

# National Housing Trust Fund Input Meeting



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# DCA Presenters

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# Overview of Webinar



- Background on National Housing Trust Fund
- Overview of DCA's work so far
- Allocation plan timeline
- Review of current DCA research
- DCA questions
- Open Q&A

# National Housing Trust Fund

- ❑ Established under Title I of the Housing and Economic Recovery Act of 2008
- ❑ Production or preservation of affordable housing
  - ❑ Acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing
- ❑ In 2014 FHFA directed Fannie Mae and Freddie Mac to begin setting aside and allocating funds
- ❑ HUD published interim Rule ([FR-5246-I-03](#)) in 2015

# National Housing Trust Fund

- Affordable housing for ELI and VLI households
  - Extremely Low Income (<30% of AMI)
  - Very Low Income (30-50% of AMI)
  - ELI is 100% focus until funding > \$1 billion
- Very similar to the HOME program, except:
  - 80% of the funds for production of rental housing
  - 30-year period of affordability for rental
- Year 1 estimate: \$3.34-3.57 million in Georgia

# Overview of DCA's NHTF Work

- Governor designated Georgia Housing and Finance Authority to administer the NHTF in Georgia
- Analysis of Impediments and ELI Research
- HUD Guidance and NLIHC Recommendations
- Public Input Process
  - Webinar, Stakeholder Meetings, Conference Calls
  - Draft Allocation Plan and AAP Hearing

# Allocation Plan Timeline

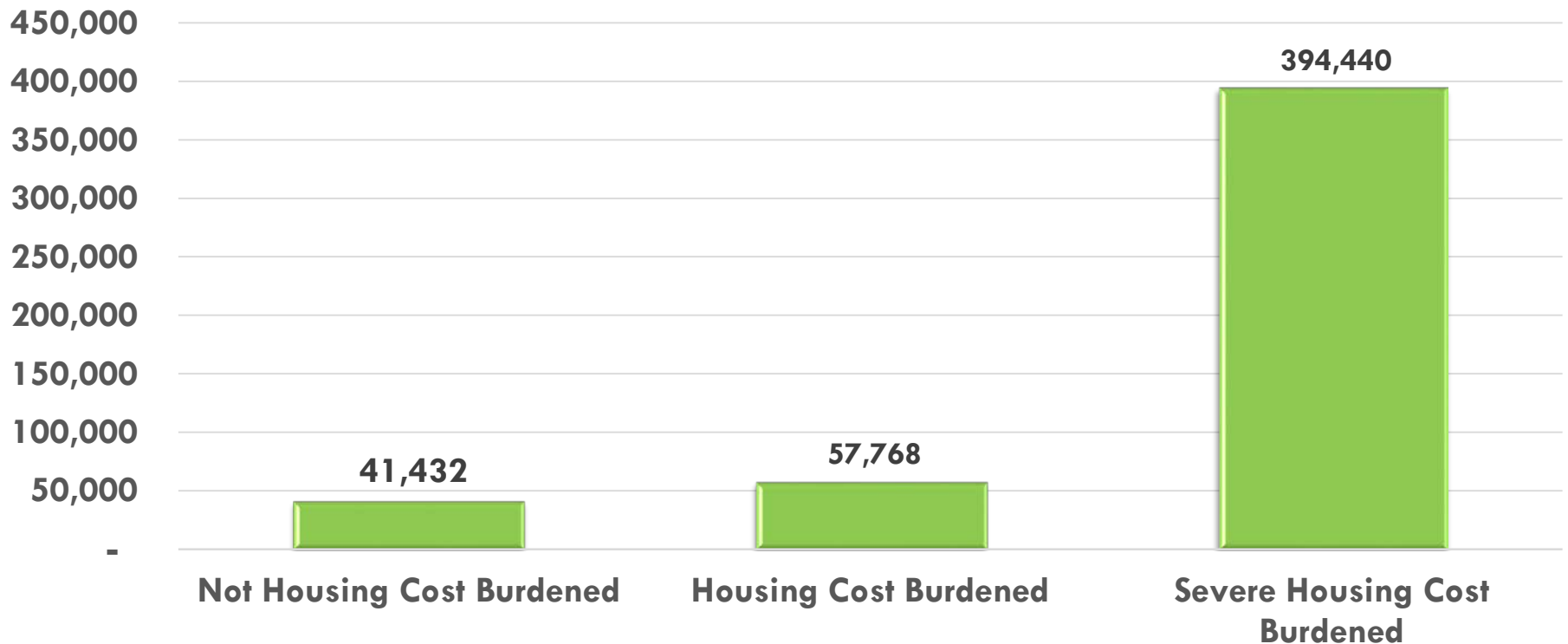
- March 2016: GSEs transfer funds to FHFA
- March/April 2016: Public Input
- April 2016: HTF formula allocations published
- April 2016: DCA posts draft allocation plan
- April/May 2016: Comment period and hearing
- May 2016: DCA revises and submits allocation plan
- Summer 2016: HTF grant agreements executed

# DCA Research

- Georgia housing cost burden households
- Extremely Low Income (ELI) income limits/levels
- Profile of Georgia the Extremely Low Income (ELI) households/individuals
- Total Affordable/Available Units



# Housing Cost Burden in Georgia by Households



Source: United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS) C/O: Enterprise Community Partners

# Severe Housing Cost Burden by Income Level

	Georgia	Atlanta Metro
At or below 15% AMI	95%	96%
<b>At or below 30% AMI</b>	<b>81%</b>	<b>83%</b>
Between 30% and 50% AMI	37%	38%
Between 50% and 80% AMI	7%	7%

Source: National Low Income Housing Coalition (NLIHC)

# ELI Income Limits

Family Size	Georgia	Atlanta Metro Area
1	\$12,550	\$14,350
2	\$14,350	\$16,400
3	\$16,100	\$20,090
4	\$17,900	\$24,250
5	\$19,350	\$28,410
6	\$20,800	\$32,570
7	\$22,200	\$36,730
8	\$23,650	\$40,890

Source: HUD (2015)

# ELI Income Limits

Family Size	Georgia	Atlanta Metro
1	\$314	\$359
2	\$359	\$410
3	\$403	\$502
4	\$448	\$606
5	\$484	\$710
6	\$520	\$814
7	\$555	\$918
8	\$591	\$1022

	One bedroom FMR	Two bedroom FMR
Georgia (State)	\$677	\$817
Georgia (Non-Metro)	\$484	\$623
Atlanta Metro	\$773	\$916

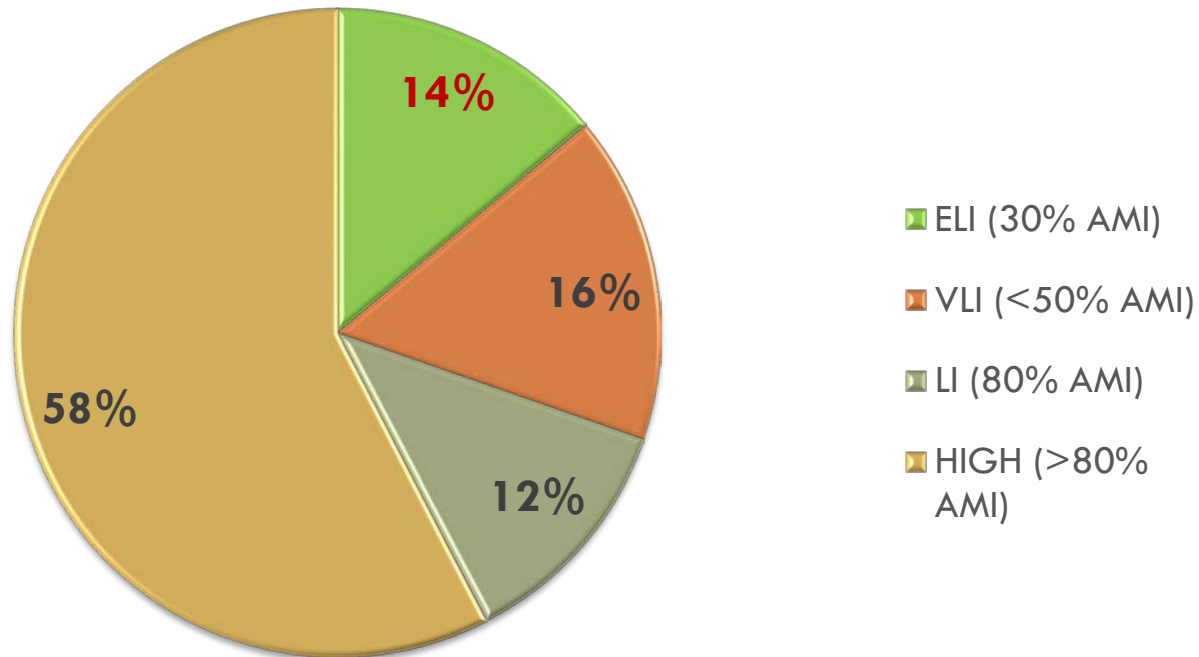
Source: HUD (2015)

# Georgia's Literally Homeless Population

Housing status	2011	2013	2015
Unsheltered	11,384	8,450	5,803
Emergency Shelter or Transitional Housing	8,492	8,497	7,987
<b>TOTAL</b>	<b>19,876</b>	<b>16,947</b>	<b>13,790</b>
Change from previous count (%)	6%	-15%	-19%

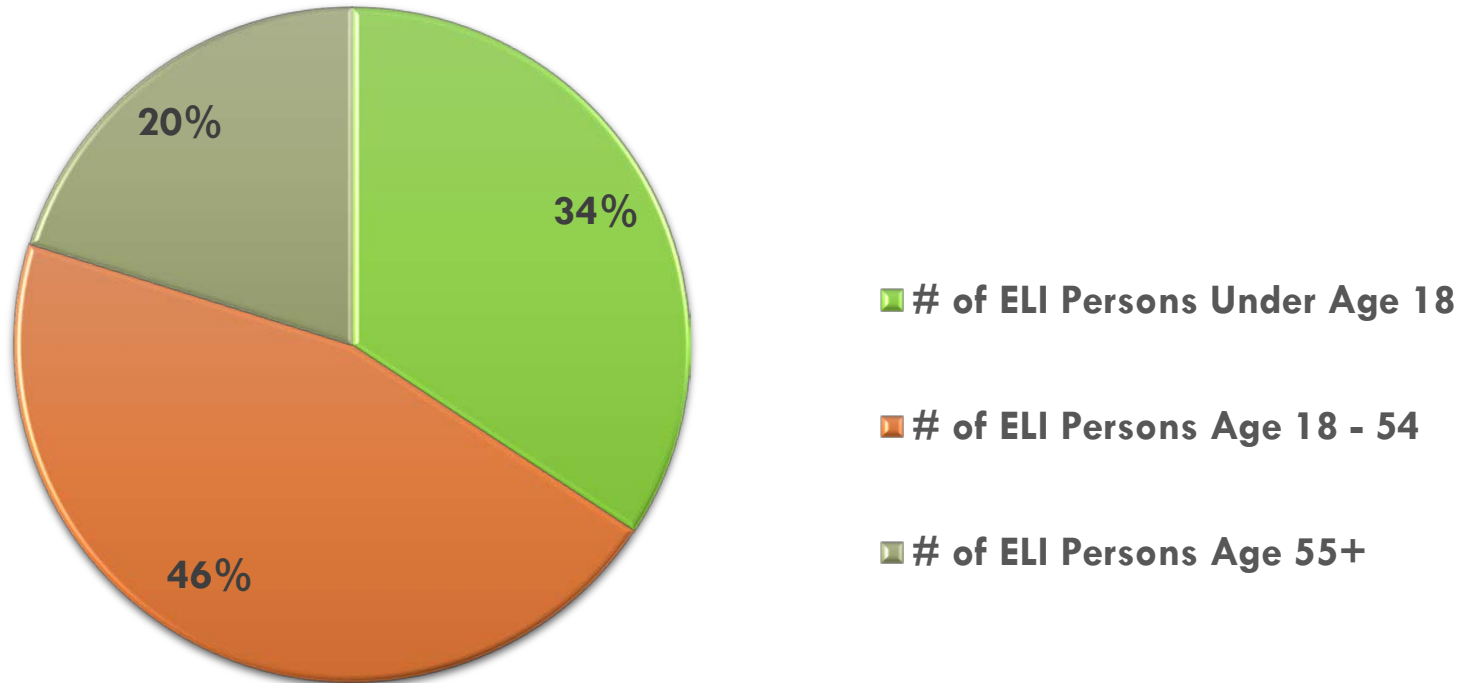
Source: Department of Community Affairs (DCA) – 2015 Report on Homelessness

# Households in Georgia by Income Levels



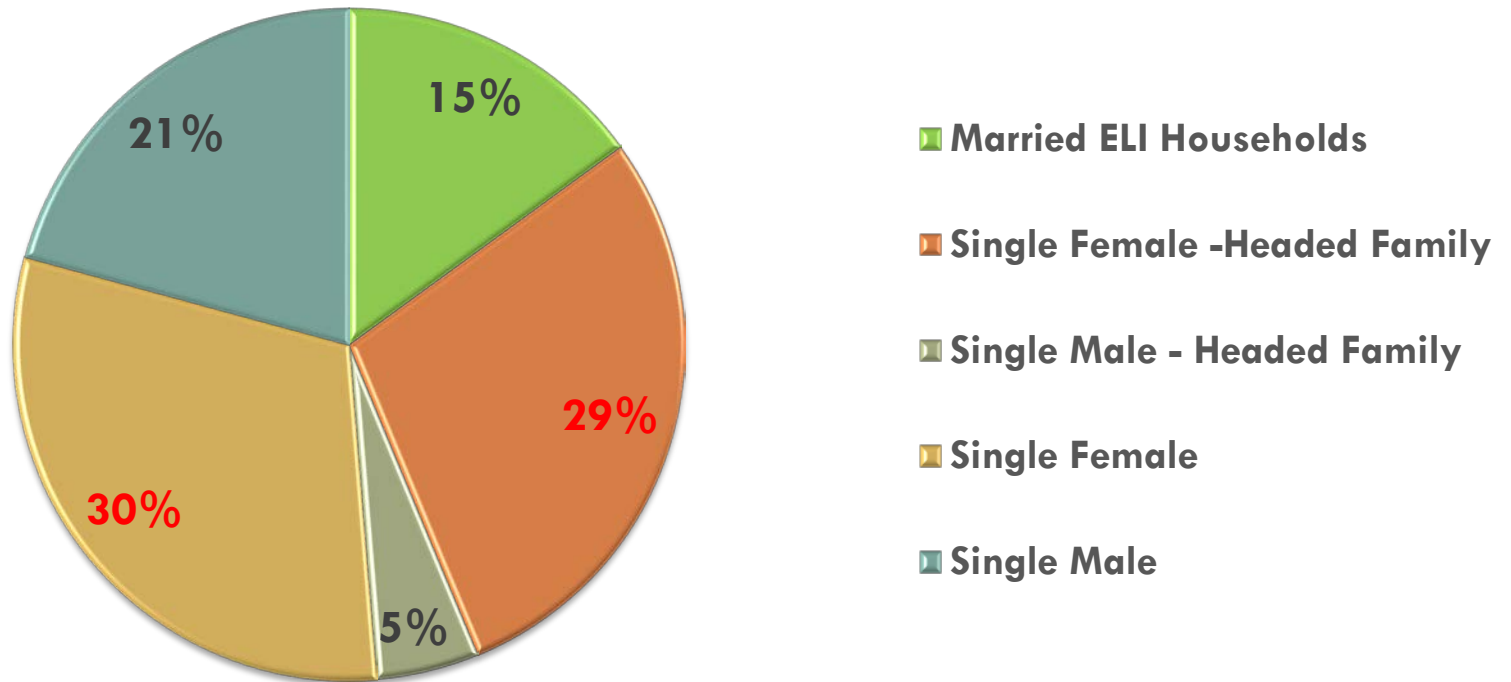
Source: United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS) C/O: Enterprise Community Partners

# Georgia ELI by Age (Individuals)



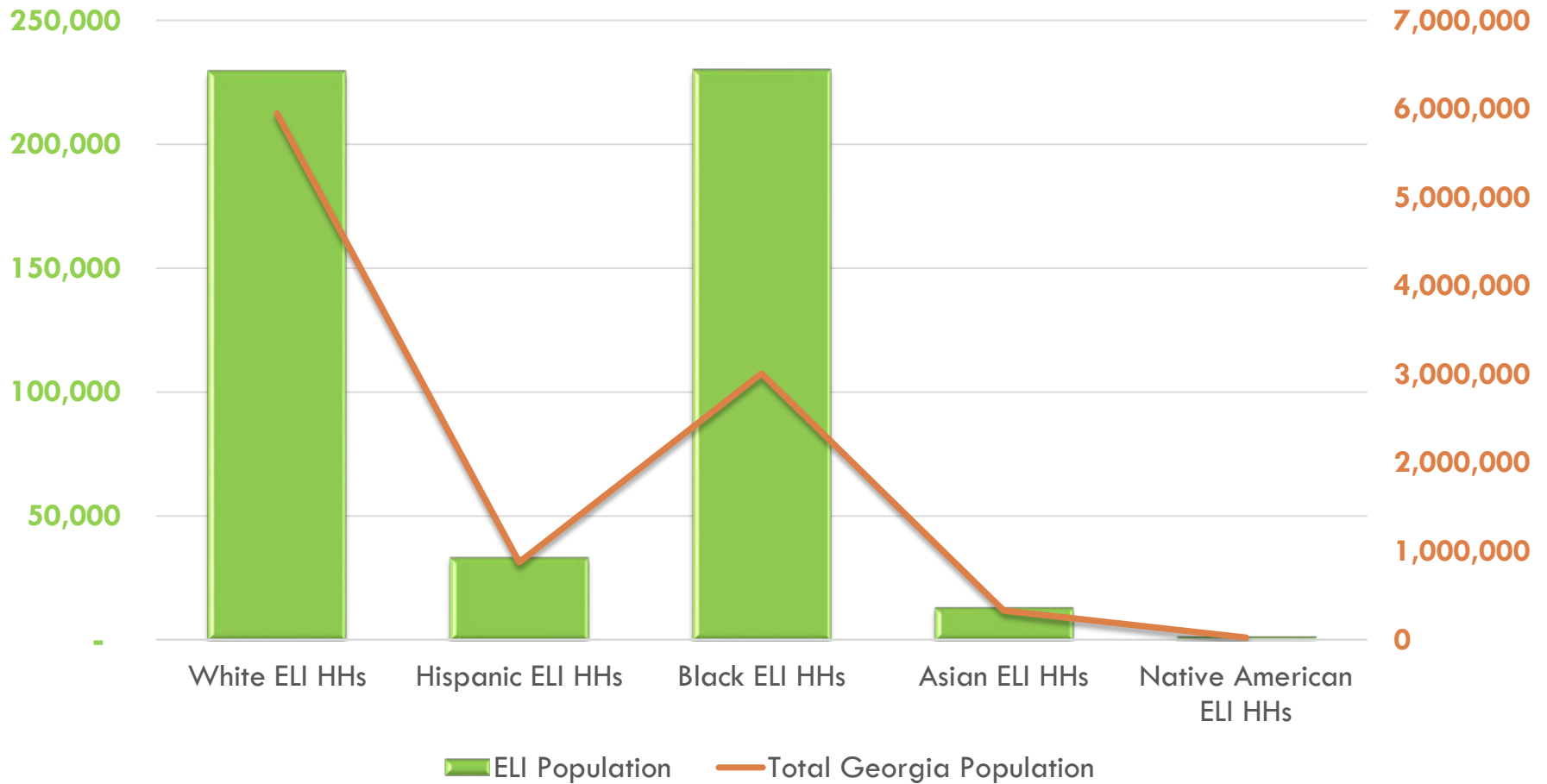
Source: United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS) C/O: Enterprise Community Partners

# Households in Georgia by Marital Status



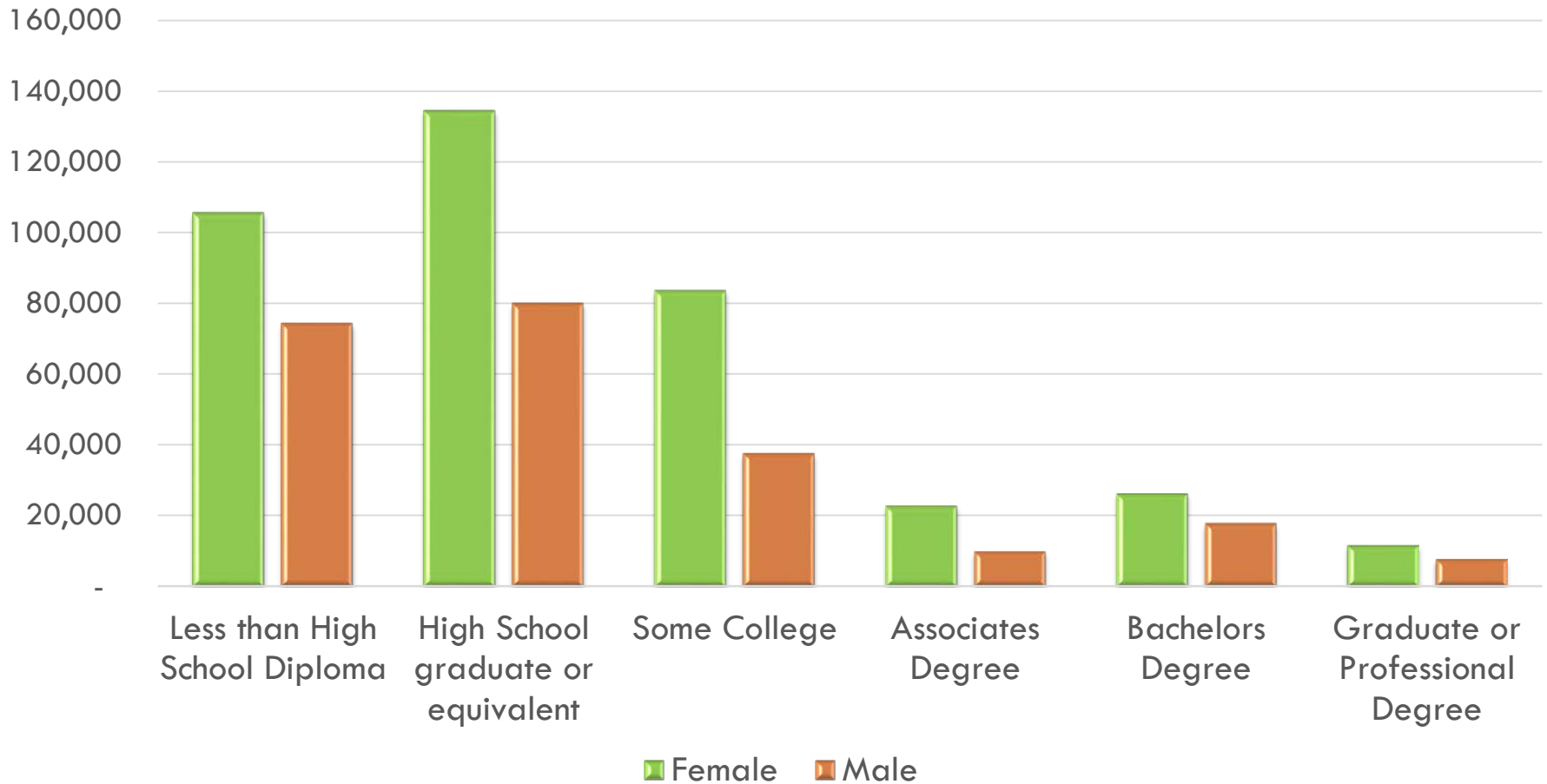


# Georgia ELI Households by Race



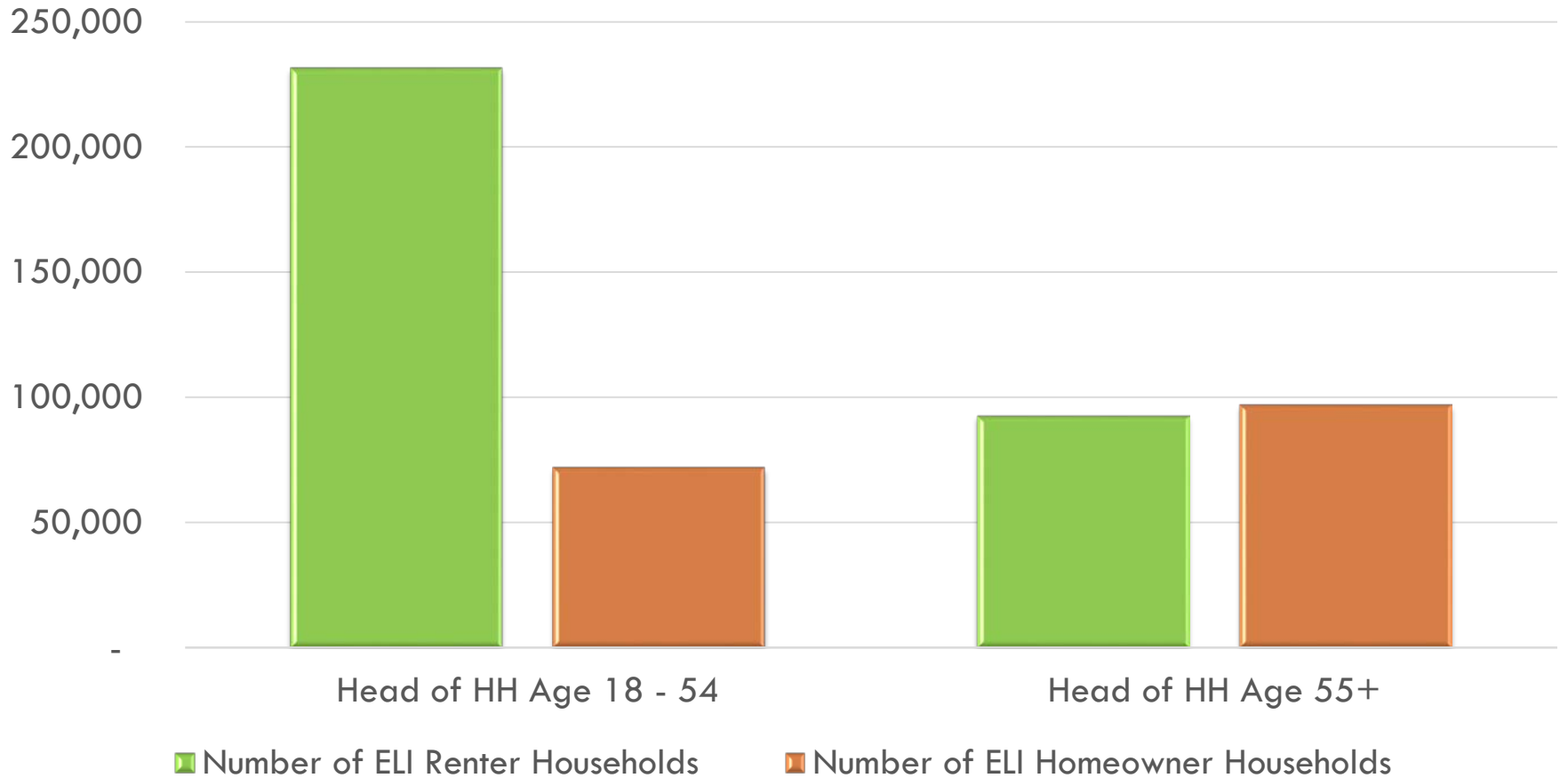
Source: United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS) C/O: Enterprise Community Partners

# Georgia ELI Educational Attainment by Gender

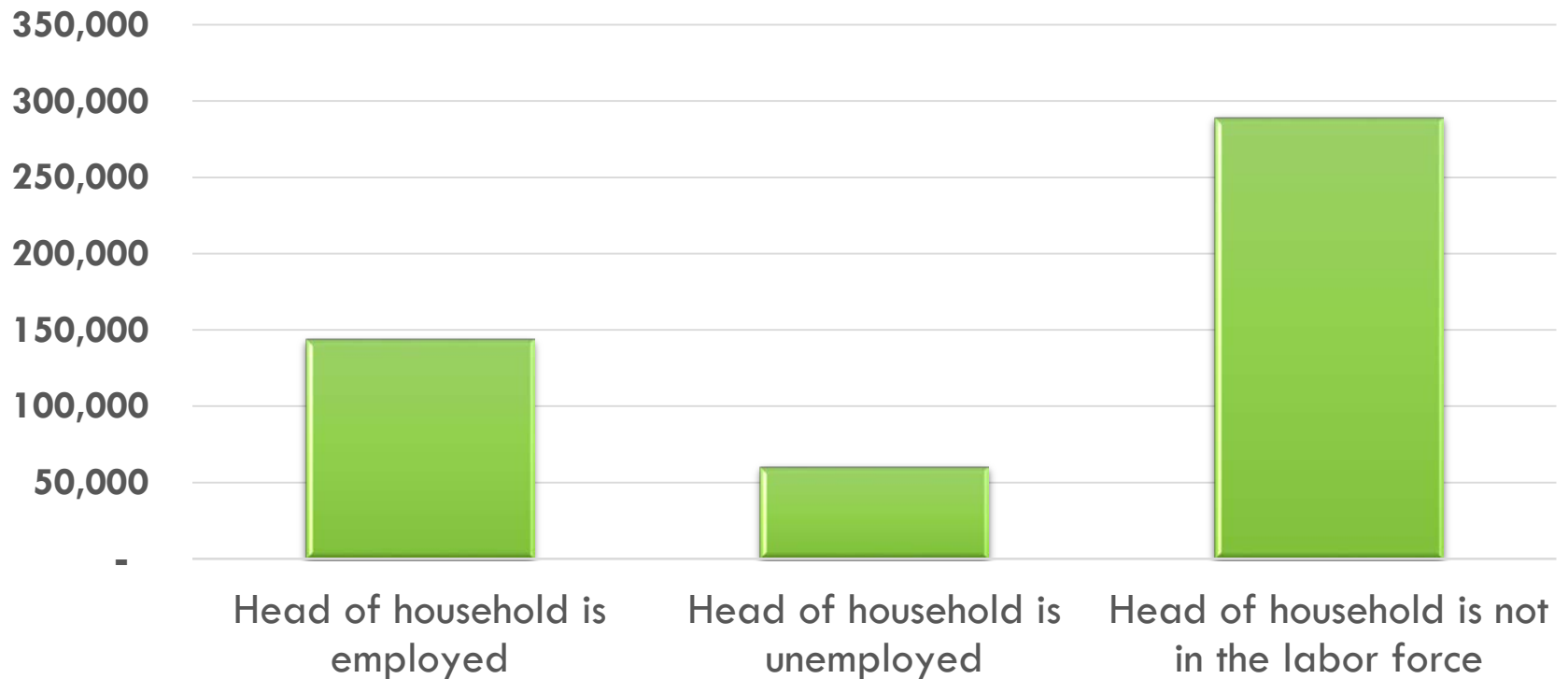


Source: United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS) C/O: Enterprise Community Partners

# Georgia ELI Households



# Employment by Head of Household



Source: United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS) C/O: Enterprise Community Partners

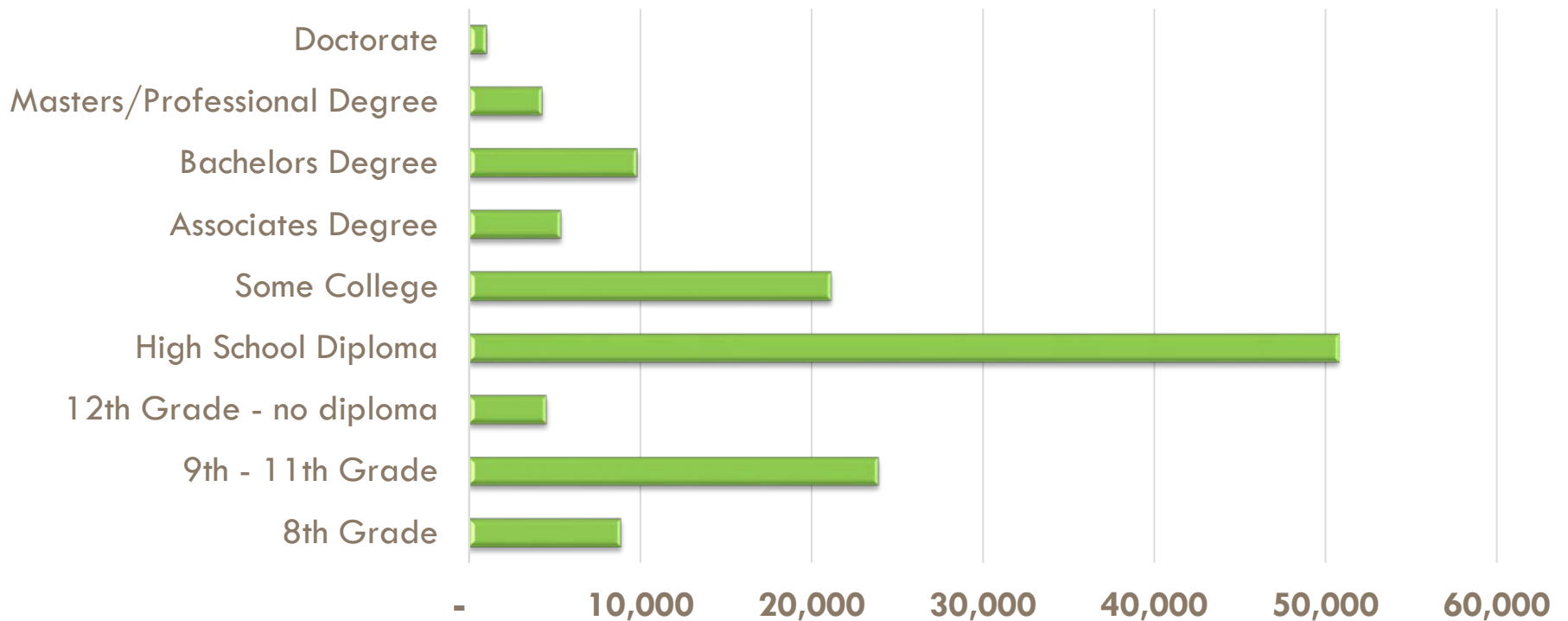
# Total Affordable/Available Units

	Georgia	Atlanta Metro
At or below 15% AMI	111,799	54,470
At or below 30% AMI	224,362	123,387

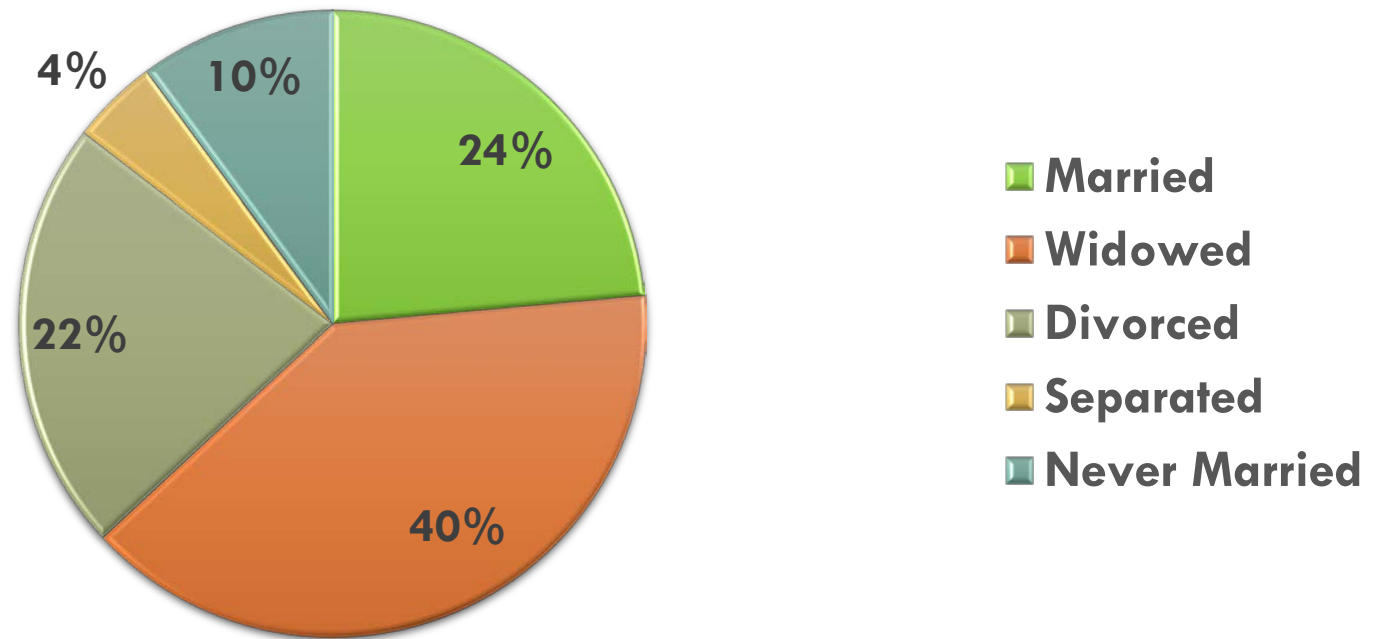
# Further DCA Research

- Educational Attainment of ELI Population
- Marital Status of ELI Population
- Individuals with a Disability
- Urban vs. Rural Spending
- Vehicle Access
- Location Affordability
- Public Use Microdata Areas (PUMA)/Regional ELI Population

# ELI Population 62 and Over by Educational Attainment

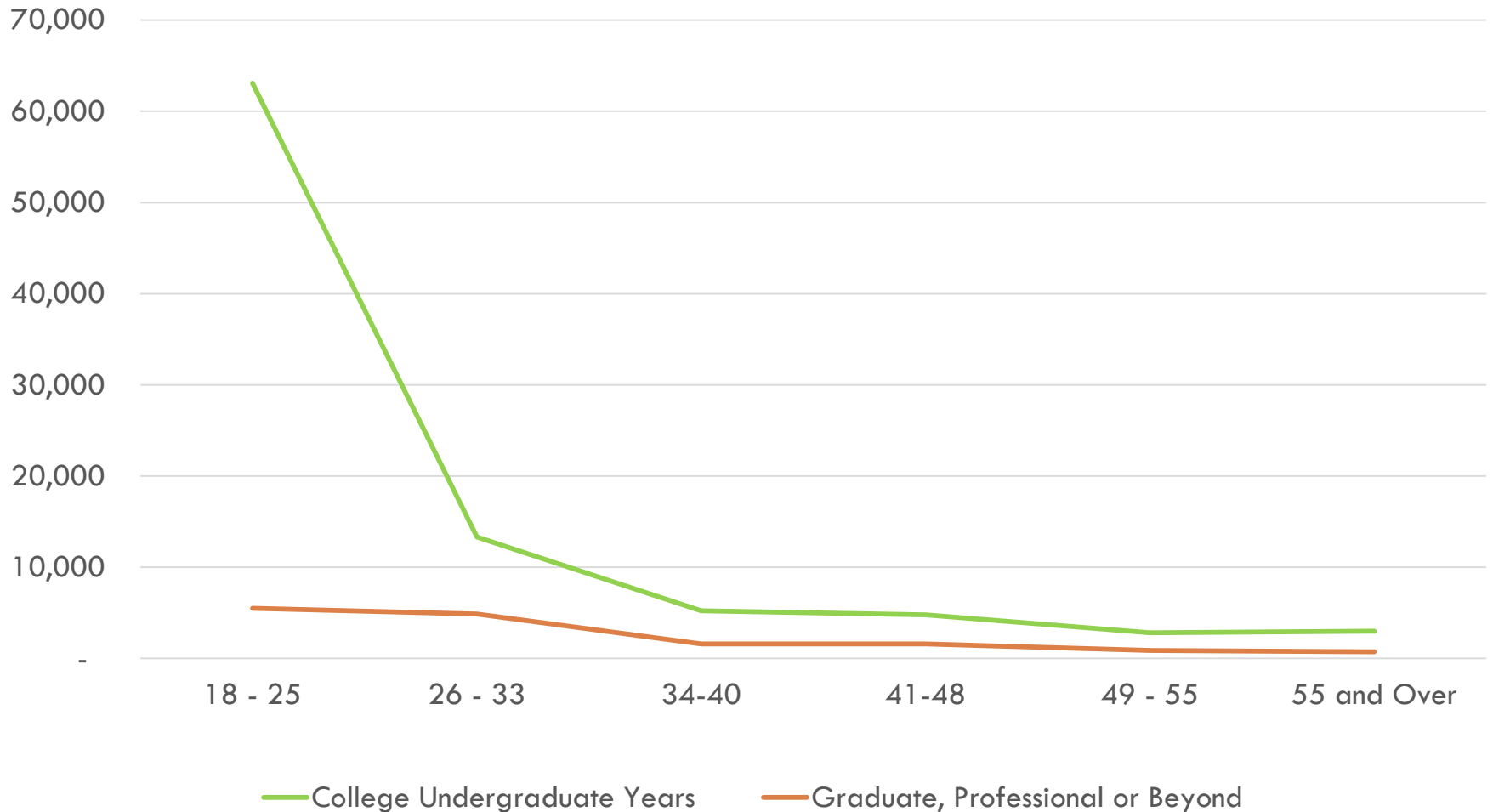


# Marital Status of ELI Population 62 and Over



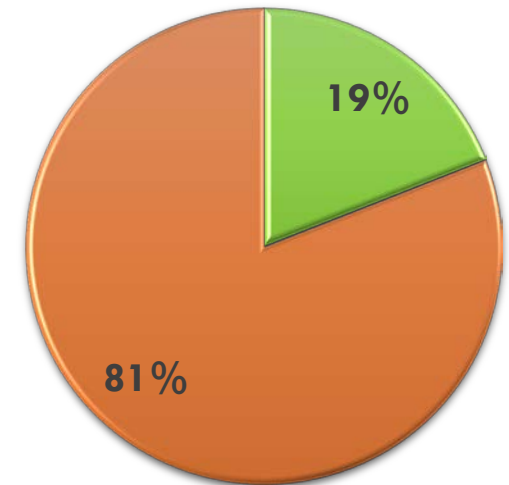


# ELI Population by Grade Level Attending by Age



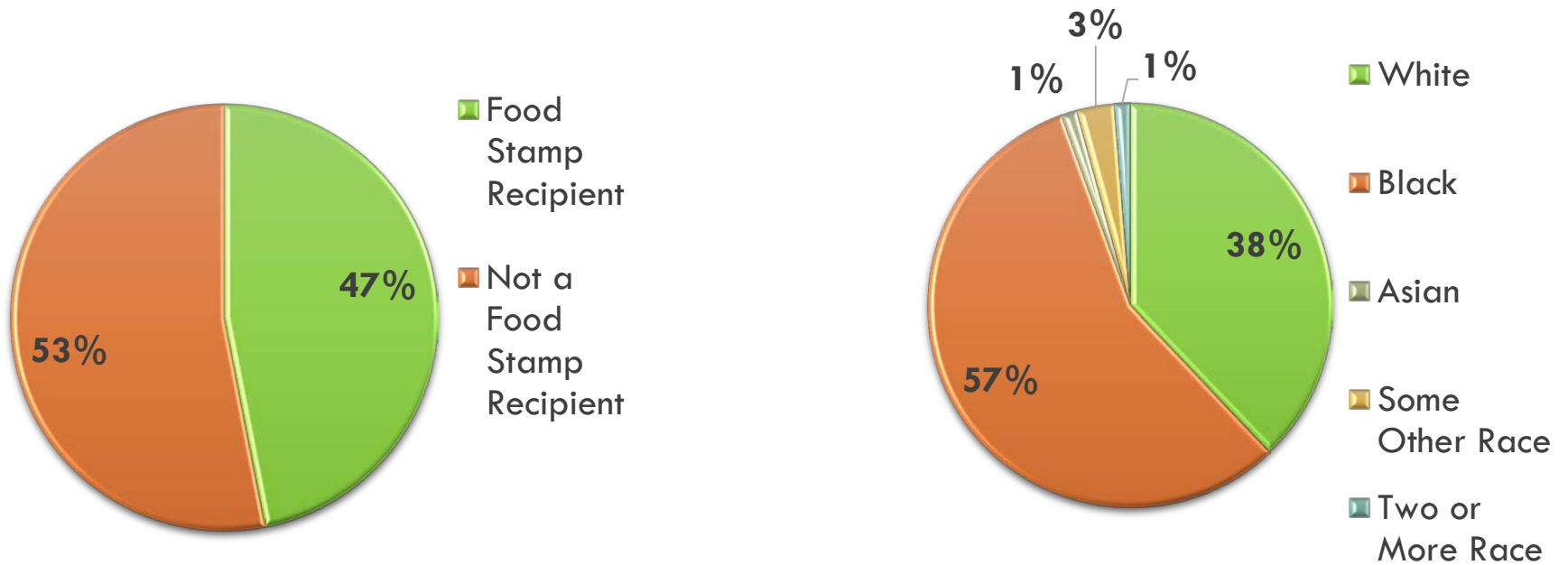
# Individuals with a Disability within the ELI Population

	< 17 years of age (ELI)	18 - 54 (ELI)	55 and over (ELI)	62 and over (ELI)	65 and over (ELI)	Total # Individuals with a Disability (ELI)
<b>With a Disability</b>	24,744	86,125	111,325	73,817	61,278	222,194
<b>Without a Disability</b>	374,977	444,981	123,849	76,730	57,951	943,807
<b>Total</b>	399,721	531,106	235,174	150,547	119,229	1,166,001



- With a Disability
- Without a Disability

# ELI Households Receiving Food Stamps



# Household Building Units in Structure by Percent of ELI Population

	% total GA population (ELI)	% total GA Population (Severe Cost Burden)
Mobile Home or trailer	22%	16%
Single-Family Detached	10%	8%
Single-Family Attached	10%	9%
2 Unit Apartments	33%	26%
3-4 Unit Apartments	30%	23%
5-9 Unit Apartments	29%	24%
10-19 Unit Apartments	18%	16%
20 - 29 Unit Apartments	21%	18%
50 or more unit apartments	24%	17%
Boat, RV, Van, etc.	20%	6%

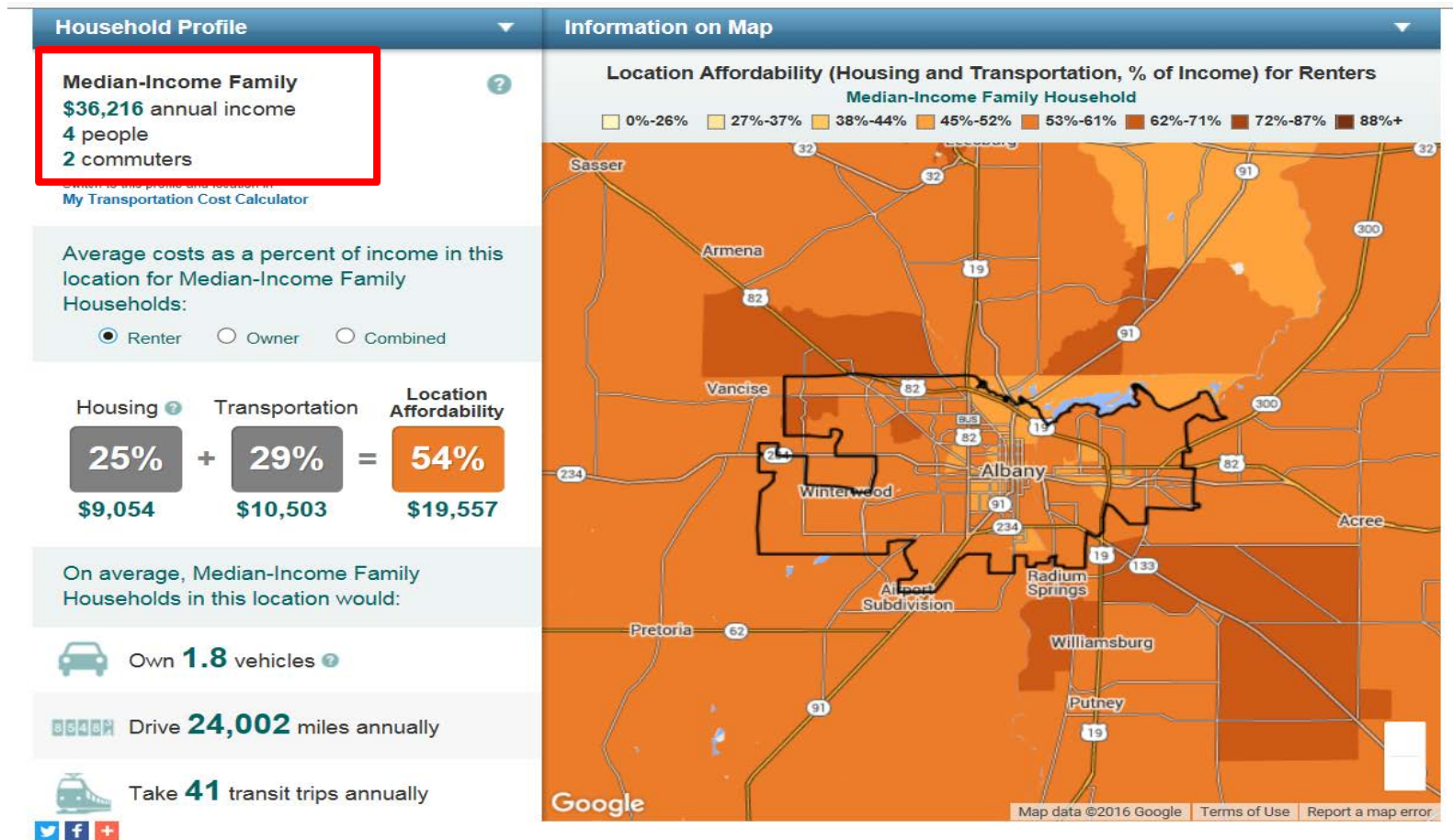
# Spending 30% or more of Household Income

	Percent of Renters	Percent of Mortgaged Owners
<b>Georgia</b>	48.3	33.5
<b>Urban</b>	50	33.3
<b>Rural</b>	38.7	33.8

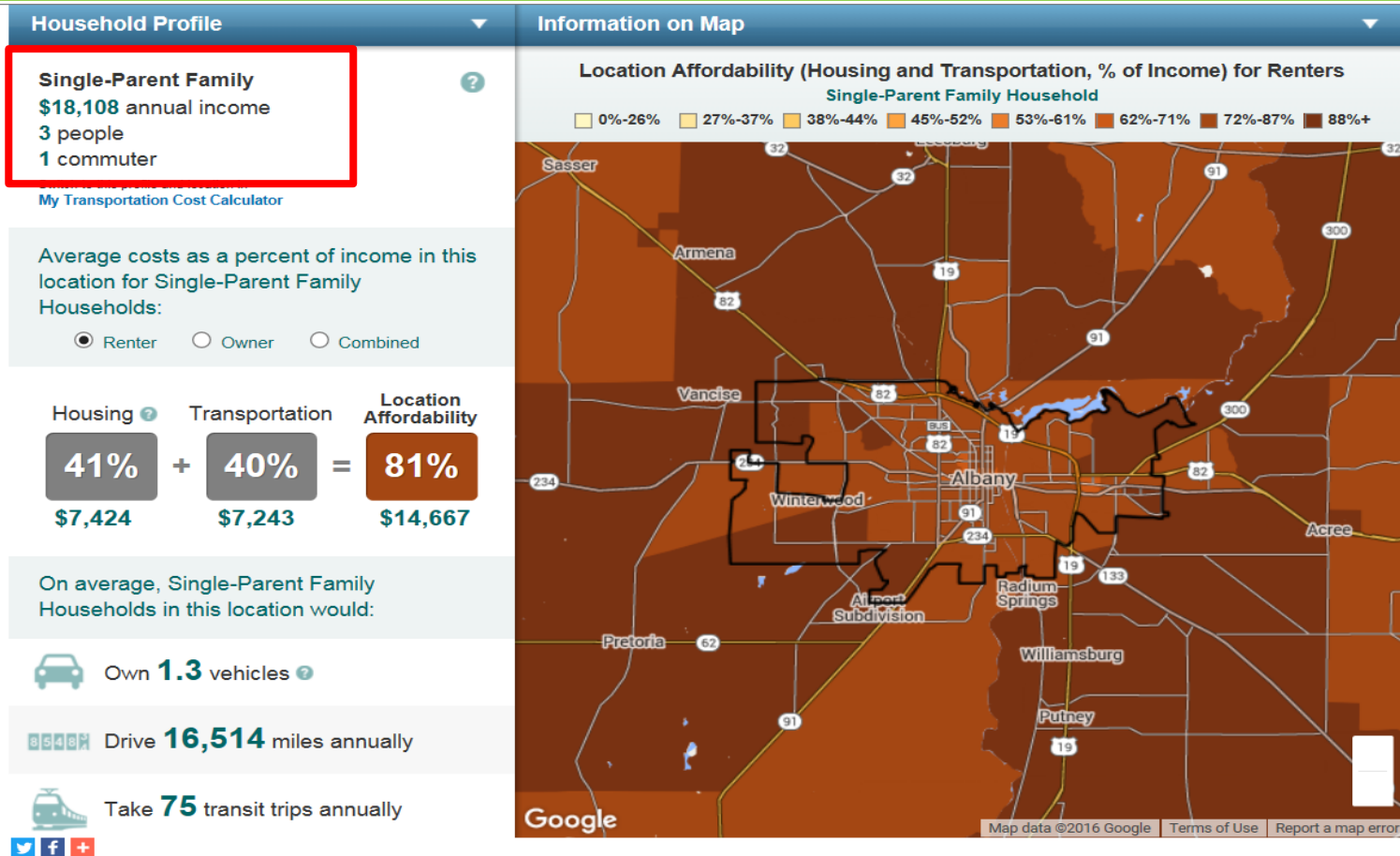
# ELI Households with Vehicle Access

	ELI Population	ELI Population (Severe Cost Burden)	ELI Population (Cost Burden)	ELI Population (Not Cost Burden)	Total Georgia Population	% of Total GA Population that is ELI
No Vehicles	119,104	89,503	17,904	11,697	242,245	49%
1 Vehicle	258,594	209,247	28,617	20,730	1,228,039	21%
2 Vehicles	87,093	71,157	8,503	7,433	1,356,493	6%
3 Vehicles	21,968	19,115	1,903	950	509,260	4%
4 Vehicles	4,712	3,670	734	308	154,604	3%
5 Vehicles	1,488	1,250	N/A	238	37,848	4%
6 Vehicles	681	498	N/A	76	18,474	4%

# Albany, GA – Location Affordability (Renters) – Median-Income Family

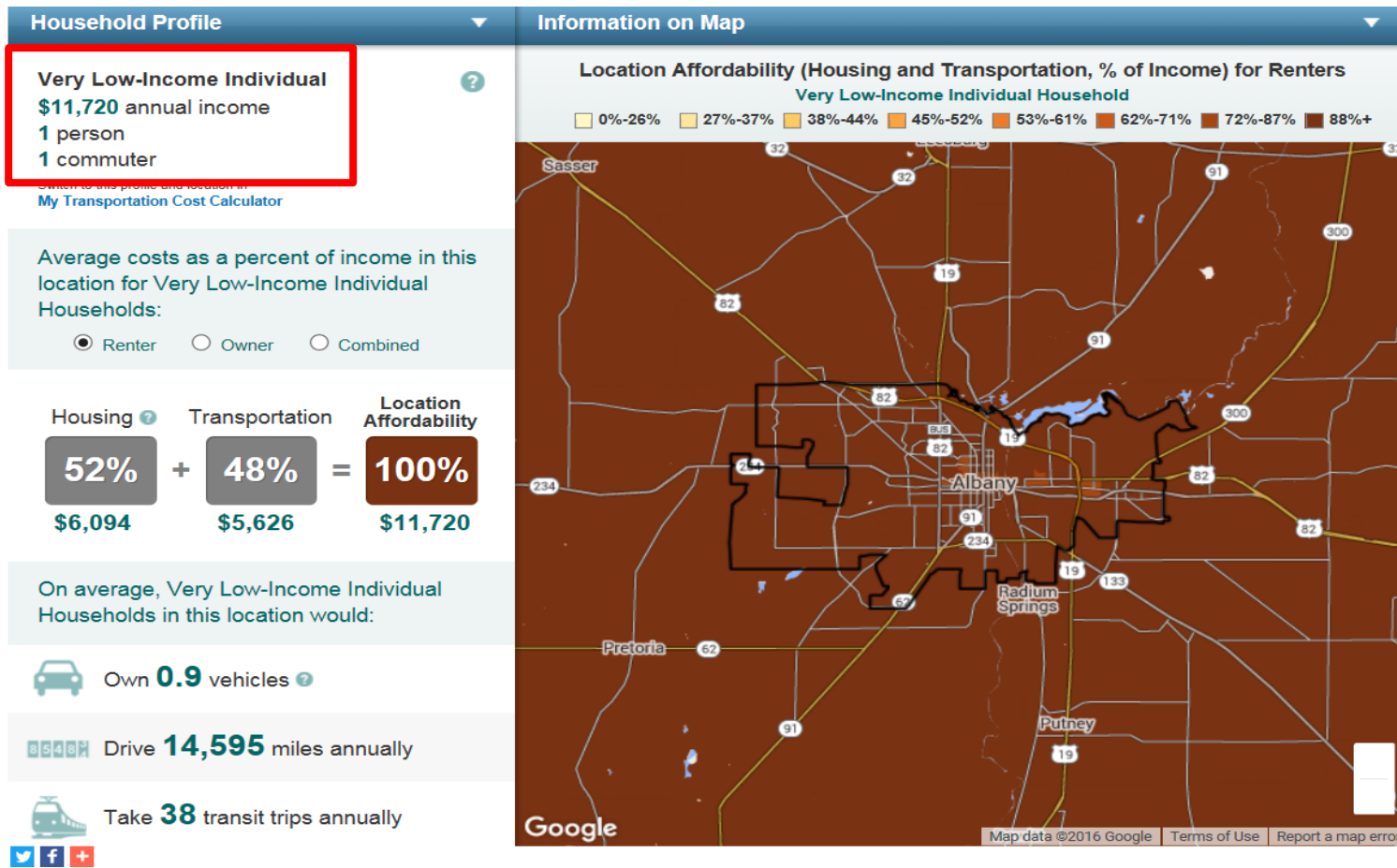


# Albany, GA – Location Affordability (Renters) – Single-Parent Family

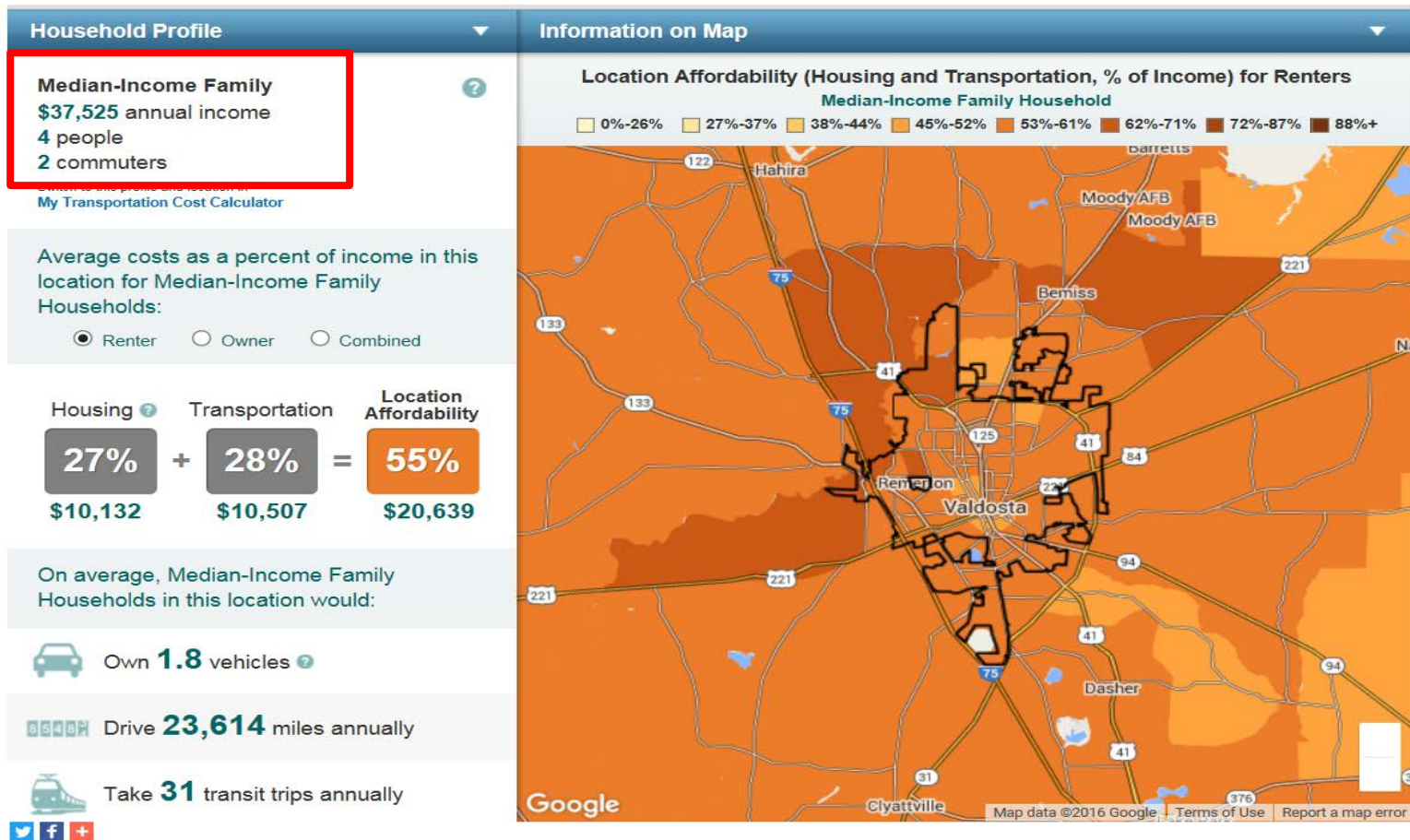




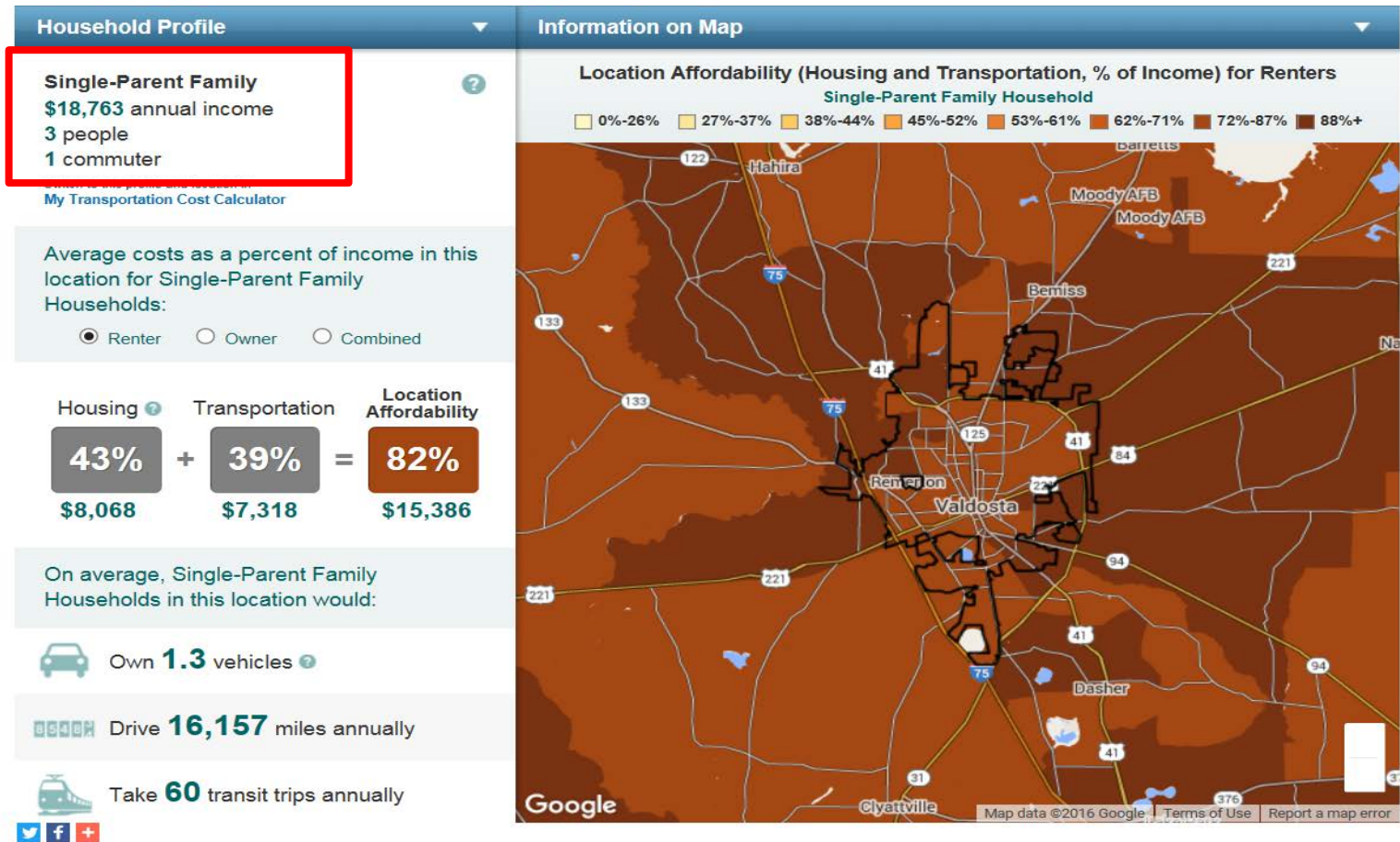
# Albany, GA – Location Affordability (Renters) – Very Low-Income Individuals



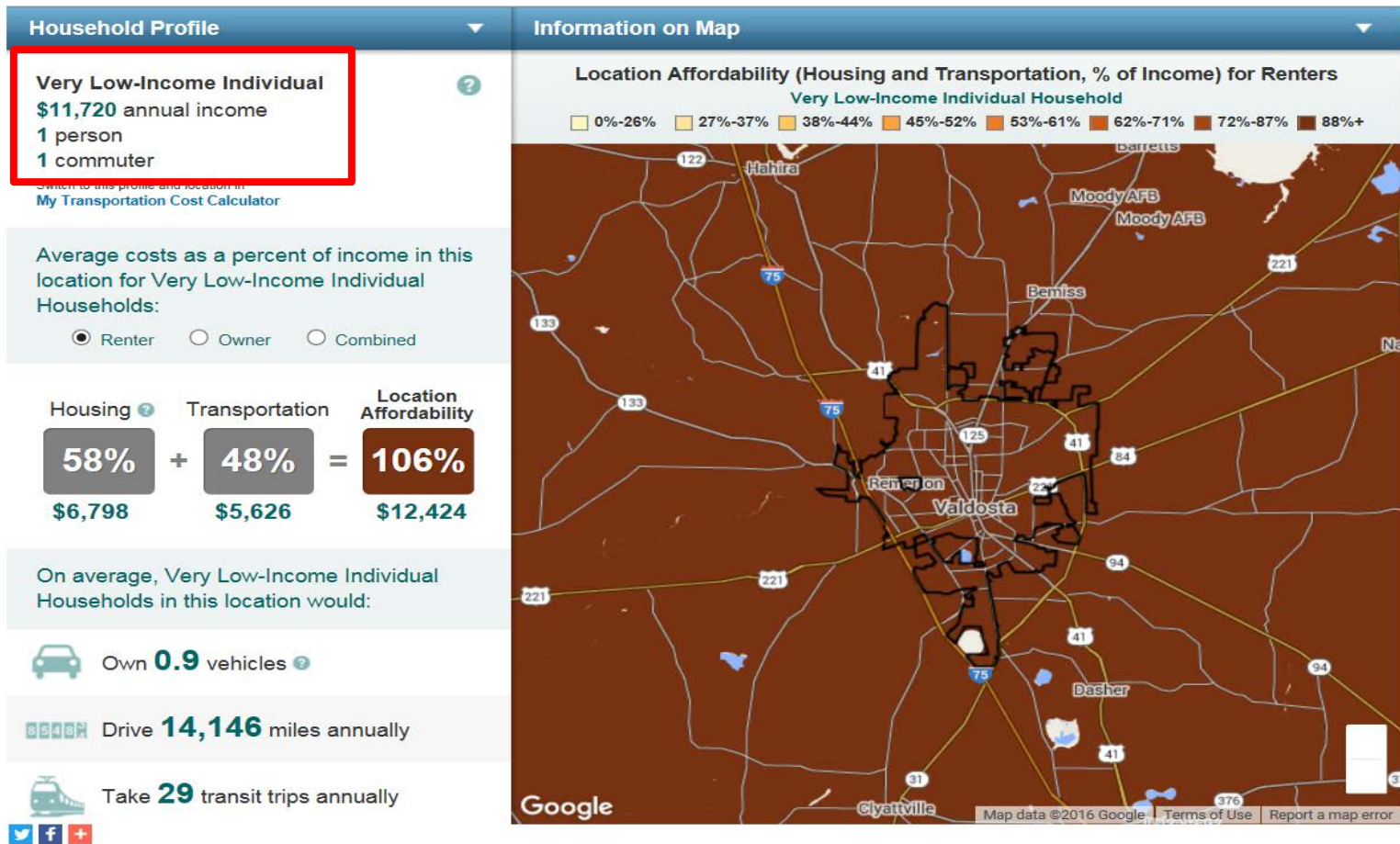
# Valdosta, GA – Location Affordability (Renters) – Median-Income Family



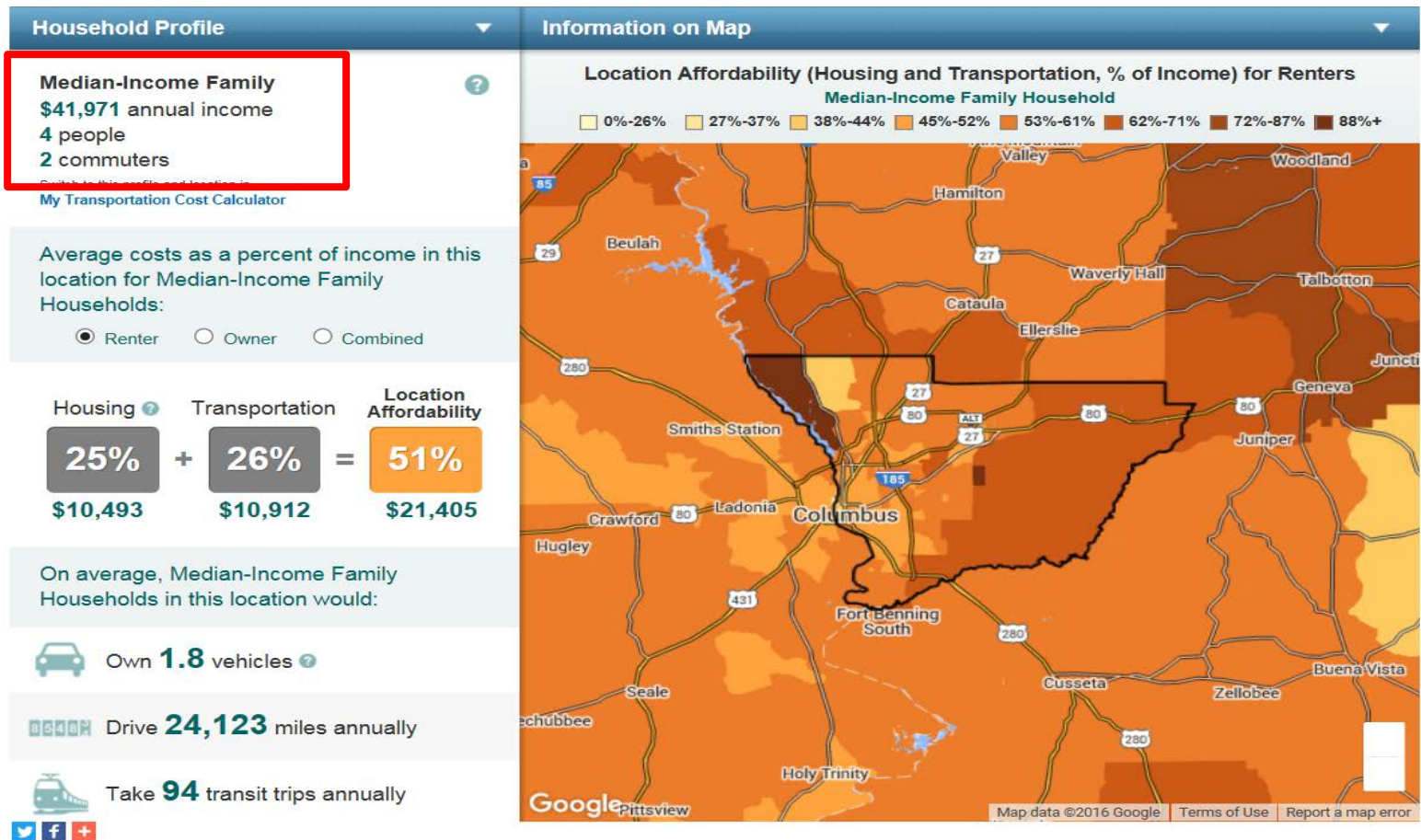
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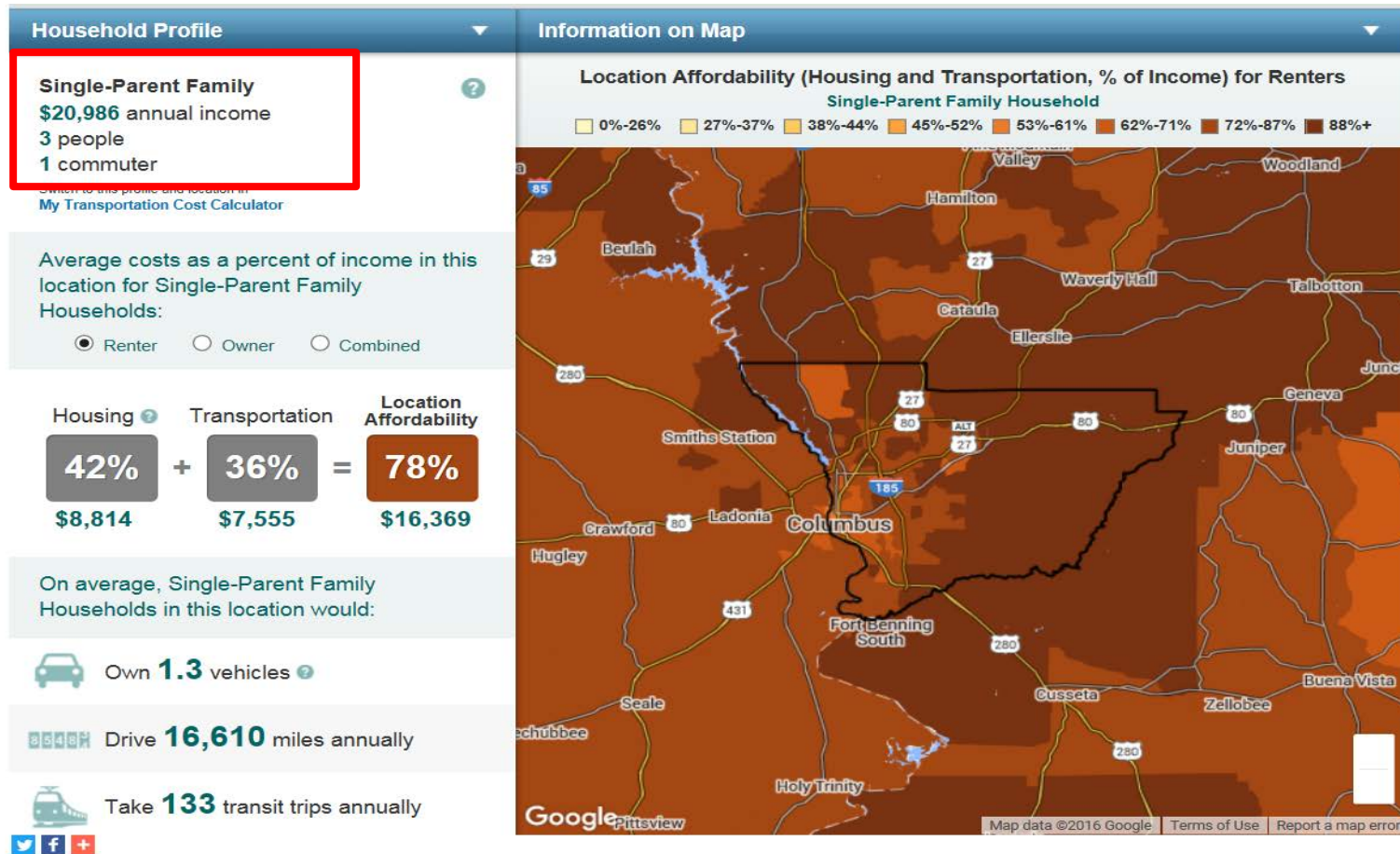
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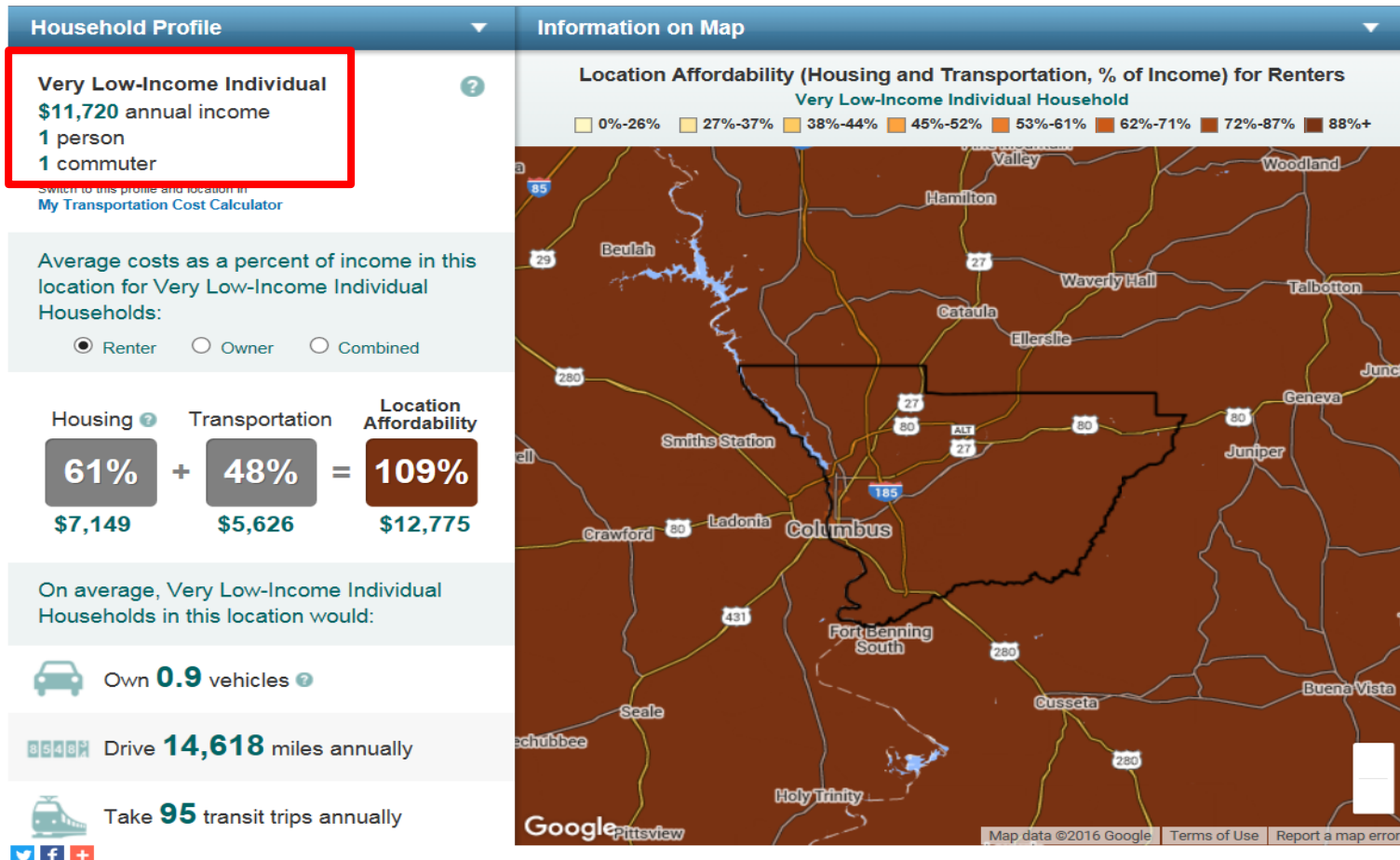
# Columbus, GA – Location Affordability (Renters) – Median-Income Family



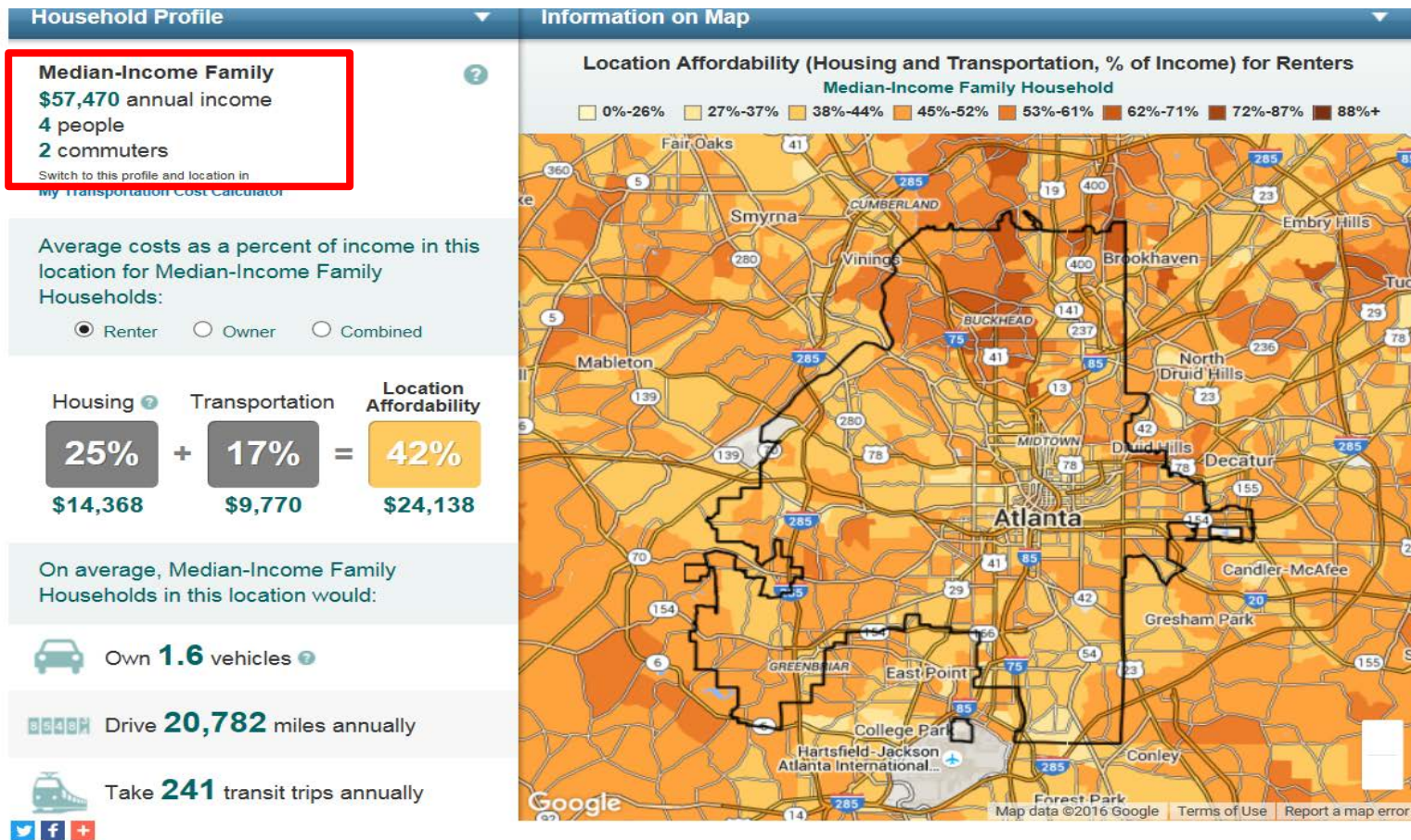
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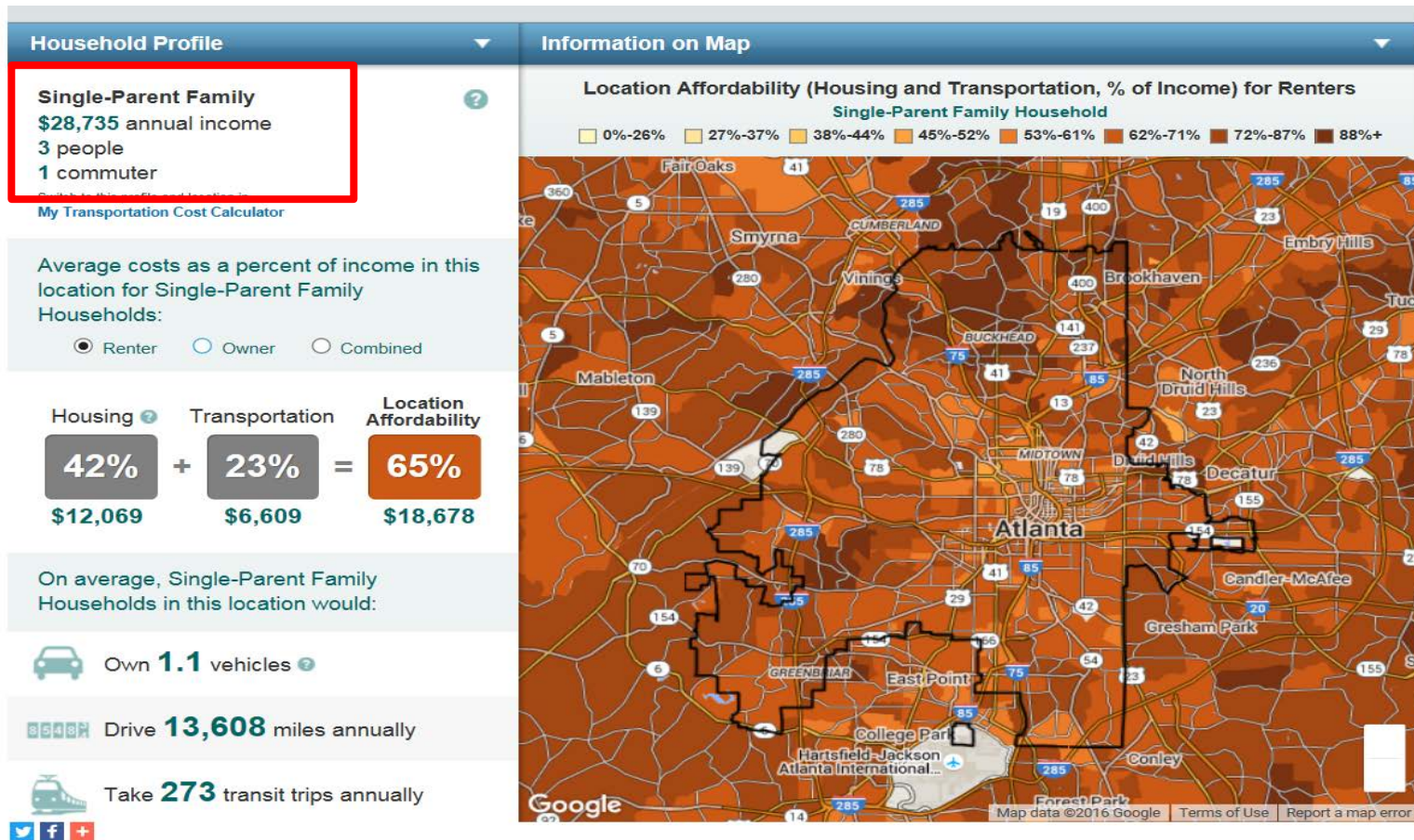


# Atlanta, GA – Location Affordability (Renters) – Median-Income Family

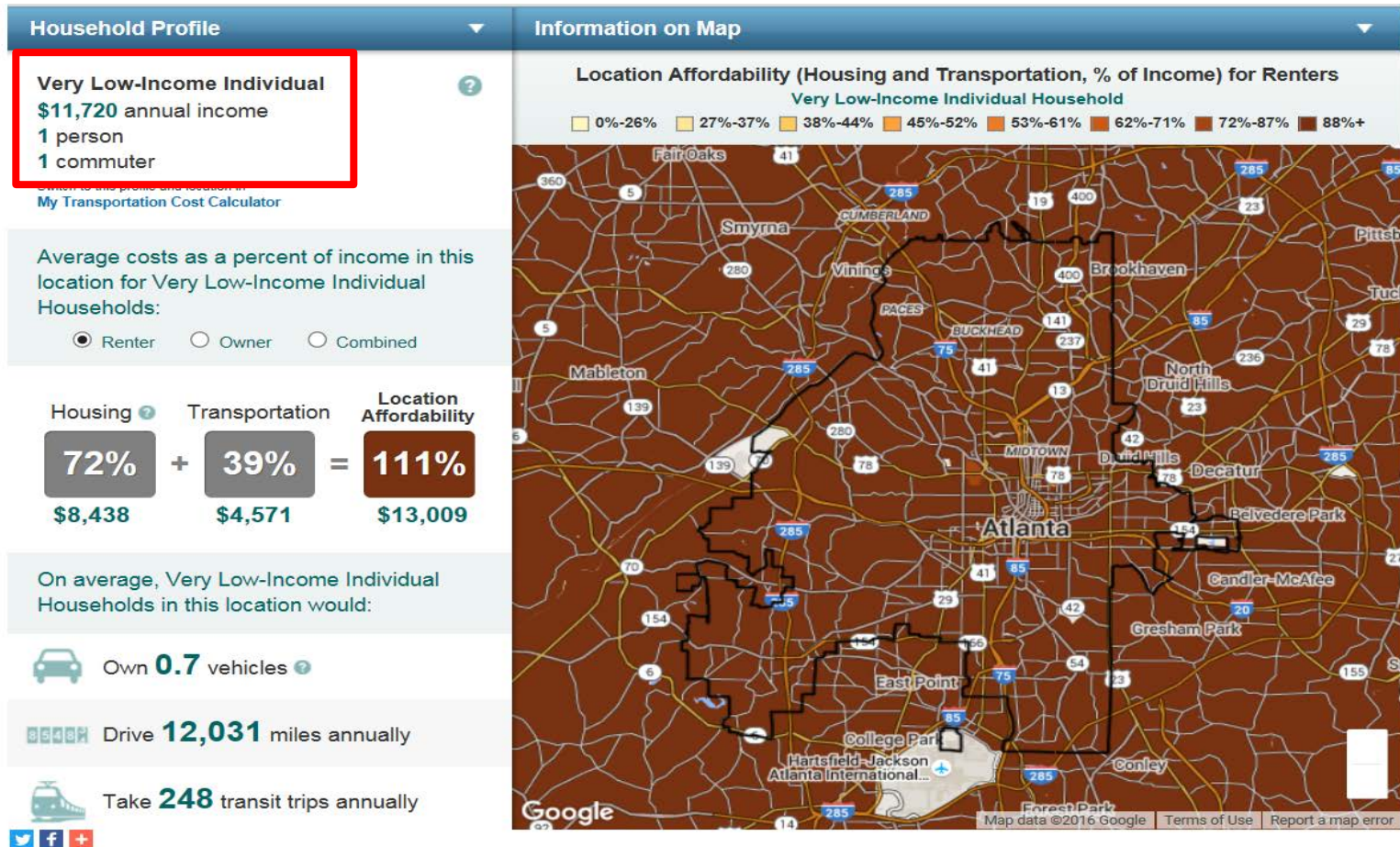




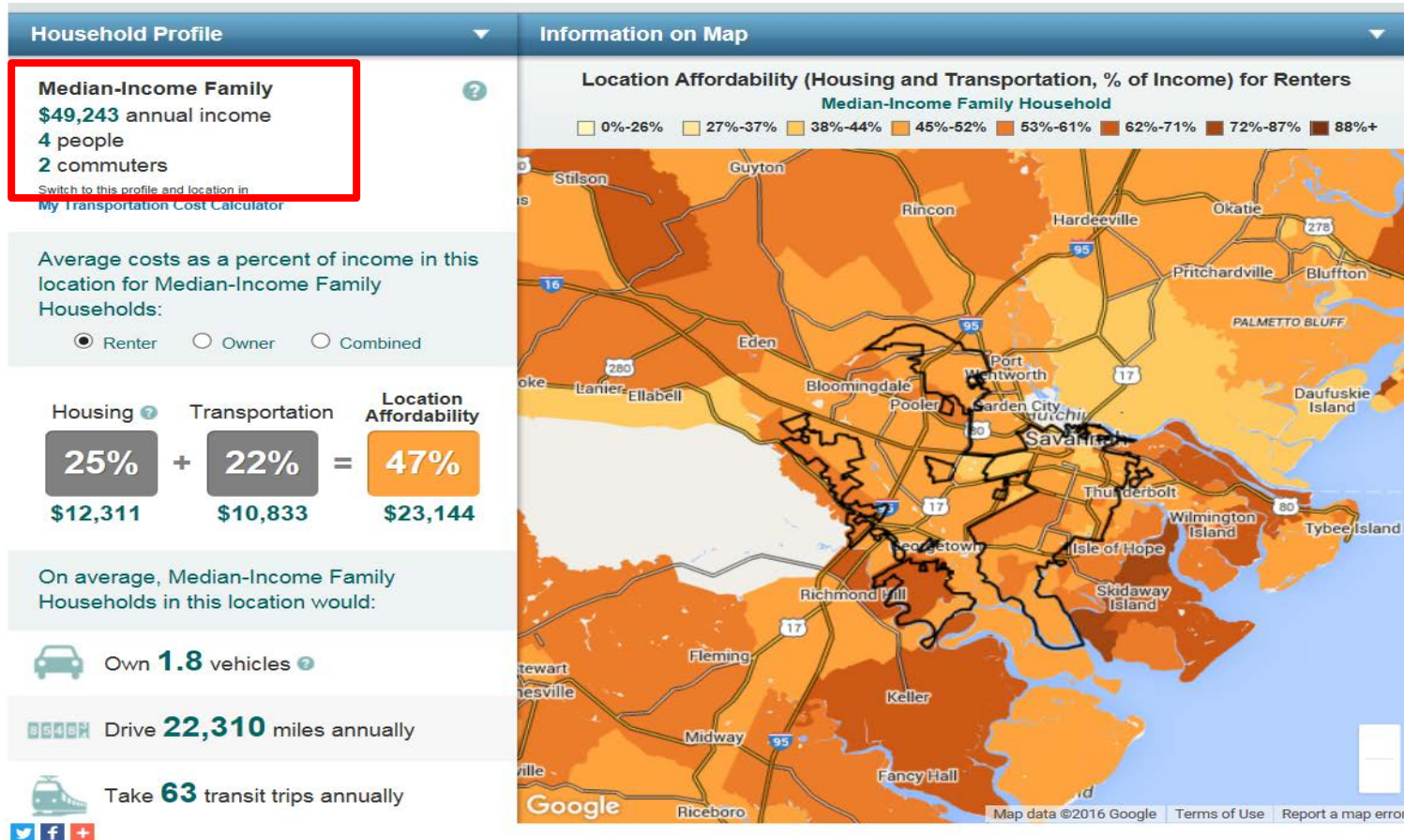
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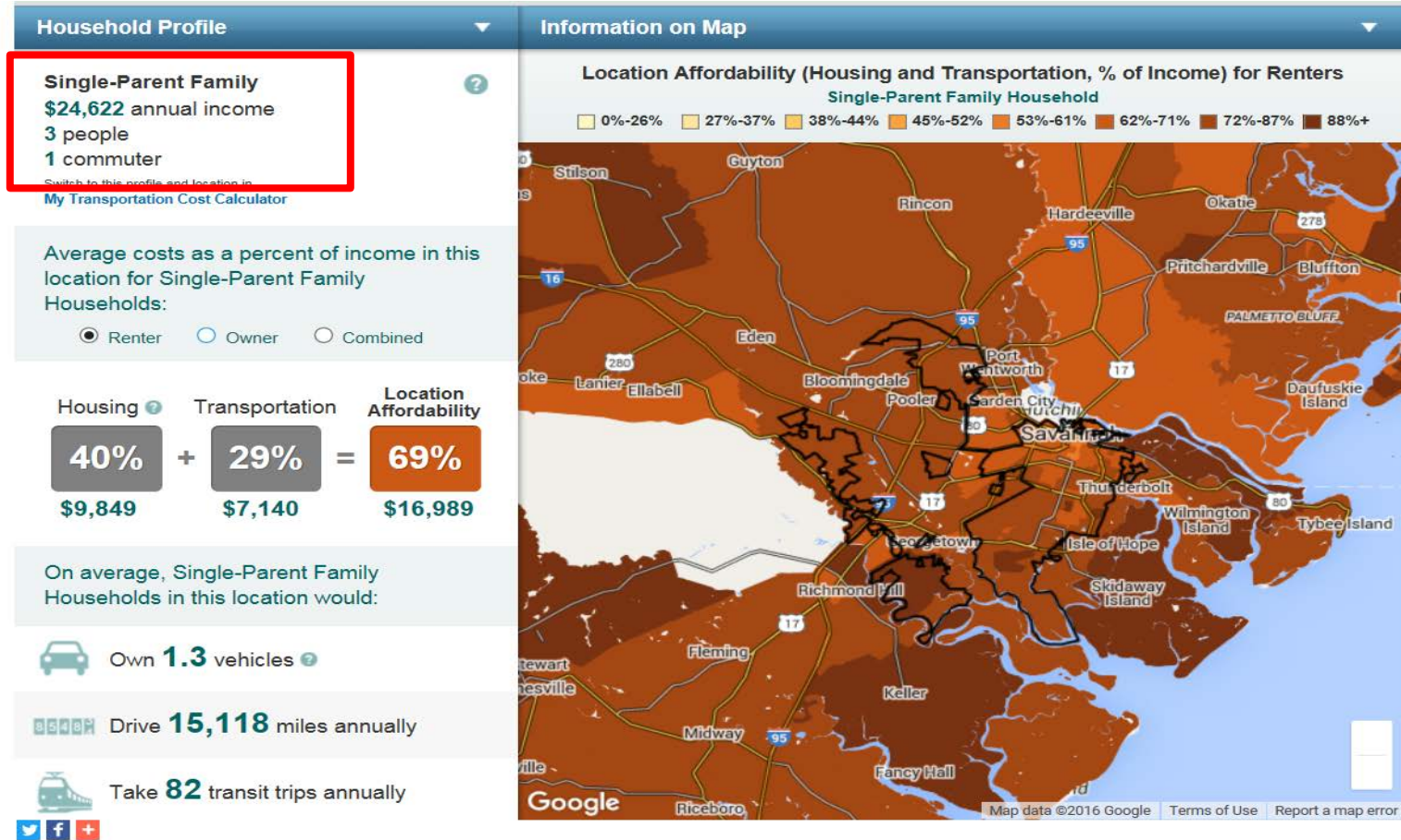
# Atlanta, GA – Location Affordability (Renters) – Very Low-Income Individuals



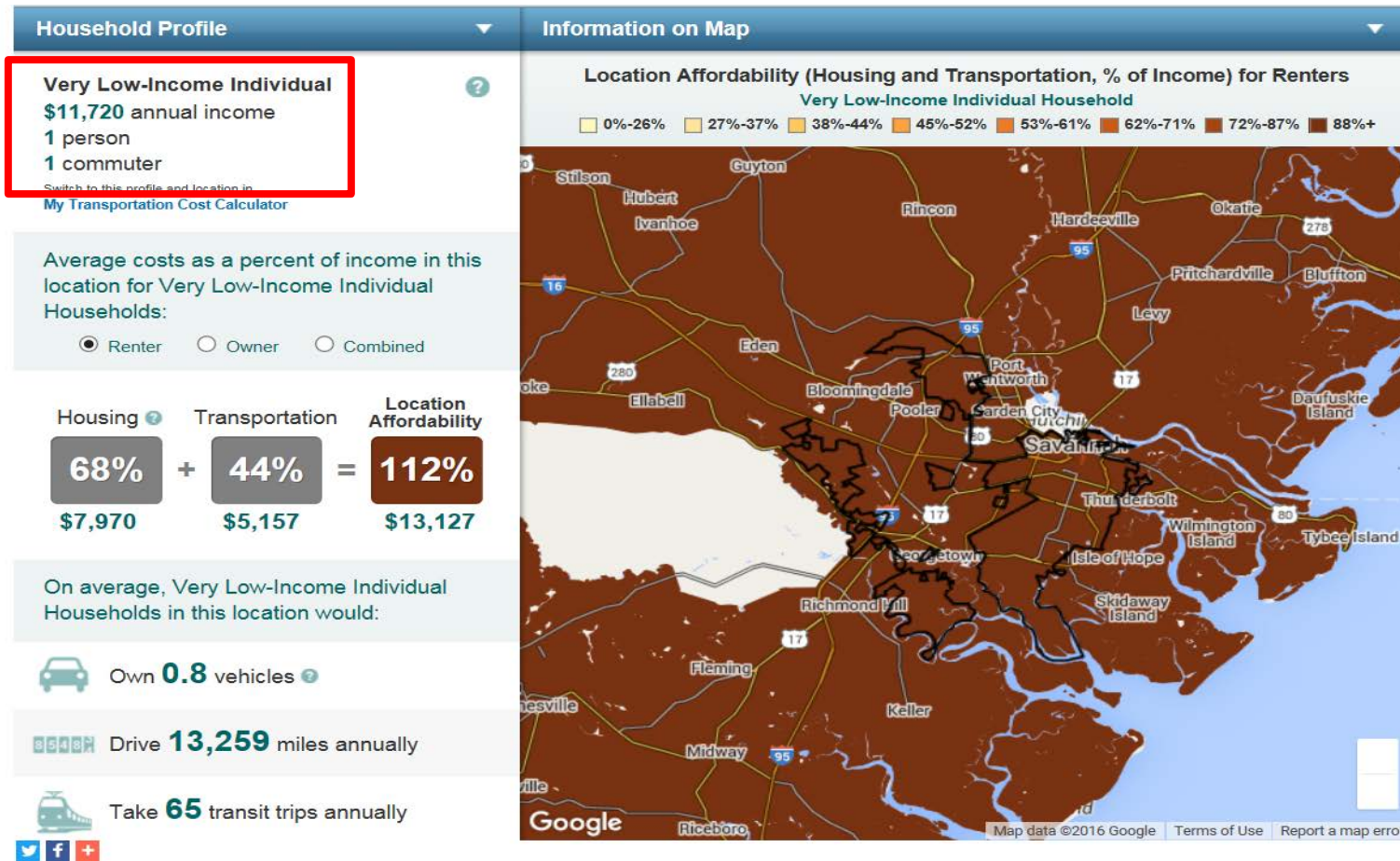
# Savannah, GA – Location Affordability (Renters) – Median-Income Family



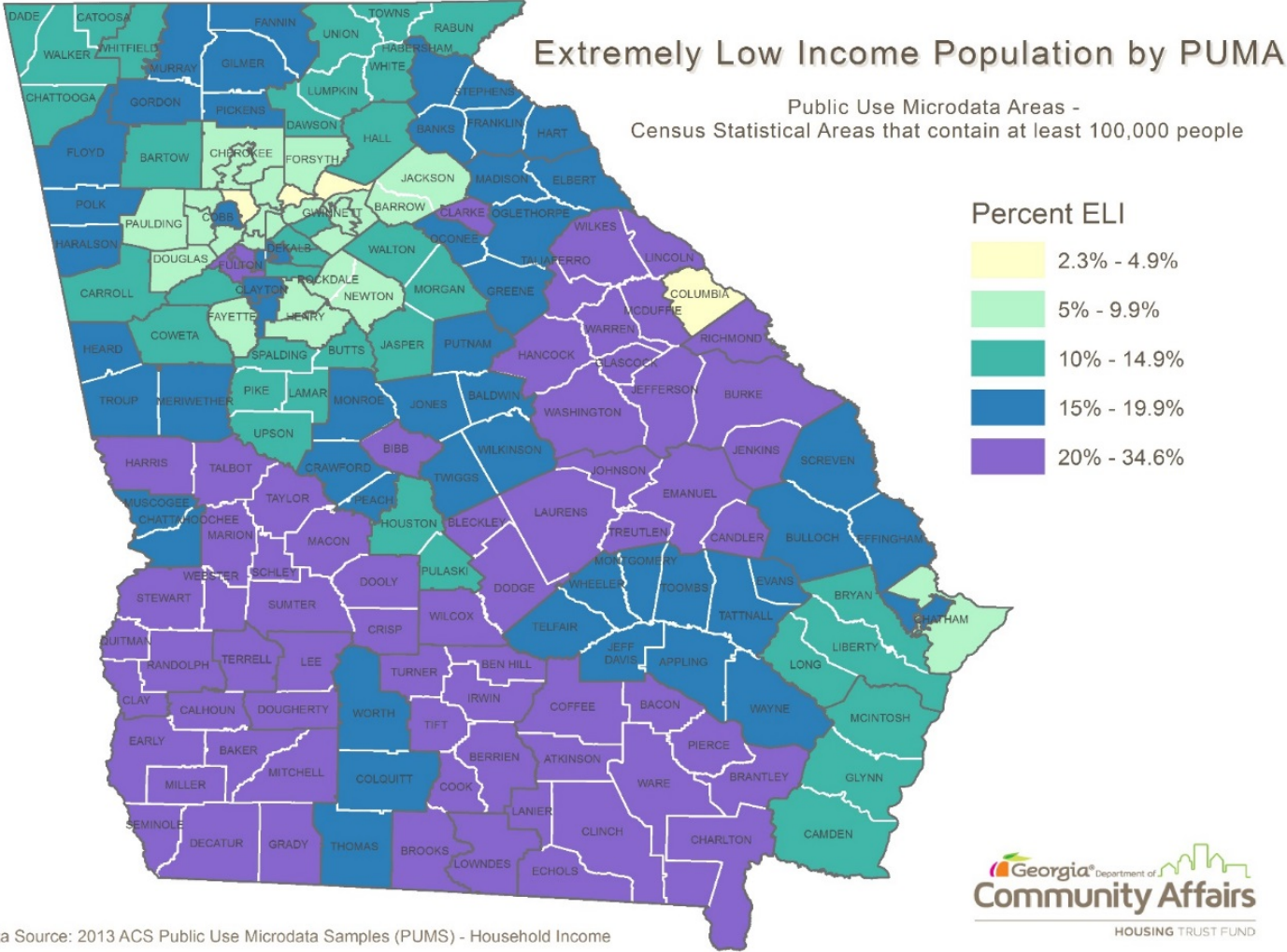
# Savannah, GA – Location Affordability (Renters) – Single-Parent Family



# Savannah, GA – Location Affordability (Renters) – Very Low-Income Individuals



# ELI Population by County



# DCA Question 1

- Does DCA have the right/complete data?
  - Is a focus on 18-55 and 55+ the right focus?
  - Is GA overall and Atlanta MSA the right focus?
  - Do education, age, location, and disability status provide a complete set of lenses for research?

# DCA Question 2

- ❑ Based on this or other research, should DCA prioritize a specific population group?
  - ❑ Individuals experiencing homelessness
  - ❑ Re-entering citizens
  - ❑ Individuals with disabilities
  - ❑ Households with SSI/SSDI



# DCA Question 3

- Is NHTF viable without other funding?
  - Example County with MFI \$65,800
  - 30% AMI 3-person household at \$20,090
  - Projected HTF Rent limit = \$502 – \$121 UA= \$381
  - Unit rent potential = \$4,572 (no vacancy, bad debt)
  - Assuming operating costs of \$4,606 PUPY
  - Year 1 best case unit net cash flow = **\$(34)**
  - 30-year deficit (2%/3% trending) = **\$44,000**

# DCA Question 4

- If units still need rental assistance, what has the NHTF accomplished?
  - Is there a possible route for NHTF without rental assistance?
  - Is there a reason to pursue development that does not need rental assistance?
  - If rental assistance is used, is there any reason not to incentivize units that target lowest income earners (e.g. SSI/SSDI)?

# DCA Question 5

- How can DCA mitigate 30-year compliance risk?
  - There is no proportional repayment
  - Repayment from non-federal funds
  - No ability to reinvest during compliance period
  - If a non-profit preference is given, what extra measures can an organization show to support long-term viability?

# DCA Question 6

- Should DCA focus on small-, mid-, or large-rental housing development?
  - What are relevant HTF costs/unit?
  - What are the advantages of each type?
  - How would each operate in the long run?
  - Could small rental generate enough income?

# Questions?



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