



Beyond a Decade of
High Performance

Annual Report • 2012-2024

**Decatur
Housing
Authority**

Experience More.

A Message from the CEO/ED



Douglas S. Faust
Chief Executive Officer/
Executive Director

Personal Goal

For over 10 years as CEO/ED of Decatur Housing Authority, I've worked diligently to provide safe, quality housing for all our families. My personal long-range goal has been to create possible early childhood educational opportunities for each DHA family who desires it for their children. While this personal goal was not always within my control, I never stopped working to influence the possibility of life-changing educational enhancement for all our residents.

DHA Facts

- **Formed in 1938**
86 Years of Service to Decatur
- **Authorized by State Law**
Charter & 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

Mission Statement

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

Values

- The Decatur Housing Authority shall continue to be recognized as a leader in affordable housing by:
- Expanding the availability of affordable housing;
 - Offering educational support to the Residents;
 - Respecting and responding to the needs of the Residents and our Community;
 - Working with the City and other Community Partners; and
 - Using a holistic approach in our processes, programs, and resources.

DHA's Diverse Roles



Home Ownership Sales & Development



Land Assembly & Urban Revitalization



Rental Housing Assistance



Real Estate Development & Property Management



Resident Services:
Job Readiness & Employment,
Afterschool Programs,
and Summer Camps



Experience More.



HUD High Performer

Public Housing Assessment System (PHAS) High Performer:
2001, 2002, 2003, 2004, 2005, 2009, 2014, 2015, 2016, 2017, 2018, and 2019

SEMAP High Performer:
2009, 2010, 2011, 2014, 2015, 2016, 2017, 2018, and 2019

DHA Housing Portfolio

1,808 Families Assisted by DHA

1,128 Housing Choice Vouchers

524 Physical Housing Units in Decatur

166 Project Based Vouchers
PBVs in 3 senior communities

877 Section 8 Housing Choice Vouchers

85 Portable Housing Choice Vouchers

87 Private Market (Workforce) Housing Units
at Spring Pointe, Oakview Walk, Chateau, and others - no housing subsidy

37 LIHTC Only (Workforce) Units
Oakview Walk and Trinity Walk with rents that are fixed below market rate

400 Section 8 Project-Based (Affordable) Units
Allen Wilson, Swanton Heights, Trinity Walk (No public housing in Decatur) - 30% of income

12,063 Affordable Housing Waiting List

4,000 Section 8 HCV Waiting List

5-10 Year Wait

Economic Impact

in Decatur/DeKalb County

\$16.7 MILLION

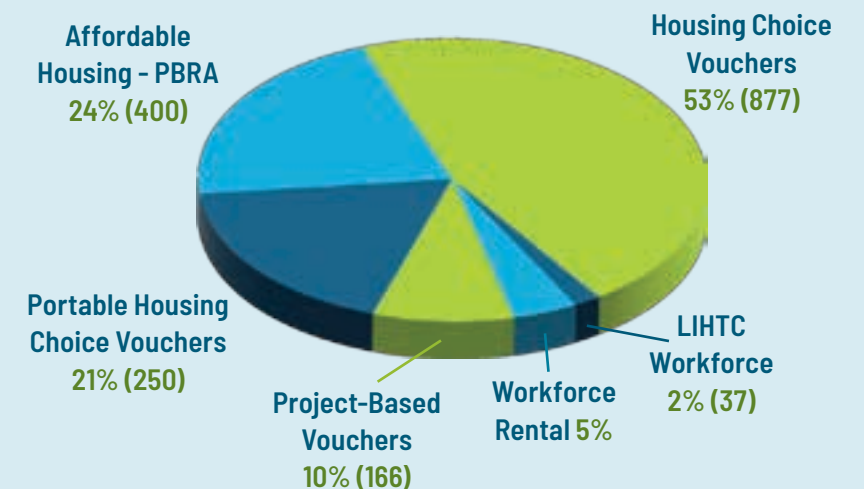
Housing Programs

\$24.5 MILLION

Swanton Heights Revitalization (2021-2023)

Total Impact (Approximate)
\$28 MILLION PER YEAR

Housing Resource Distribution Affordable and Workforce Housing



2024 Goals

GOAL 1 Human Capital

Engage, motivate, and reward DHA's highly trained and effective human capital resource, its staff, to efficiently serve DHA's residents, clients, and stakeholders in the provision of affordable housing. Planned objectives include:

Training

Provide opportunities for staff growth and awareness through effective training and assignments.

Reward and Recognize

Engage staff in activities and programs that enhance their desire to improve the quality of their service delivery to DHA's clients.

GOAL 2 Community Engagement & Communications

Incorporate effective community engagement in DHA's communities and Decatur to bring DHA's residents into Decatur and to bring Decatur into DHA's neighborhoods while enhancing partnerships with stakeholder groups. Planned objectives include:

Community Outreach

Continue and extend outreach opportunities for DHA residents.

Community Engagement

Further engage the Decatur community to interact, include, and involve DHA residents in current and future community activities.

Community Education

Expand outreach and educational programming about DHA's mission, programs, and residents.

GOAL 3 Development and Revitalization

To maintain and improve DHA's current communities while creating additional affordable housing focused on vibrant and healthy communities in Decatur. Planned objectives include:

Legacy Phase I

Close the real estate transaction for Phase I in first quarter. Begin Construction and monitor activities.

Legacy Phase I

Close the real estate transaction for Phase I before year end. Begin Construction and monitor activities.

GOAL 4 Operations, Compliance, and Financial

Meet and exceed operational, compliance, and financial performance requirements for the successful operation of DHA's affordable housing. Planned objectives include:

Compliance

Maintain and expand compliance with HUD, DCA, and Investor requirements through DHA's various regulatory responsibilities.

Finance

Continue positive operations of the Authority and seek other opportunities for financial return and investment.

Operations

Enhance operational efficiency of DHA's systems with an update into the MRI software system.

Human Capital: Board of Commissioners

Melissa B. Heffner
Chair



David Lewicki
Vice Chair

Cinque Axam
Commissioner



Chet Burge
Commissioner

Tennielle Bailey
Commissioner



Belinda Seats
Commissioner

Douglas S. Faust
Executive Director -
Secretary/Treasurer



DHA was formed in 1938 in service to Decatur. As a public housing authority, it is authorized by State Law with a Charter and Bylaws. Operations are supported by a City of Decatur Resolution. Governance is completed by a six-member Board comprised of five citizen Commissioners with five year terms and one resident (served by DHA) Commissioner with a one year term. Commissioners are appointed by the Mayor of the City of Decatur.

DHA is a Partner Agency to the City, but not a part of the City government. DHA receives no funding from local or state property taxes. DHA operates a diverse assemblage of corporations and nonprofits. It is exactly this diverse and interrelated structure that allows specialized purposes for each corporation or nonprofit to work together in a manner that raises the quality of the development, funding, operations, management, and resident services for its clients.

Corporations

These Corporations meet yearly on the Second Wednesday of the month following the DHA Board Meeting:

March

- Housing Development Corporation
- Swanton Heights
- Gateway General Partner I
- Gateway General Partner II
- Gateway General Partner III
- Decatur East Housing

May

- Decatur Housing Initiatives Corporation

October

- Preserving Affordable Housing
- Decatur Housing General Partner I
- Decatur Housing General Partner II
- Decatur Housing General Partner III
- Decatur Legacy Housing I
- Decatur Legacy Housing II

DHA Board Commitments

- College Scholarships
- STAR Afterschool
- STAR Summer Camp
- True Commitment to Excellence in Housing and Resident Programs



Human Capital: Staff

Administration

Douglas Faust
CEO/Executive Director

John Janick
Executive Assistant/HR

Sara Patenaude
Development Director

Tamera Bowers
COO/Chief Operating Officer

Affordable Housing

Kayla Barrow
Property Manager (Spring Pointe/
1111 Oakview/Chateau Apts.)

Kirt Cassimy
Maintenance Mechanic

Lartasha Chaney
Resident Services Coordinator

Aundrea Clark
Assistant Property Manager (Oliver House)

Rhonda Clemons
Recertification Specialist

Sylvester Coleman
Maintenance Crew Superintendent

Candace Evans
Property Manager (Trinity Walk)

Eve Helms
Resident Services Specialist

Keshia Johnson-Conner
Property Manager (Oliver House)

Alvin Kitchens
Maintenance Mechanic

Bobbie Lester Jr.
Maintenance Mechanic

Valerie Smith
Compliance Manager

Yolanda Spears
Assistant Property Manager (Trinity Walk)

Miya Tucker
Resident Services Aide

Melvin Whitlock
Resident Services Supervisor

David Williams
Maintenance Mechanic

Parris Woods
Asset Management Director

TBA
Resident Services Coordinator

Larry Derricho Jr.
Lead Maintenance Mechanic

Finance & Accounting

Peter Robinson
Finance Director

Brittany Flanagan
Accounting Specialist

Dominique Linwood
Accountant

Eric Marshall
Accounting Specialist

Denise Phillips
Accountant

HCV (Section 8)

Tameka Badiane
Portability and VASH Specialist

Virginia Brock
Management Services Aide/Receptionist

Ta'Shae Coakley
Housing Specialist

Carrie Drake
Housing Specialist - Landlord Liaison

Desiree Marsh
Housing Assistance Director

Julia Ottley
Housing Specialist - Waiting List/Project
Based Vouchers

April Wilson
Housing Specialist

Technical Services & Contracts

Karen Atchley
Technical Services Coordinator

Shamar Holley
Inspector

Lawton Jones
Technical Services Director

DHA Human Resource Strategies

- Engage & Support Staff
- Performance Measurements
- Training & Development
- Rewards & Recognition

Upward Mobility: Staff Training & Development

Between 2014 & 2024, DHA staff have undergone extensive training to ensure they are meeting the needs of the community they serve.

156 Unique Trainings That Staff Participated In*

15 Unique Annual Conferences Taken Yearly

*Some trainings taken by multiple staff

Human Capital: Agency Awards

2024

- HUD Innovation of the Year Award (VASH DASH)**
- Georgia Department of Community Affairs Resident Services Award: Statewide Award for Tenant Engagement Excellence**
- Service Awards:**

43 YEARS OF SERVICE

Doug Faust



20 Years of Service



Denise Phillips



John Janick



Eric Marshall

2022

- GAHRA Website of the Year**
- SERC-NAHRO Website of the Year**



2021

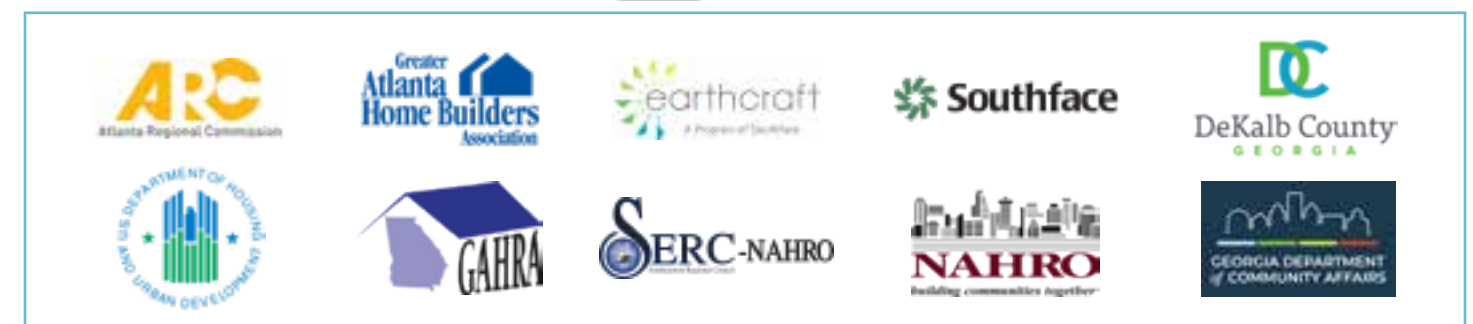
- SERC-NAHRO Award of Excellence: Dedicated Service**
- NAHRO Award of Merit: Recognition for 'Visionary Transformation' of Affordable Housing**
- Atlanta Regional Commission Regional Excellence Award**

2012-2017

- 2017 EarthCraft Award**
- 2017 EarthCraft Partner of the Year Award**
- 2016 DeKalb County: Commitment to Ending Veteran Homelessness Award**
- 2014 EarthCraft Community of the Year: Allen Wilson Community**
- 2013 Atlanta Regional Commission Development of Excellence Award: Oliver House at Allen Wilson**
- 2013 SERC-NAHRO Award: Allen Wilson Redevelopment**
- 2012 NAHRO Award of Merit: Allen Wilson Phase 1**
- 2012 EarthCraft Multifamily Project of the Year: Oliver House at Allen Wilson**

What is EarthCraft?

EarthCraft is a green building certification program designed to address climate, energy and water issues unique to the southeastern United States. EarthCraft serves as a blueprint for energy and resource efficient single-family homes, multifamily structures, renovation projects, community developments and light commercial buildings. Founded by the **Greater Atlanta Home Builders Association** and **Southface** in 1999, the EarthCraft program has certified more than 24,000 projects throughout the Southeast.



Community Engagement & Communications

| DHA's Housing Population | | DHA's Children in CSD Schools | |
|--|---|--|---|
| 1,578 | 6.6% | 602 | 540 |
| Total Persons Housed in DHA's Communities in Decatur | of Decatur's Population of Approximately 25,000 | Children Aged 1 to 18 Years in DHA's Housing | Children Aged 5-18 are 9.5% of the 5,700 Students in CSD K-12 Schools |

DHA Human Resource Strategies for Residents

| | | |
|--|---|---|
| Focus on Youth Education to Break Cycle of Poverty | Scholarships for All High School Students | Increase Access & Opportunities |
| Early Childhood Education | Healthy Living | Service Connector Model |
| STAR Afterschool Program | Gardening & Cooking Classes | Involve Strategic Partners in Solutions & Opportunities |
| | Empower to Employ | |

All Resident Programs

- Abstinence Class
- Academic Awards Program
- Academic Summer Camp
- Activities for Seniors
- Arts & Crafts
- Back to School Celebration
- Beyond the Bell
- Black History Month
- Boy Scouts of America
- Bricks 4 Kidz
- Capoeira
- Cheerleaders
- Circus Camp
- College Tour
- Community P.T.A. Meetings
- Computer Classes
- Computer Technology
- Cub Scouts
- DeKalb Clean & Beautiful
- DeKalb Workforce
- 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
- Gavel Club
- 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 & 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 Initiatives
- 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 & 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
- WellCare
- Wylde Center Gardening
- Youth of Distinction
- Youth Literacy Programs

Community Engagement & Communications

| Strategic Partnerships | Funding for Resident Services |
|---|--|
| DHA has maintained long-standing relationships with key institutions, service entities, foundations, and non-profits, including the Decatur Education Foundation, the City of Decatur, the City Schools of Decatur, and the Wylde Center. DHA could never afford to fund all the needs of its residents, and these key partners enable and support DHA's residents in amazing and meaningful ways. | DHA and the Decatur Housing Initiatives Corp. [DHA's 501(c)(3) nonprofit] aggressively pursue funding opportunities and grants. Recognizing the limitations of securing ongoing and continuing grant sources, DHA's Board authorizes funding its resident services activities from its earned development fees, unrestricted resources, entrepreneurial housing activities, and direct funding (as eligible) from federal sources. |

City of Decatur
The City of Decatur is DHA's strategic partner in affordable housing and supportive service activities in Decatur including MLK Service Day, Recreational Activities, Summer Camp, Facilities Access, Storm Water Management, and Housing Development Efforts. DHA works with the following Departments and Divisions: **Active Living, Police, Fire, Children & Youth Services, Downtown Development Authority, and Economic Development.**

City Schools of Decatur (CSD)
CSD has partnered with DHA since 1999 in the provision of afterschool services to low income families in DHA's housing. DHA and CSD's educational partnership was forged to serve low-income K-5 students in DHA communities with a safe place to go after school and receive relevant tutorial assistance. The initial purpose of the effort was the need to address the achievement gap for low-income minority students. The STAR program has done an outstanding job with accomplishing these goals through strong leadership, professionalism, dedicated personnel as well as a rigorous commitment to the students in the DHA community.

Decatur Education Foundation (DEF)
Since 2004, DHA has successfully partnered with DEF to:

- Help individuals or organizations implement ideas to support youth
- Fund special initiatives from CSD
- Host and manage scholarships and other funds for designated purposes
- Connect people and ideas with others to benefit Decatur youth
- Create or join collaborations to address needs and support programs, including:
 - Opportunity Partnership Mentoring Program
 - Computer Lab Technology Enhancements
 - Georgia Teen Institute (GTI)
 - Let's Make Man Initiative

| Fund Raising Successes | Notable Grants to Support Resident Services |
|--|---|
| DHA continually seeks to maximize relationships with its partners to supplement program funding needs resulting from federal budget cuts. Additional funding is allocated annually by the DHA Board of Commissioners in the operating budget for technology support expenses. Additionally, Decatur Computer Help has provided tech support for over eight years without any price increase. | <ul style="list-style-type: none"> • 2010 - \$10,000 from United Way of Greater Atlanta to update technology lab • 2011 - Tyler Perry Filming Production Company donated used computers to help establish the Teen Center Technology Lab • 2012 - Grant awarded by the Decatur Beer Festival to supply books for our youth • 2014 - \$1,500 grant from DEF to purchase electronic tablets for STAR program youth, and a \$1,000 grant from Decatur Rotary Club for additional tablets |

Community Engagement & Communications

Wylde Center

The mission of Wylde Center is to educate, cultivate greenspaces and build community in the areas we serve.

The Wylde Center, a 501(c)3 nonprofit, accomplishes this through educational programs, events and greenspaces that actively engage youth, families and individuals in their environment, health and community, and that develop skills in environmental science, sustainable urban living, organic gardening, health, and nutrition. The Wylde Center provides one of the largest youth environmental and science education

programs in metro-Atlanta, including the Decatur Farm to School program, Atlanta Farm to School, Healthy Living by Healthy Growing at DHA, and science program and field trips linked to Common Core standards.

The Wylde Center joins DHA to cultivate hands-on learning experiences where youth, adults, and seniors can stay active, learn where their food comes from, and to make healthy food choices. The gardening efforts are located at the Allen Wilson, Swanton Heights, and Trinity Walk I & II Communities.



Community Center Revitalized for Resident Services



The Community Center at Swanton Heights was expanded and revitalized to accommodate the STAR Afterschool Program and other Resident Services. Updates included:

- Addition of Two New Classrooms
- Reconfigured Interior to Improve its Utility
- Interior Walls Repaired or Replaced as Necessary
- Community Kitchen Received New Cabinets and Appliances
- All Floor Covering Replaced
- Expanded Entrance for a Modern Look and Improved Security
- Updated Plaza at Main Entrance

Community Engagement & Communications

STAR: Successfully Teaching Academic Readiness

STAR Afterschool Program

In partnership with the City Schools of Decatur (CSD), the STAR Afterschool Program (Successfully Teaching Academic Readiness) furthers educational achievement for students pre-K through 5th grade, and measurably improves the academic success of low-income students in Decatur with tutoring, enrichment, and technology instruction.

The STAR program is held at DHA's Community Resource Center at Swanton Heights and Trinity Walk Community Centers. STAR operates 34 weeks in concordance with the schedule for the City Schools of Decatur, with a staff comprised of seven certified teachers, one technology instructor, four full-time and one part-time DHA employees. Food service is outsourced through CSD and funded by DHA.

Program Highlights

- Five Days-a-Week with 75-90 Students. Second Site has 25 more Students.
- Funds Seven Teachers for Three Days-a-Week
- Funds Two Teacher's Aides & Computer Support
- Operates Numerous Youth Activities and Clubs
- Provides Supplies, Refreshments & Family Support
- DEF Funded New Computers for Lab
- Since 1999, CSD has provided \$579,865* in funding to DHA to operate the STAR Afterschool Program.

*Total as of 2021



STAR Academic Summer Camp

Intensive five-week Math, Reading, and Cultural Enrichment instructional program for rising 3rd grade through middle school students. Classes are designed to help youth retain and enhance their knowledge while closing the achievement gap during the summer. Field trips and other enrichment activities are integrated into the program as a fun and creative approach to learning. Camps also participate in the USDA Free Summer Meals Program.

Summer Camp Highlights

- Academic Support
- Camping
- Swimming
- Enrichment
- Sports
- Nutrition
- Arts & Crafts
- Field Trips
- Holistic Approach to Child Development
- 30 Participants

Community Engagement & Communications

Annual Excellence Awards Ceremony

Presented by DHA Board of Commissioners

DHA's Board of Commissioners recognizes the academic achievement of our students and provides scholarships to all college-bound seniors.

Over the past 31 years, DHA has awarded over **\$708,950** in scholarships. DHA is a steadfast supporter of education in our community.

Some of the academic awards presented are: Perfect Attendance, Overall Improvement, Honor Roll, Performing Arts, All-Around Athlete, Good Citizenship, and Outstanding Conduct.

All DHA college-bound seniors who are attending a two or four year college or Technical School are eligible for a scholarship from DHA's Board of Commissioners. Additionally, any adults living in DHA's affordable housing communities who are seeking a degree are also eligible for a scholarship.



Excellence Awards Highlights

- 100% Senior Graduation Rate for 14 of the last 15 years!
- Excellence Award Recognizes all DHA Students with Rewards
- Scholarships For ALL High School Grads & Adults Going to College
- Aid for 575+ Students & Adults

DHA Creates Douglas S. Faust Scholarship Fund

During his tenure as Executive Director/CEO of DHA, Douglas Faust has taken DHA's commitment to education to greater heights for youth and Residents. His support of youth programs has been a significant part of what has created an impressively high graduation rate.

To honor Mr. Faust's retirement, DHA Board of Commissioners have committed to a new scholarship beginning with the 2025 Excellence Awards Program. Each year, high school seniors residing in DHA properties may apply for this scholarship along with the GAHRA/1st Year Scholarship, by writing an essay in response to a question presented by Mr. Faust. The Board will review the essays and select the most meritorious for a scholarship of \$5,000 towards their continued education.

2024 DHA's Top Scholarship Student:

Ms. La'Princia Simon



Achievements at Decatur High School:

- 3.82 GPA
- National Honor Society
- Black Student Union
- National Society of High School Students
- Attending Albany State University
- Major: Physical Therapy

Earned Scholarships

- Decatur Education Foundation
- Pollack Family Scholarship
- GAHRA Scholarship: \$1,500
- DHA Scholarship: \$3,000

Development & Revitalization

DHA Housing Strategies

| | | |
|--|--|--|
| Preserve & Revitalize All Existing DHA Housing | Create Vibrant & Healthy Communities w/ Services | Increase Density During Housing Revitalization |
| Acquire NOAH Housing When Financially Feasible | Build Neighborhood & Community Support of Affordable & Workforce Housing | Partner in Future Positive Housing Strategies |

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 Homes
- 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
- Village at Legacy 132 Homes

DHA Housing Production Since 2000

| | | |
|--|---|---|
| 30 Homeowner Homes and Townhomes | 90 Homeowner Condominiums | 62 Homeowner Elderly Rehabilitation |
| 302 Affordable Housing New Construction PBRA LIHTC Rentals | 98 Affordable Housing Rehabilitation PBRA LIHTC Rentals | 166 Affordable Project Based Vouchers |
| 22 Workforce Market New Construction/ Acquisition Rentals | 37 Workforce LIHTC New Construction Rentals | |

807 Homes newly developed and/or assisted since 2000 with an investment of **\$103,000,000** in the City of Decatur

DHA Location Benefits

- MARTA Train & Bus
- Employment
- Retail, Pharmacy & Grocery
- Restaurants
- Library
- Recreation
- City Services

Neighborhood Demographics

- Strong Real Estate Market
- Stable Neighborhood
- Very Low Crime Rates
- Stable Housing Values
- Quality Infrastructure
- Diverse Population

Development & Revitalization

DHA has been involved in real estate development since 1938 when it managed the development and construction of the original 200-unit Allen Wilson Terrace community to create new affordable housing in Decatur. DHA undertook many additional real estate development efforts, including affordable housing, homeownership, land assembly, and commercial development in the intervening years.

Since then, DHA has evolved from a modest housing authority into a complex nonprofit real estate development and property management corporation with varying business lines, including affordable housing, workforce housing, market rate housing, Low Income Housing Tax Credits (LIHTC), real estate development, tax credit compliance, property management, quality resident services for youth and adults, multifaceted business operations, and homeownership.

DHA, acting through its development entity Preserving Affordable Housing, Inc. (PAHI) develops properties that meet its continued mission of creating and preserving affordable housing within the City of Decatur. PAHI is a Georgia non-profit corporation established by DHA as an instrumentality for affordable real estate development. DHA has 100% control

of PAHI by virtue of the Board of Directors being all DHA commissioners and by virtue of its control over amendments to the Articles of Incorporation and Bylaws.

DHA/PAHI have independently (without a third-party developer partner) developed seven LIHTC tax credit projects in Georgia. DHA/PAHI has been the developer, general partner, and manager of these properties. DHA does not just sponsor the tax credit planning, oversight, financing, management, and resident services, but is in fact a "related and integrated entity" in the development effort. The DHA staff is assigned responsibilities on behalf of PAHI. DHA has engaged an Executive Director and senior staff with experience in real estate development, fiscal management, property management, resident services, and LIHTC credit compliance. Cost for the senior staff who perform PAHI's work will be borne by DHA and may be reimbursed by a staffing allocation plan at DHA's option. Alternatively, PAHI may provide its developer fee to DHA as reimbursement for support of the development efforts.

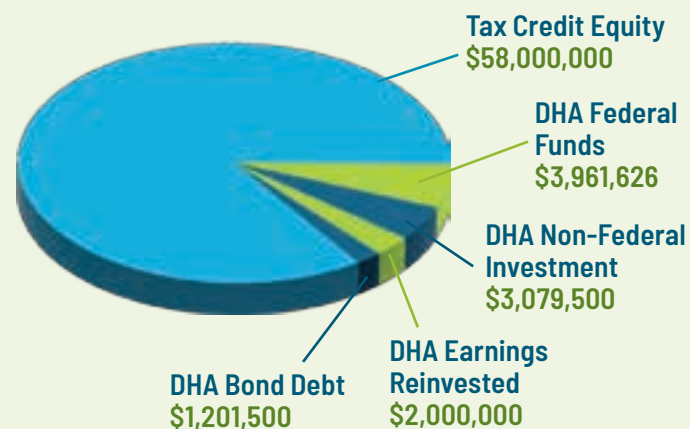
LIHTC Success DHA successfully competed for and secured Georgia **Low Income Housing Tax Credits (LIHTC)** three times in a row!



PAHI Mission - PAHI was created for the specific purpose of developing affordable housing for low to moderate income persons. PAHI pursues low income housing tax credit development and supports DHA's larger mission of creating new and preserving existing affordable housing within the City of Decatur.

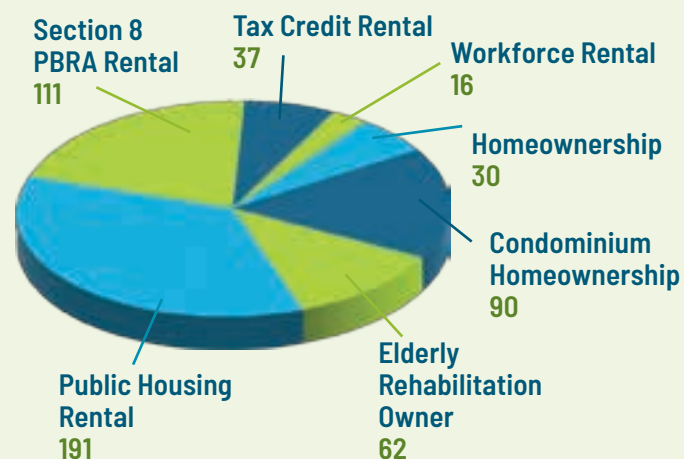
Allen Wilson, Trinity Walk, and Swanton Heights Revitalizations

\$78 Million Affordable Housing Development



DHA Homeownership: Allen Wilson & Trinity Walk

537 Homes developed since 2000



Development & Revitalization: Allen Wilson Terrace

DHA and Decatur Began a Unique Revitalization Effort

Consultation with Residents/Community Agreed:

- **Minimize** Relocation
- **Preserve** Affordable Housing
- **Capitalize** on Exceptional Location: MARTA, Downtown Decatur and Great Schools

Revitalization Strategy Formed

- Replacement of 191 of 200 Units in 3 Phases on 4.8 Acres

Allen Wilson Families

- All Families on-site transferred into the new units or into other DHA Housing
- All Former Families relocated offsite were invited to return
 - 40 Moved with Section 8 Vouchers
 - 29 Remained in the Program in 2013 and were invited to return to the New Housing
 - 1 Returned
 - 28 Opted to Keep their Section 8 Vouchers
- Full Occupancy completed in less than 30 days for each of the three phases



Revitalization Investment

| Revitalization (3 Phases) | Investment | Units |
|---|---------------------|------------|
| Allen Wilson Phase I | \$5,814,985 | 40/Family |
| Oliver House at Allen Wilson (Phase II) | \$12,383,737 | 80/Senior |
| Allen Wilson Phase III | \$10,144,293 | 71/Family |
| Total Development | \$28,343,015 | 191 |

Before - Allen Wilson Terrace

- 200 Units Public Housing
- Built in 1941
- Two Renovations Over 65 Years
- Undersized & Obsolete
- Failing Systems
- Poor Rehab Opportunity
- Key Partners - Residents, City, HUD and DCA



Green Features

- 50kWh Photovoltaic Solar Panels
- Geo-Thermal Heating/Cooling
- Hybrid Geo-Thermal Water Heating
- Rainwater for Toilets & Irrigation
- Energy Star Appliances
- High Efficiency (14 SEER) HVAC
- Foam Insulation & Low VOC
- Formaldehyde-free Cabinetry
- ¾ Acre of "Green Space"
- ½ Mile of Paved Walking Trails & Irrigation



Amenities

- 80 Affordable Senior Units
- Courtyard Gardens
- Roof Garden Terrace
- Low-Impact Fitness Center
- Craft Room
- 5 Computers w/ Internet
- Sun Rooms on 4 Floors
- Fully Furnished Library
- Electronic Building Access

Development & Revitalization: Trinity Walk & Oakview Walk

Development Strategy & Principles

- **Replace** Gateway and Oakview with Vibrant Housing
- **Minimize** Relocation Requirements
- **Develop** Family Amenities
- **Add** Affordable Housing Stock
- **Create** One Consolidated Community that is Sustainable, Energy Efficient, and Meets Urban Design Principles

Revitalization Investment

| Revitalization (3 Phases) | Investment | Units |
|---------------------------|---------------------|------------|
| Trinity Walk I | \$13,514,939 | 69/Family |
| Trinity Walk II | \$10,772,781 | 52/Family |
| Oakview Walk | \$6,638,309 | 34/Family |
| Total Development | \$30,926,029 | 155 |



Before - 1111 Oakview RD (Built 1961) & Gateway Manor (Built 1969)

- Units in Poor Condition & Internal Design Deficiencies
- No Amenities or Features On-Site
- Poor Site Layout with Parking Dominating Site



Trinity Walk I

- 69 Elderly & Family Units
- Completed Fall 2016
- Former Families Returned
- Oakview Families Moved in
- Community Center
- Computer Lab
- Afterschool Programs
- Raised Garden & Greenspace
- Children's Play Equipment
- Covered Gathering Area with Picnic Tables & Grills

Trinity Walk II

- 52 Elderly & Family Units
- 9 Affordable Housing Units
- Raised Garden Plot
- Greenway Through Center of Site
- Children's Play Equipment
- Construction Began Summer 2016
- New Units Completed Summer 2017
- Second Invitation to Families to Return

Trinity Walk III (Oakview Walk)

- 34 New Affordable Housing Units

Trinity Walk I & II

- 111 PBRA/LIHTC
- 10 Workforce LIHTC

Trinity Walk III

- 27 Workforce LIHTC
- 7 Market Rate Workforce

Trinity I, II & III Revitalization Rebuilt 112 Old Obsolete Units & Added 43 New Units



Development & Revitalization

Village at Oakhurst

- 113 Vacant/Foreclosed Homes (1976-1982)
- Sold for \$1 to Homeowners
- DHA - \$2.6 Million Rehab Loans
- Preserved Housing & Stabilized Neighborhood
- Joint Effort of DHA, City, & County
- 10 New Homes
- Priority to Moderate Income Buyers with a Lottery System
- Workforce Housing for Current & Retired City Employees
- 2002 Georgia Department of Community Affairs Magnolia Award



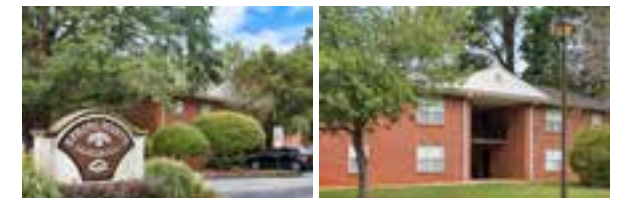
Swanton/Rosewalk

- Built in 1968, the property was in need of a major renovation
- DHA Converted from Public Housing to Section 8 PBRA under HUD's RAD program in 2019
- \$13.5 Million Investment
- On-Site Community Center
- 98 PBRA/LIHTC
- Rehabilitated as a Sustainable Community Built to EarthCraft Standards



Spring Pointe Apartments

- Deteriorated 65-Unit Property Rehabilitated to First-Class Condition
- Joint Effort of DHA, City, & County
- Quality Workforce Units
- Assisted in Oakhurst & Decatur's Ongoing Revitalization
- Completed Using Various Funding Sources, Including DeKalb County HOME Funds



Talley Street Lofts

- DHA Developed 90-Unit Condominium in 2005
- First Housing in Decatur's Livable Centers Initiative Area
- Market Rate Amenities
- Near Avondale MARTA Station and East Decatur Station
- 15 Lifecycle Affordable Condos (Workforce Housing)
- 75 Condos at Market Rate
- Winner of 4 Homebuilder Professionalism Awards from the Greater Atlanta Homebuilders Association



Commerce Place & Commodore Square Townhomes

- Developed by DHA 2000-2002
- Walk to Downtown & MARTA
- Moderate Income Levels - Workforce Housing for City Employees with Mortgage Assistance
- Georgia Department of Community Affairs Magnolia Award for Commerce Place



Development & Revitalization: Village at Legacy

Project Financing and Commitments

- **Tax Credit Equity** – Federal and State Tax Credits
- **City of Decatur** – Ground Lease at Nominal Cost
- **City Infrastructure** – ARPA or Similar
- **DHA Direct Investment** – As Needed
- **DHA Deferred Developer Fee** – Up to 50% as Needed
- **DHA Project Based Vouchers** – 40 Vouchers Planned to be Project-Based in Phase I

provided by the City of Decatur and the DHA. Equity and debt investment for Phase I is provided by Hudson Housing Capital, Advantage Capital, and Bank of America.

Construction on Village at Legacy Phase I began in early 2024, with construction completion in summer of 2025. Village at Legacy Phase II is expected to begin construction in early 2025.

Decatur Housing Authority is excited to have been chosen by the City of Decatur for the development of affordable housing at Legacy Park. This new development, known as the Village at Legacy, will be constructed in two phases, each consisting of 66 units of quality housing made available for low-income families. Phases I and II will consist of a mixture of housing types, including duplexes and garden-style apartments.

The City of Decatur purchased the former United Methodist Children's Home property consisting of 77 acres in 2017. Following the acquisition, the City conducted a yearlong planning process to complete a full master plan for Legacy Park. The City then completed a Housing Addendum that defined what affordable housing should look like in the North and South Housing Villages. In the fall of 2021, the City of Decatur engaged DHA, and its nonprofit housing developer Preserving Affordable Housing, Inc. (PAHI) through an Intergovernmental Agreement to develop, own, and operate the affordable housing in the South Housing Village. The City of Decatur will continue to own the land at Legacy Park and has entered a long-term ground lease with DHA for the project.

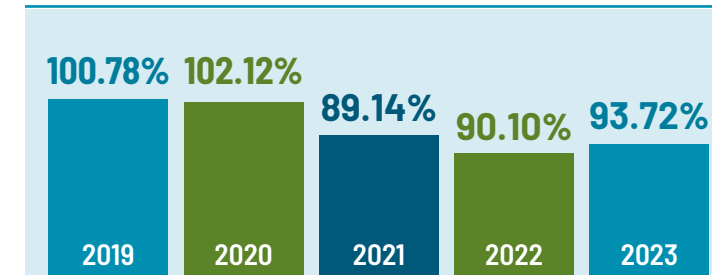
The Village at Legacy successfully integrates the new housing into Legacy Park's pleasant setting while providing affordable housing in a city that offers excellent education, employment opportunities, health services, and recreational amenities. In addition, residents will enjoy community amenities including a large community center and green space, a business center, a barbecue pavilion, and raised garden beds. DHA will also be extending its robust resident services program to serve Village at Legacy residents.

DHA has been awarded Low Income Housing Tax Credits by the Georgia Department of Community Affairs to support both phases of development. Additional financing is being

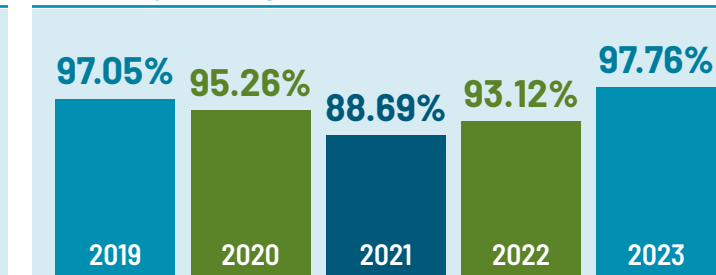


Operations/Compliance/Financial

HCV Controllable Vouchers

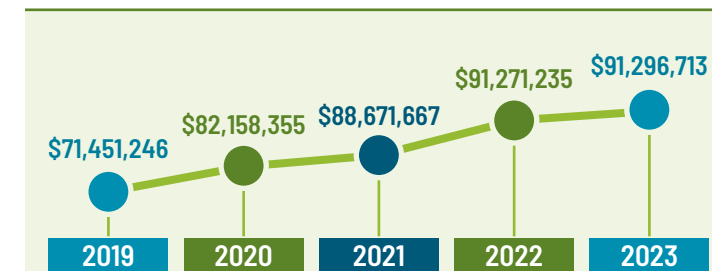


Property Management

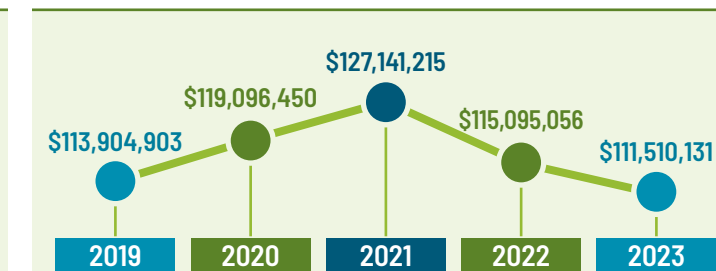


Financial Viability

Net Position



Asset Value



HCV HAP Expenditures

| Housing Assistance Payment to Landlords in the City of Decatur & DeKalb County | | Utility Assistance Payments to HCV Participants | |
|--|-------------|---|----------|
| Average Monthly | Annually | Average Monthly | Annually |
| \$925,981 | \$8,333,828 | \$10,725 | \$96,527 |

Total Dollars
REINVESTED
in the City of Decatur
\$40,701,541

DHA's Entrepreneurial Efforts

DHA owns two businesses whose profits help cover operational costs.



National Housing Compliance

- 9.1% Ownership
- Based in Atlanta
- 35 Staff
- Project Based Contract Administrator (PBCA) for PBRA
- Oversees 25,000 units in Georgia
- Oversees 55,000 units in Illinois
- Management Occupancy Reviews
- Trains PBRA Staff
- DHA's current CEO/ED is President



Zeffert and Associates

- 10% Ownership
- Based in St. Louis
- 35 Staff
- LIHTC Training & Compliance
- Audits LIHTC Files
- Compliance Audits
- Compliance Inspections
- DHA's Current CEO/ED is President

DHA Offices



Trinity Walk Apartments



Central Office



Allen Wilson & Swanton Heights



Resident Services



Spring Pointe Apartments & 1111 Oakview



**Decatur
Housing
Authority**

Experience More.



**Preserving
Affordable
Housing,
Inc.**

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