managed by a third-party management company or agent.
- ✓ Completed W-9 form
- ✓ Executed direct deposit authorization form.

# *Decatur Housing Authority*

## HOUSING CHOICE VOUCHER PROGRAM

QUESTIONS?

