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Expanding Housing Opportunity

Philip Gilman

Georgia Dept. of Community Affairs



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Georgia Department
of Community Affairs

Mission

To Help Build Strong,
Vibrant Communities



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DCA Housing Strategic Goals:

Increasing access to thriving communities through outreach and development in areas of opportunity

Partnering across Georgia to grow and achieve local visions for strong communities

Fostering inclusive communities free of barriers to individuals underserved by existing housing programs

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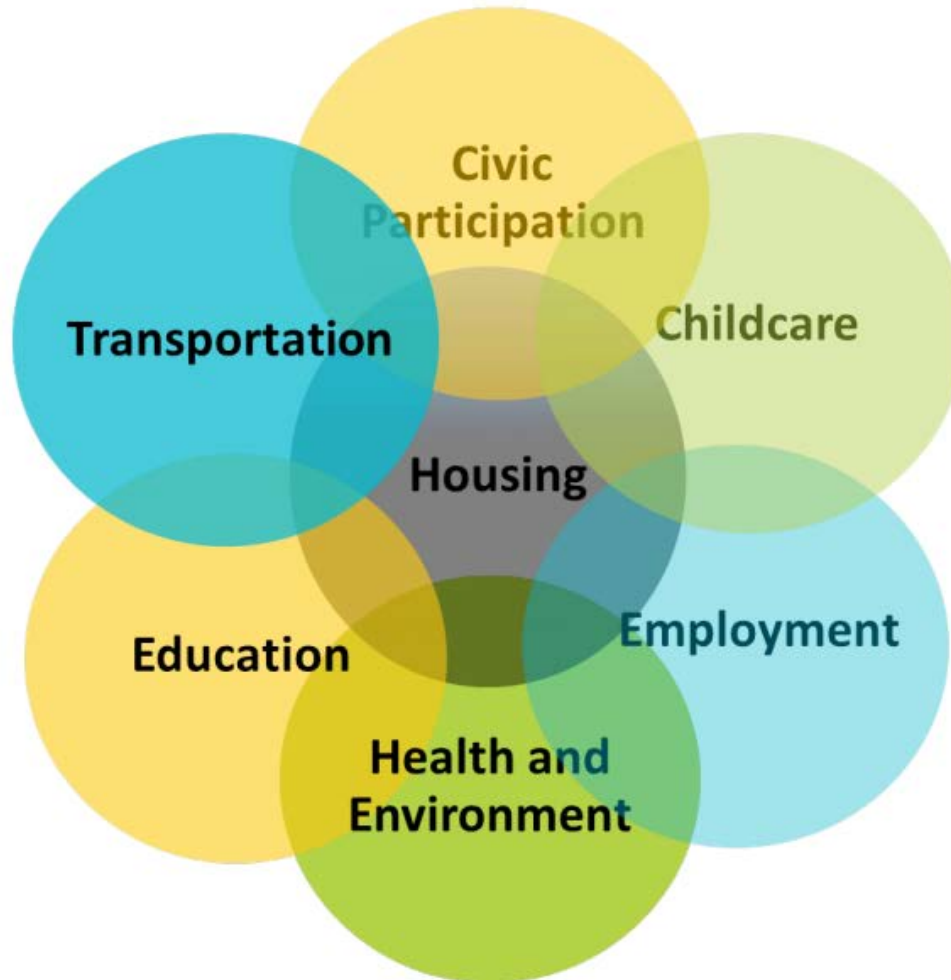
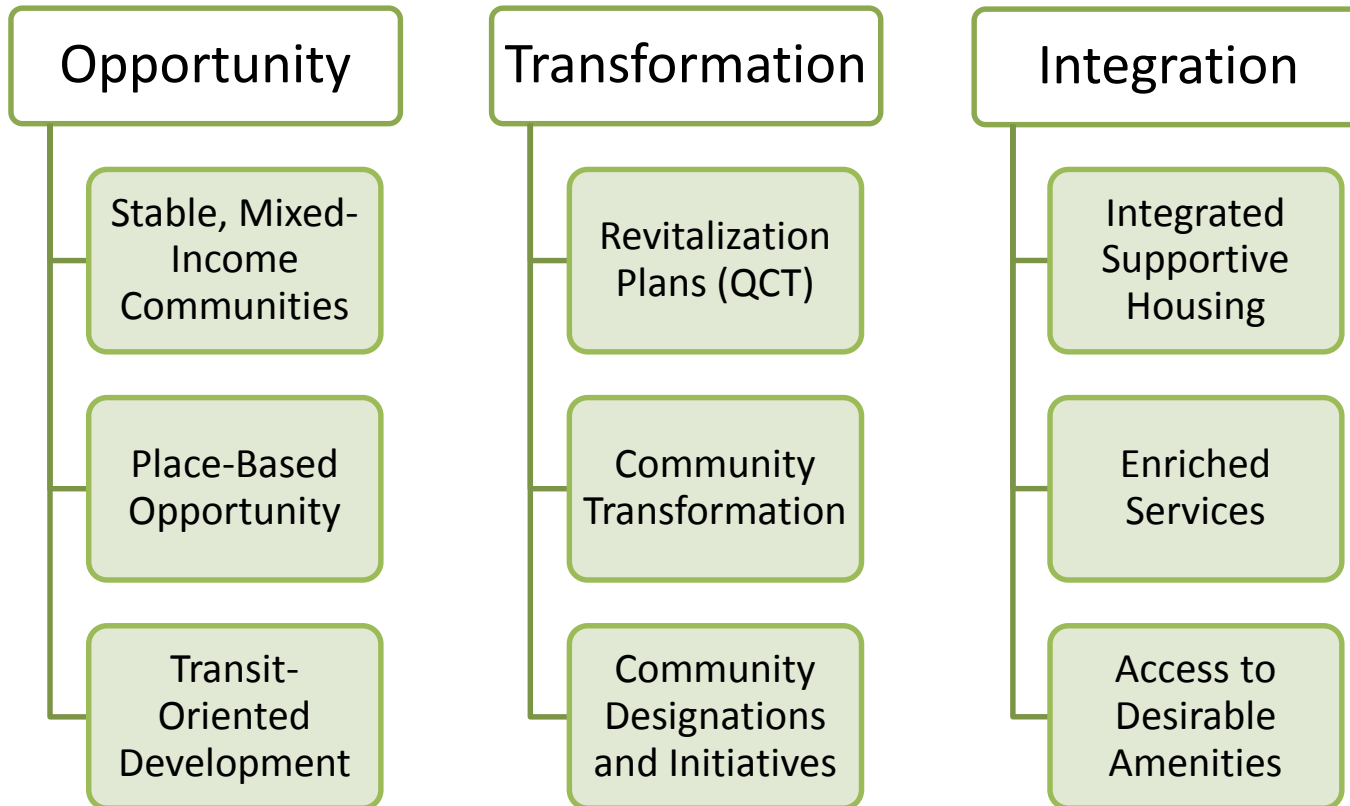


Figure: Center for Social Inclusion

Housing as a Platform

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How this translates to the Qualified Allocation Plan:



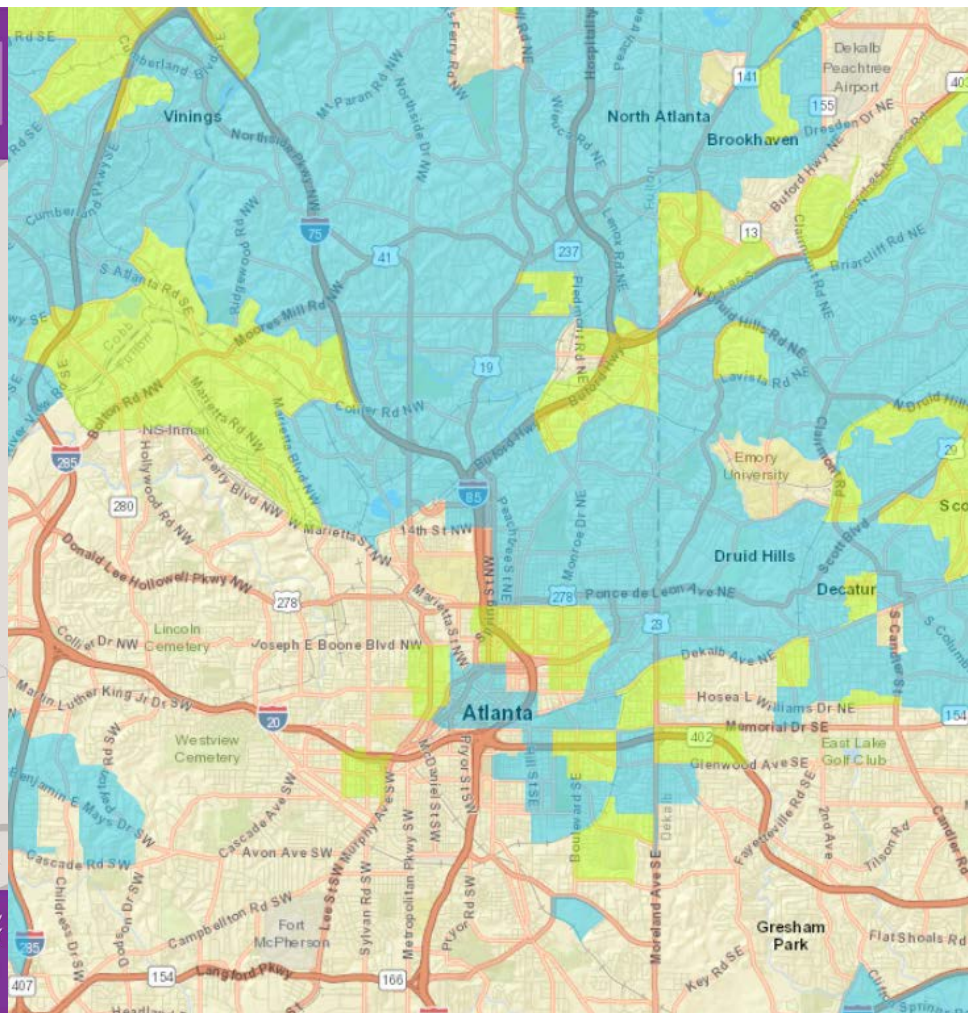
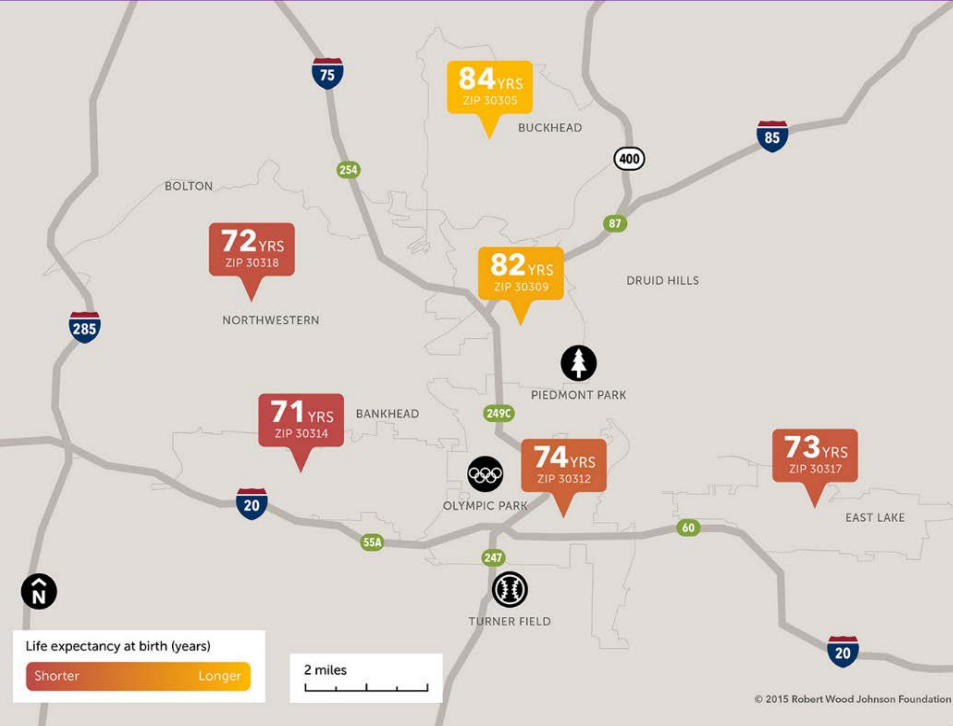
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Opportunity: Social Determinants of Health

ATLANTA, GEORGIA

Short Distances to Large Gaps in Health

Follow the discussion
#CloseHealthGaps



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Opportunity: Access to Quality Education

College and Career Ready
Performance Index (CCRPI)



Richard Woods
Georgia's School Superintendent



2017 College and Career Ready Performance Index (CCRPI)

District: Cobb County - 633

School: North Cobb High School - 2056

CCRPI Score

86.2

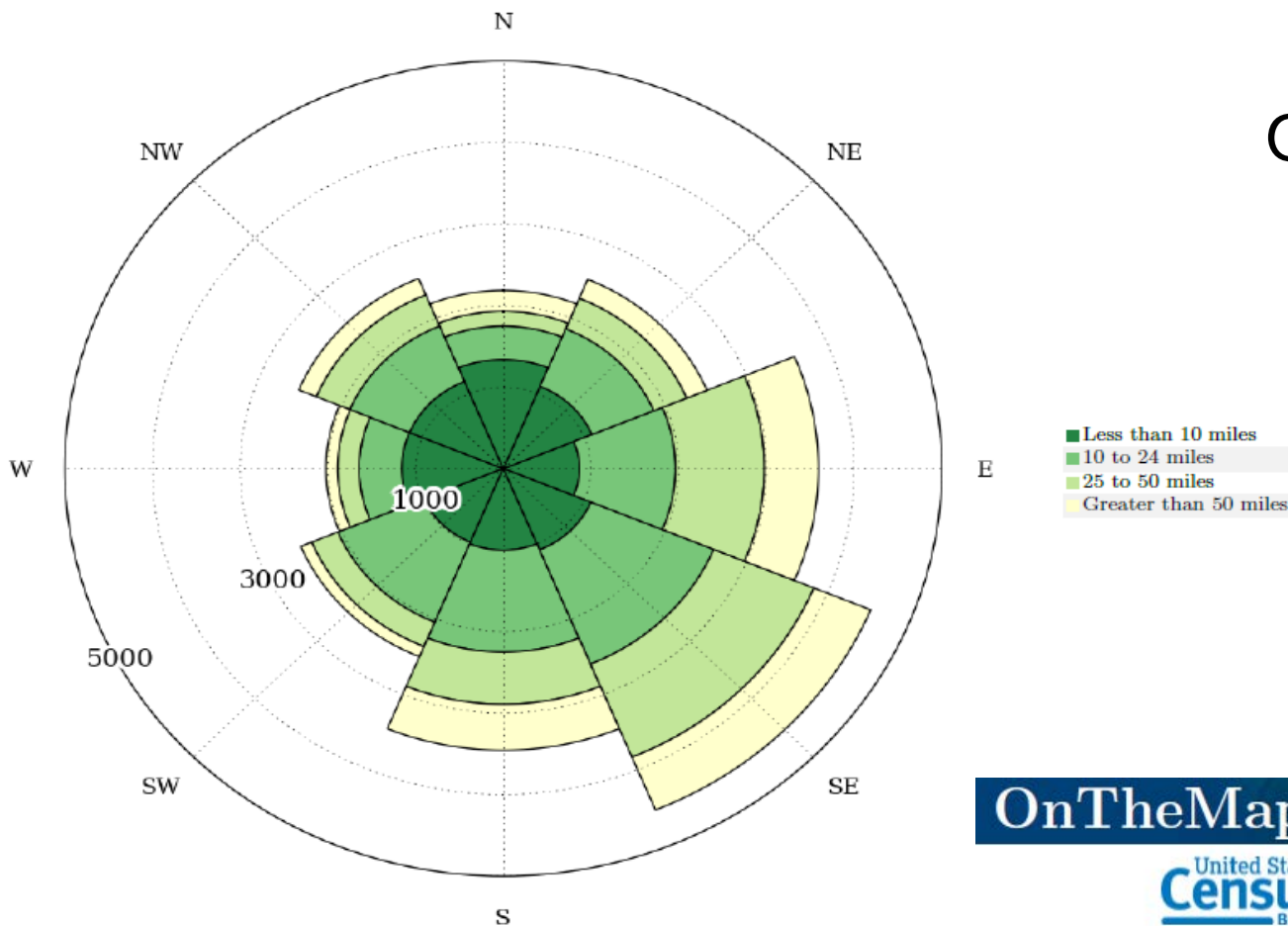
Sum of Achievement, Progress, Achievement Gap, and Challenge Points



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All Jobs for All Workers in 2014

Distance and Direction from Work Census Block to Home Census Block, Employed in Selection Area



Opportunity:
Access to
Jobs

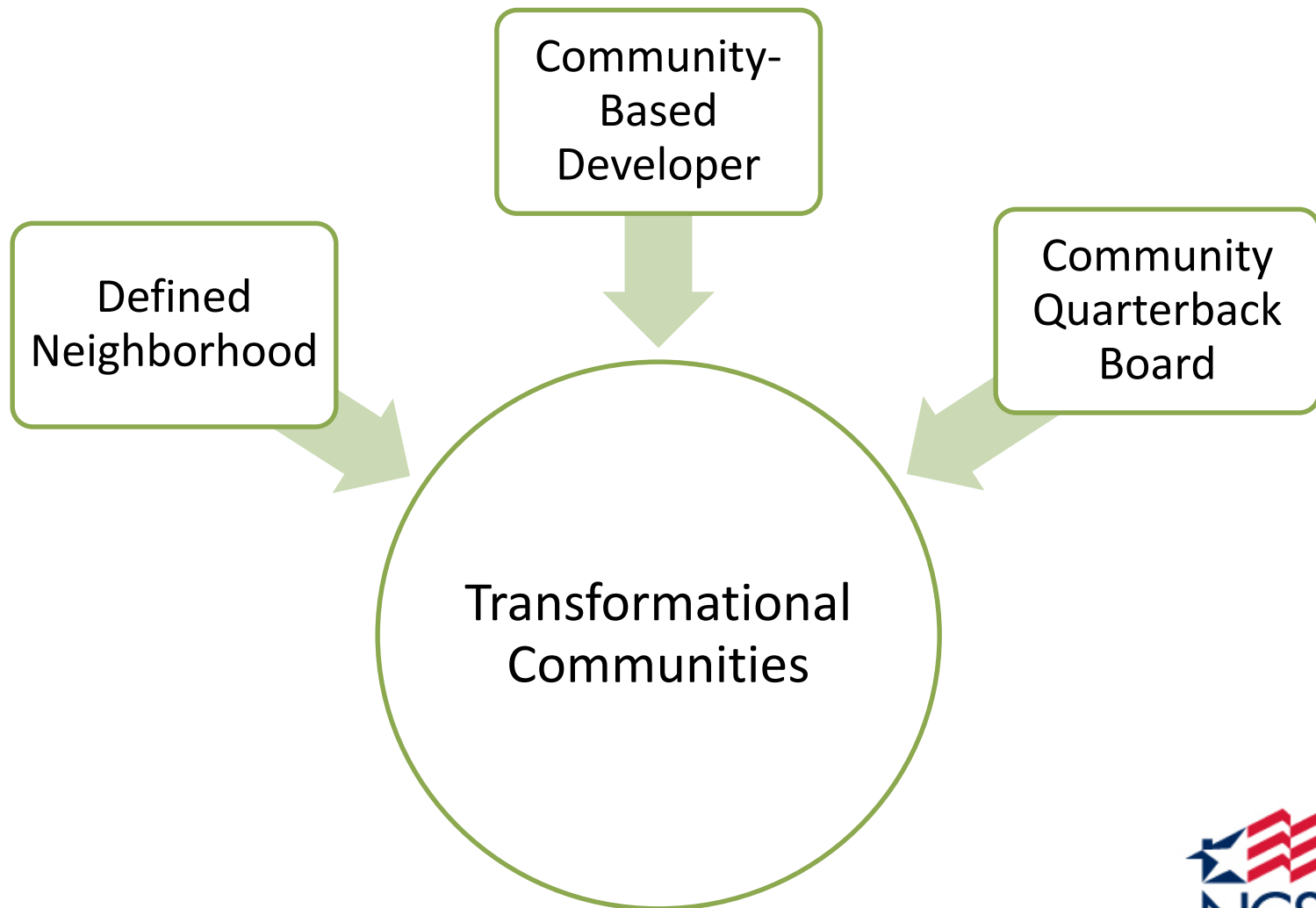


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- **Community Revitalization Plans Defined**

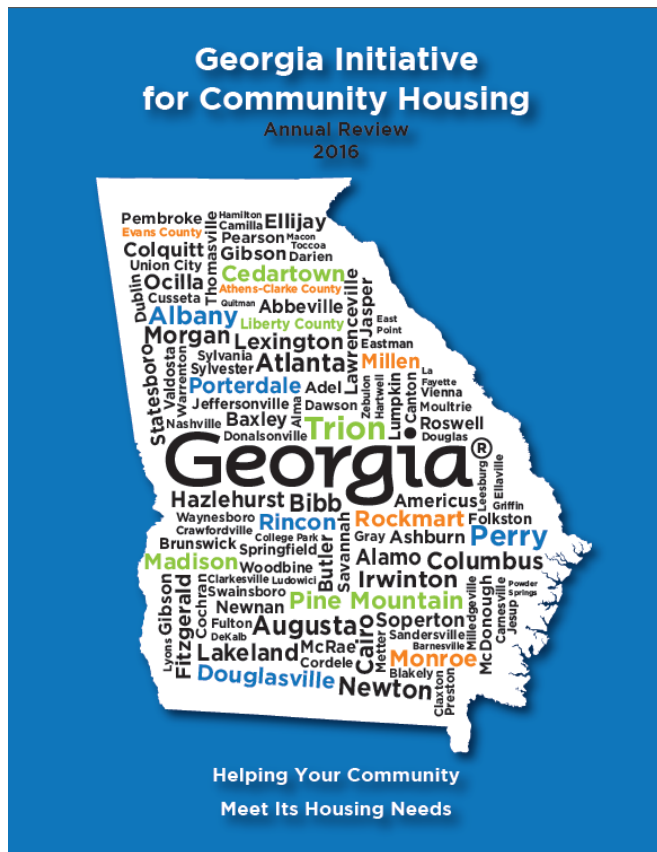
- Clearly delineate a **Targeted Area** that includes the proposed site but does not encompass the entire surrounding city, municipality, or county;
- Include **public input** and engagement during the planning stages;
- Call for rehabilitation or production of affordable rental housing as a **policy goal** for the community;
- Designate **implementation measures** along with specific timeframes for the achievement of such policies and housing activities.
- **Include an assessment** of the existing physical structures and infrastructure of the community;
- Include a **discussion of resources** that will be utilized to implement the plan; and
- Be **officially adopted** by a Local Government.
- Not allowed: Plans formulated by project team, required plans (e.g. comprehensive plans), outdated plans, or plans completed in prior 6 months.

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Transformation: Community Initiatives



PURPOSE
BUILT
COMMUNITIES



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- Other Efforts
 - Enriched Services: Align with built environment
 - Targeted \$17 million of HOME funds for 4%/Bond developments in gentrifying communities
 - 6 Developments, 835 Units, Avg. AMI: ~\$68,233
 - Removed requirement to present at City Council or community meeting
 - Originally replaced government support letter requirement, but was not achieving intended outcome

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- Ongoing Questions
 - How to mitigate veto power of local approval for revitalization and redevelopment plans?
 - How long can we rely on aging data sets?
 - Is it limiting to require “affordable housing” to be explicit in revitalization plans?
 - How to reach “tipping point” in transformation efforts before an award is given?

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