



ATLANTA REGIONAL  
HOUSING FORUM 2026

# CAPITAL BARRIERS

What We've Learned. What Comes Next.



RECENT INVESTMENTS.  
REAL IMPACT.



DEALS ADVANCED.  
LESSONS LEARNED.



GAPS REMAIN.  
ALIGNMENT NEEDED.



NEW TOOLS.  
NEW PARTNERSHIPS.  
WHAT'S NEXT.



WEDNESDAY  
JUNE 3, 2026



9:30 – 11:45 A.M.



IN-PERSON &  
ZOOM WEBINAR



**BILL BOLLING**  
Moderator



**DR. ALAN FERGUSON**  
DeKalb County  
Government



**FRANK FERNANDEZ**  
Community Foundation  
for Greater Atlanta



**JOHN O'CALLAGHAN**  
Atlanta Neighborhood  
Development Partnership



**AMANDA RHEIN**  
City of Atlanta



**Atlanta Regional  
Housing Forum**

All slides from today's Forum are available now at  
**[www.AtlantaRegionalHousingForum.org/jun2026](http://www.AtlantaRegionalHousingForum.org/jun2026)**

Or use the QR code.





# Atlanta Regional Housing Forum



*Up Next:*

**Frank Fernandez**

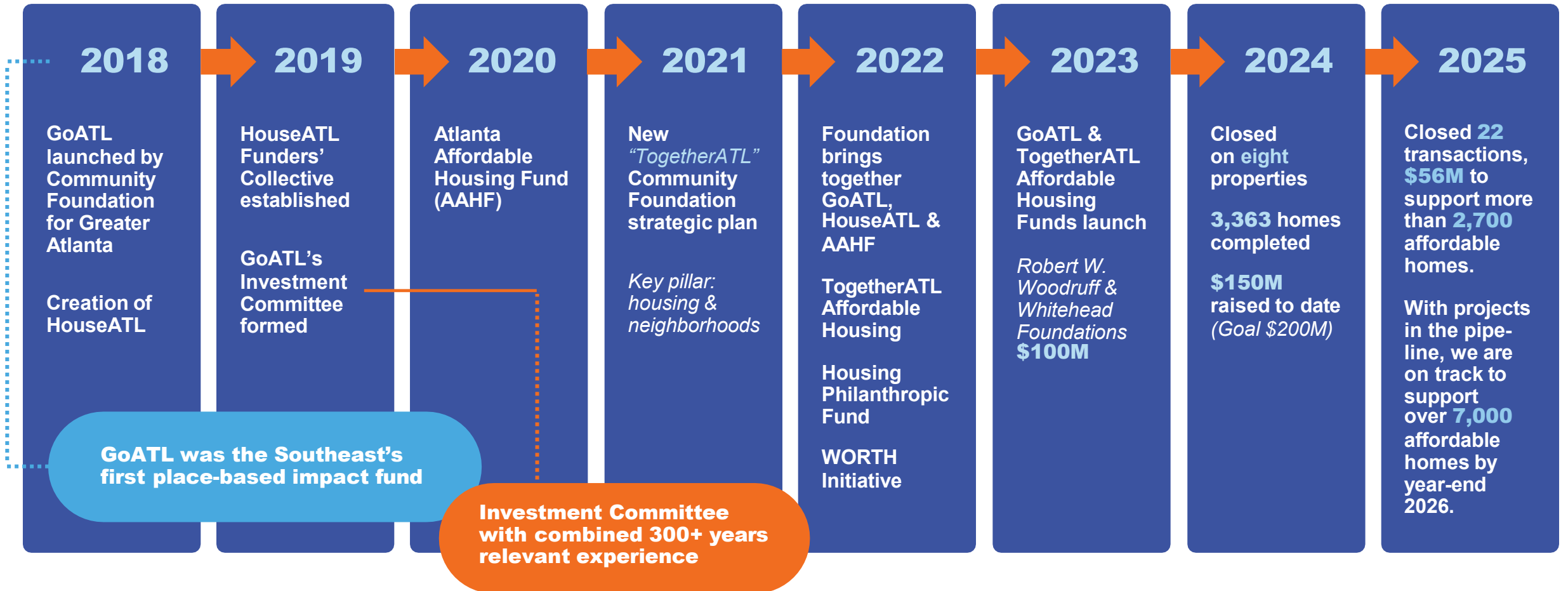
*Community Foundation for Greater Atlanta*

# **Housing Affordability: Scaling a Full-Spectrum Solution**





# Brief history and experience





# Partners: investors and donors



THE ANNIE E. CASEY  
FOUNDATION



BANK OF AMERICA



FIFTH THIRD

Friend of the  
Community Foundation  
for Greater Atlanta

Individual Investors  
including Marc Pollack  
and David Allman



J.P.Morgan

Carol & Ramon Tomé  
Family Fund



ROBERT W. WOODRUFF  
FOUNDATION





# Funding opportunities

## Partners address affordability at varying scales of investment



### Policy

Continuous involvement in government at all levels and **small grants to policy-focuses organizations can result in transformative change**

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#### Opportunities

Working with partners such as HouseATL, which convenes organizations involved in housing policy, to understand how you can help advance the work



### Programs

From residential-based afterschool programs to initiatives focused on promoting homeownership, **dedicated programming to serve people and families on housing needs is critical**

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#### Opportunities

Partnering with organizations on programs and initiatives ranging from emergency rental assistance to keep families safely housed to helping close the racial homeownership gap.



### Production

Solving the rapidly growing housing needs in Atlanta relies **on a collaborative solution leveraging private, public and philanthropic partners to produce significantly more affordable housing**

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#### Opportunities

Pooled investments in GoATL Affordable Housing Fund to support critical community need of affordable housing while also getting a return on investment.



# GoATL & TogetherATL are platform for funding partners to advance affordable housing in our region

## Pooling investment and grant capital through two funds

1

### GoATL Affordable Housing Fund

Impact Capital

*Use of funds:*

*Production and preservation of affordable housing*

Opportunity to invest in a pooled fund to accelerate the production and preservation of affordable housing focusing on financing gaps and strategic investments.

2

### TogetherATL Affordable Housing Fund

Philanthropic Capital

*Use of funds:*

*Policy, programs and production*

Opportunity to engage and invest in creating better policy, stronger programs, and direct investment in production to address deeper and longer terms of housing affordability.



# TogetherATL Affordable Housing Fund



**TARGET: \$104M+ raised /committed**

**Fund purpose:**

Fill gaps and support solutions for deeper and/or longer terms of affordability in communities; aligned programs and policy to support housing systems change

**The Fund:**

TogetherATL Affordable Housing Fund

**Fund size:**

\$100M grants and concessionary loans

**Minimum commitment:**

None

**Commitments to date:**

- \$9.8M Wells Fargo
- \$10M Friend of CFGA
- \$5M+ of CFGA discretionary funds
- \$1M from JPMC
- Smaller grants from various individuals and institutions
- Significant portion of Woodruff/Whitehead \$100M commitment

**Fund terms:**

10 and 20 years

**Status:**

First loans and grant in December 2023



# GoATL Affordable Housing Fund



**TARGET: \$100M/ \$56.3M committed to date\***

<b>Fund purpose:</b>	Invest strategically by leveraging public, private and philanthropic resources to create and preserve affordable housing
<b>The Fund:</b>	GoATL Affordable Housing Fund, LP
<b>General partner:</b>	GoATL Evolution Funds GP, LLC
<b>Fund size:</b>	\$100M investment capital
<b>Minimum commitment:</b>	\$1M institutional; \$250,000 individual
<b>Fund terms:</b>	10- and 15-year series Returns to investors managed to 3%
<b>Status:</b>	September 2023, first close Capital raise through September 2026

\*Includes the \$8M from Truist not yet unlocked. Does not include William Josef



# Our housing production funds at work

Filling gaps to support affordable production

Investments range from \$1M to \$5M at rates of 0 – 6.5% to nonprofit and for-profit partners. Averaging \$30,000 per affordable home, the funds are highly leveraged and fill gaps to ensure affordability.

**\$124M**

committed to catalyze  
more than **5,000**  
affordable homes



**\$106.3M**

in closed transactions  
since December 2023



**\$17.3M**

approved or  
in underwriting





—These housing funds:  
**A national model for local solutions**



**TogetherATL**



**GoATL**



**Housing Bonds**



**Housing Trust Fund**

**\$100M**

CFGA  
Philanthropic Fund

**\$100M**

CFGA  
Affordable Housing  
Impact Fund

**\$250M**

Housing Bonds for  
affordable housing and  
homelessness initiatives

**\$65M**

City of Atlanta  
Housing Trust Fund  
Commitments since 2021



# Our housing funds in the news

**BACKYARD**  
NEXT CITY ON HOUSING EQUITY

Home / Urbanist News / Housing / A New Financing Model Could Help Nonprofits Buy Affordable Homes...

**A New Financing Model Could Help Nonprofits Buy Affordable Homes From Private Equity Investors**

The Community Foundation for Greater Atlanta created a flexible \$100 million fund to help nonprofits purchase affordable homes from private investors. Experts say it's a great start.

ROBERT DAVIS JUNE 5, 2025

**ATLANTA CIVIC CIRCLE** Donate

HOUSING AFFORDABILITY

**What's the status of the Community Foundation's \$200M affordable housing pledge?**

The foundation has allocated \$121 million to build and renovate nearly 5,000 affordable housing units across metro Atlanta

by Sean Keenan  
June 11, 2025

**AJC News** Gift the AJC

Metro Atlanta Georgia News Legislature National & World News Business

METRO ATLANTA

**City of Atlanta breaks ground on fully affordable apartment complex**

Rents for Sylvan Hills II Family Apartments will range from about \$1,150 to \$2,100 a month.

**ATLANTA BUSINESS CHRONICLE** \$1 PER WEEK SUBSCRIBE NOW

Commercial Real Estate

**City-backed nonprofit takes over Downtown tower, advancing \$30M conversion**

Gift this Article

**SAPORTAREPORT** Donate

GUEST COLUMN

**The Ralph David House: A beacon of hope in Atlanta's fight against homelessness**

by Stan Sugarman  
April 17, 2025 1:07 pm

**6C VOICE** Donate

LOCAL NEWS

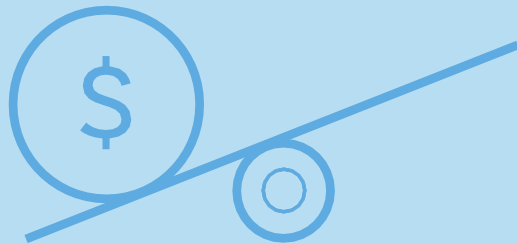
**JPMorganChase Boosts Atlanta's Housing Future with New \$3.75 Million Philanthropic Contribution**

by Staff Report  
February 13, 2025





# The opportunity for housing production through GoATL and TogetherATL funds



## Leverage

- Experience and lessons learned from GoATL Capacity Fund and AAHF
- Non-profit and for-profit relationships established
- Place-based strategies and investments
- Mayoral commitment to housing
- Market and investment expertise of investment committee



## Focus

### *on development partners and project types*

- Existing affordable housing preservation
- Scattered site single-family development
- Small and large-scale multi-family
- Non-profit and mission-driven, for-profit developers
- Early-stage project capital for minority-led entrepreneurs
- Specific neighborhoods and place-based efforts
- Public-private partnerships



# Why housing is critical to Atlanta business

To paraphrase  
an Atlanta  
corporate leader...

**“Housing  
is where  
a job goes  
to sleep  
at night.”**



Housing that's affordable to our full workforce is foundational to our economic vitality.





Metro Atlanta has become increasingly unaffordable—both in terms of rental housing for our entry level workers, as well as for employees looking to buy their first home.



Bluntly speaking, we will have a harder and harder time recruiting the workforce we need to grow if they can't afford to live here.



# Amazon recognizes housing's importance to its bottom line

**Amazon News** Search Amazon News  

News / Community

## Everything you need to know about Amazon's housing fund—a \$3.6 billion commitment to help people access affordable housing

Amazon is innovating to help keep communities affordable, today and for generations to come.



## Amazon commits \$3.6B to affordable housing via its Amazon Housing Fund

They recognize and embrace the role of the corporate community to support affordable housing in their hometowns.



Stepping up

# Supporting metro Atlanta and our future

We Need Atlanta's corporate community to step up and *invest* in housing affordability.





# Atlanta Regional Housing Forum



*Up Next:*

**John O'Callaghan**

*ANDP*



**Atlanta Regional  
Housing Forum**

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ATLANTA  
NEIGHBORHOOD  
DEVELOPMENT  
PARTNERSHIP, INC.

Building the region's future,  
neighborhood by neighborhood

# Closing the Gap

July 1, 2020 – December 31, 2025  
Initiative & Campaign Results

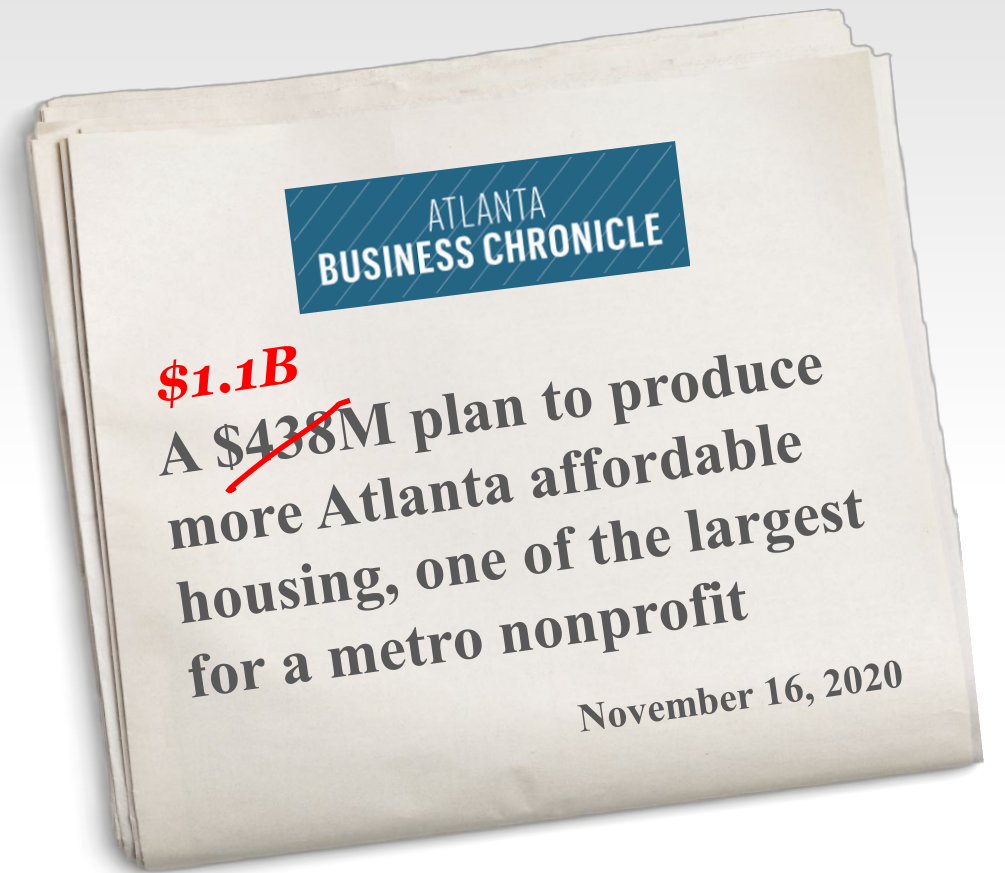
Presented to:

Atlanta Regional Housing Forum  
June 3, 2026



# Closing the Gap: Goals

- **Double ANDP Housing Development**
  - **Goal:** 2,000 homes/apartments built or preserved
- **Double ANDP CDFI Lending**
  - **Goal:** Double ANDP Loan Fund from \$9M to \$18M
- **Support Underfinanced Developers**
  - **Goal:** Conduct \$50M in business with smaller, emerging local underfinanced developers



# The ANDP Model

# *About the ANDP Model*

## **GEOGRAPHY**

- City of Atlanta, Metro Atlanta (with Statewide CDFI lending)

## **FILL MARKET NEEDS**

- Homeownership, Equity, Use of U.S. Treasury programs

## **STEWARDSHIP FOCUS**

- Leveraged local charitable dollars 25 TO 1
- Matched every charitable dollar with highly competitive U.S. Treasury grants that would otherwise not have come to Atlanta

## **ENTERPRISE LEVEL CAPITAL**

- \$44M ANDP Loan Fund (CDFI)
- \$37M ANDP SF Construction/Acquisition Fund

## **FLEXIBLE USE OF...**

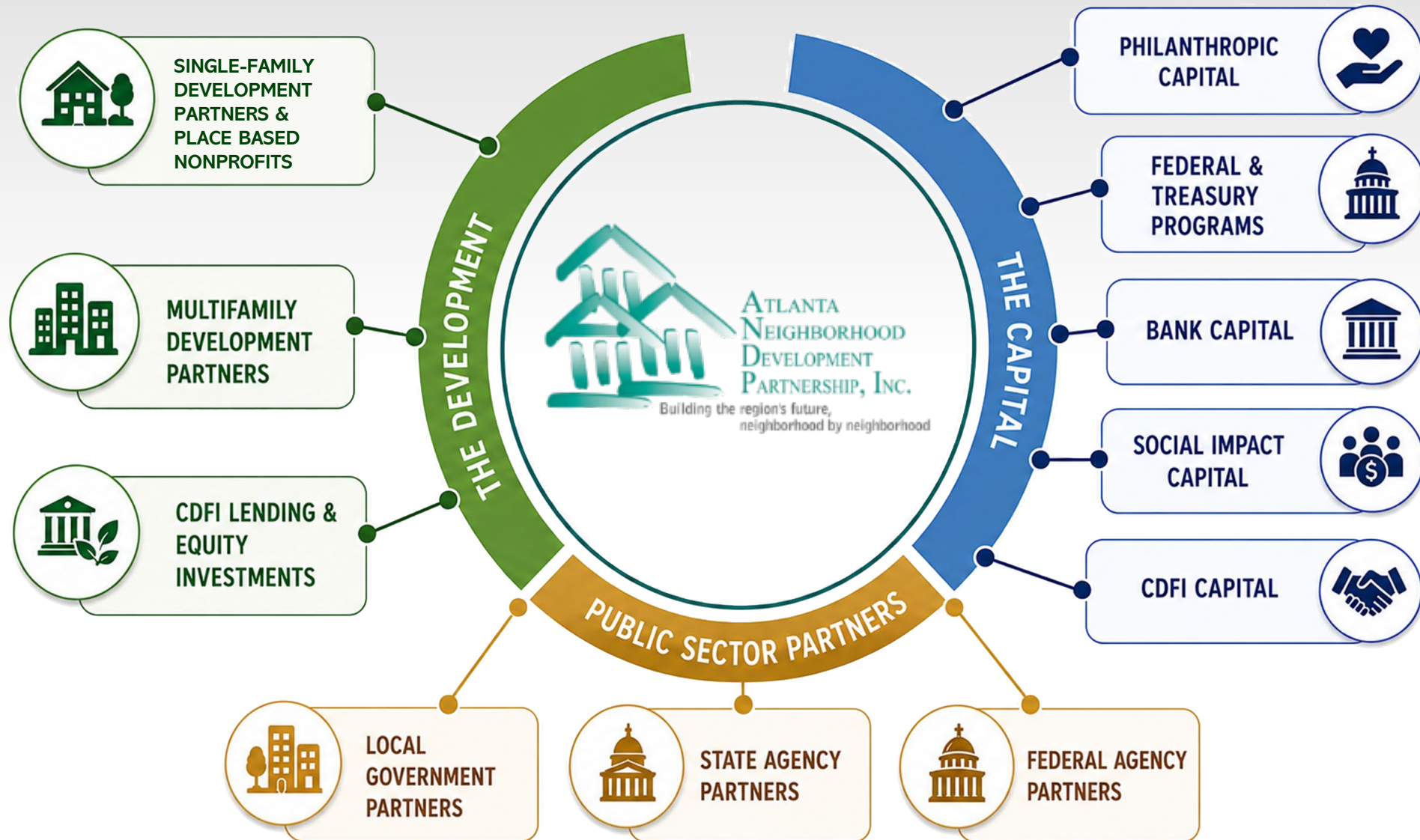
- Equity, Land, Debt (short and long term)

## **RISK/REWARD SHARING PARTNERSHIPS**

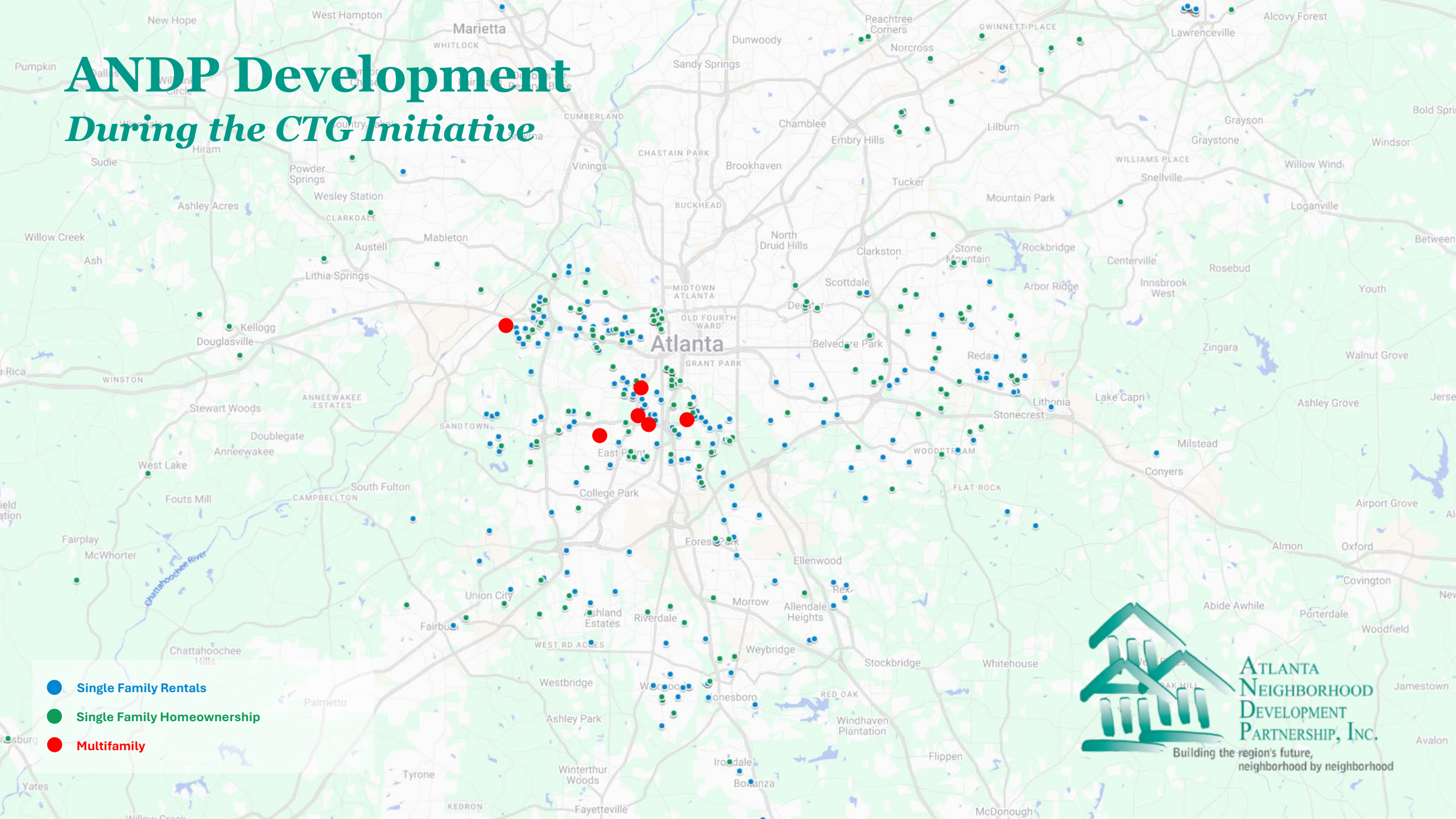
- With nonprofit and private sector development partners



# The ANDP Model: Partner Ecosystem



# ANDP Development During the CTG Initiative



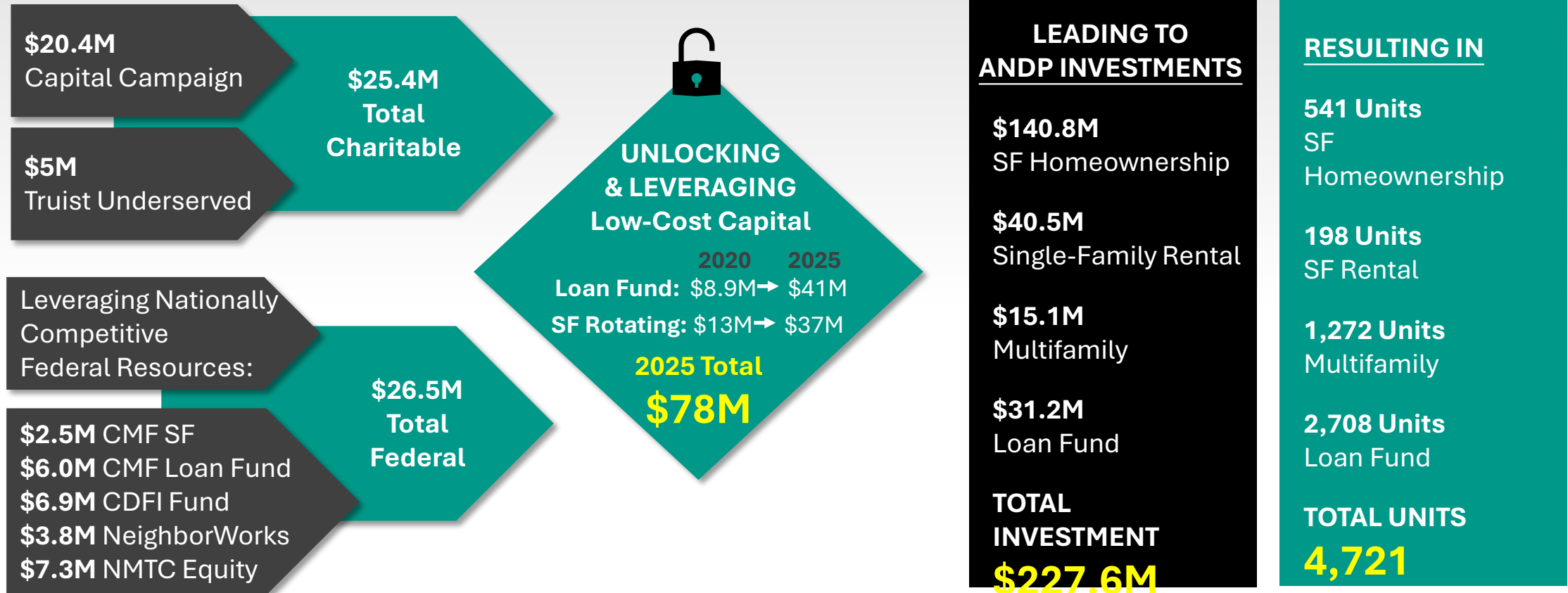
- Single Family Rentals
- Single Family Homeownership
- Multifamily

**ATLANTA NEIGHBORHOOD DEVELOPMENT PARTNERSHIP, INC.**  
Building the region's future, neighborhood by neighborhood

# Building Support

# Supporting Lasting Impact

Strategic philanthropy and federal partnerships created a powerful multiplier effect, transforming initial investments into comprehensive housing solutions across Metro Atlanta.



## Bottom

**Line:** \$25.4M Charitable > \$26.5M Federal > \$227.6M ANDP Investments > 4,721 Units > \$1.1B TDC

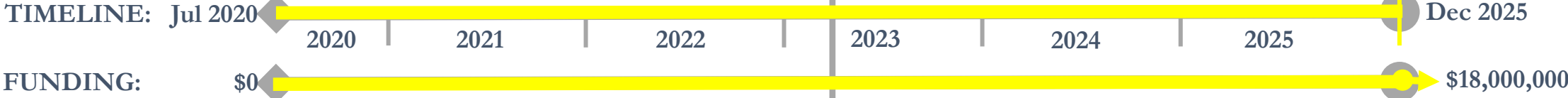
# Closing the Gap Contributions

- |  |   |  |
|--|---|--|
| Joseph B. Whitehead/<br>Robert W. Woodruff<br>Foundation                   | William Josef Foundation<br>Anonymous                                     | The Fraser-Parker Foundation<br>Georgia-Pacific Foundation                     |
| The Home Depot Foundation<br>JPMorgan Chase Foundation<br>A Friend of ANDP | Opportunity Finance Network<br>Tull Charitable Foundation<br>Regions Bank | Annie E. Casey Foundation<br>J.B. Fuqua Foundation<br>First Horizon Foundation |
| Truist<br>Wells Fargo Fdn./WORTH<br>The James M. Cox Foundation            | Kaiser Permanente<br>MFHS<br>SouthState Bank                              | PNC Bank<br>Blanche Lipscombe Foundation<br>Airbnb                             |
| Georgia Power Foundation<br>RBC Bank<br>Rocket Community Fund              | Fifth Third Bank<br>Scott Hudgens Family Fdn.<br>First Citizens Bank      | AEC Trust<br>Georgia Banking Company   |
|  | Beloved Benefit Fund  |  |

**Campaign  
Goal \$18M**

**Raised  
\$20.4M**

Campaign Mid-Point Apr 1, 2023



50% of Goal

**\$20.4M: Surpassed ORIGINAL GOAL**  
(Additional raised due to cost increases)

# The Results

# Closing the Gap: Results

## DEVELOPMENT PRODUCTION

*GOAL: Double production to 2,000*

### RESULTS

**2,013**

Affordable Homes & Apartments

**\$37M**

Nearly Tripled SF Capital Stack

### ANDP INVESTMENT

**\$196M**



## ANDP LOAN FUND (CDFI)

*GOAL: Double fund from \$9M to \$18M*

### RESULTS

**2,708**

Affordable Homes & Apartments Financed

**\$44M**

Quadrupled Loan Fund

### ANDP INVESTMENT

**\$31M**



## CLOSING THE GAP TOTAL RESULTS

**4,721**

Affordable Homes & Apartments

**3.5x**

Growth in Production & Lending vs. Goal of Doubling

**\$227.6M**

ANDP Investment

**\$1.1 Billion**

Total Project Values



# More Results

- ✓ 9,346 Individuals Impacted
- ✓ \$8.2M Down Payment Assistance Deployed
- ✓ \$25.4M Total Charitable Raised, Leveraged 25:1
- ✓ \$85.6M In Business with Underfinanced Developers



## From Renting, To Rooted! Welcome Home, Kayla

Homebuyer purchased a home from  
ANDP for \$275,000 and received \$40,000  
in down payment assistance


# **ANDP Scale: *Before & After CTG***

## **ANDP July 2020**

**Moderate scale  
nonprofit affordable  
housing developer with  
a small CDFI**

## **ANDP December 2025**

**Scaled nonprofit  
affordable housing  
capital aggregator that  
deploys equity & debt  
funds across varied  
affordable housing  
project types.**



# ANDP

## HOMEBUYER WEALTH STUDY 2010 - 2024

ATLANTA NEIGHBORHOOD DEVELOPMENT PARTNERSHIP, INC.  
Member of NeighborWorks®

NeighborWorks®  
CHARTERED MEMBER

**"The chance to own a home; chance to own an education; chance to get access to capital. This is the real civil rights battle of the twenty-first century."**  
 - Jack Kemp, Former U.S. Representative and Secretary of U.S. Housing & Urban Development

**Overview**

ANDP has been at the forefront of fostering affordable housing solutions in metropolitan Atlanta since 1991. As one of Georgia's leading nonprofit housing developers and lenders, ANDP's mission is to develop, finance, and advocate for affordable housing at scale that promotes racial equity and healthy communities where families thrive.

Creating affordable homeownership opportunities for lower-income families is a critical component of ANDP's work. Since 2009, ANDP has built, or rehabilitated over 800+ homes across Metro Atlanta for sale to low- and moderate-income homebuyers. Without the efforts of ANDP and its partners, many of these families would have otherwise been unable to purchase a home affordably and realize their dream of homeownership.

At a time when the Black and Latino homeownership gaps are higher than they've been in over a century – and widening – this work is essential to addressing longstanding equity and wealth divides.<sup>1</sup> In metropolitan Atlanta, especially – which has one of the highest income inequalities in the nation – homeownership rates are roughly 25% lower for Black and Hispanic households than for non-minorities.<sup>2</sup> Considering the outsized role that home equity plays for lower-income families and families of color, closing these gaps is critical to ensuring greater economic opportunity for communities that face systemic inequities in housing and wealth. Hard working families regardless of race or background deserve an opportunity to purchase a home they can afford.

**ANDP Homebuyer Impact 2010-2024**

800 Homes Sold	1,636 Individuals Served	96% First-Time Homebuyers	60% Earn Less < 80% AMI	78% Families of Color	58% Female-Headed of Household	141 Veterans & Active Duty
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Atlanta Neighborhood Development Partnership, Inc.  
 233 Peachtree Street NE, Suite 800 | Atlanta, Georgia 30303-1506

f i y t i n w

www.andpi.org  
 www.andphomes.org

# ANDP Wealth Study: Affordable Homes, Generational Wealth

Our 2025 Wealth Report tracked 800+ homeowners over 14 years, revealing the transformative power of affordable homeownership for building family stability and economic mobility.

## Who We Served

- 1,636 people in 800+ homes
- 96% first-time homebuyers
- 70% households of color
- 58% female-headed households

## Affordability Impact

- Homes priced 30% below market
- Monthly costs lower than rent
- \$9.3M down payment assistance
- Closing racial homeownership gaps

## Stability Outcomes

- 78% still own their homes
- 1.25% foreclosure rate
- Zero foreclosures since 2019
- Strong neighborhood retention

## Wealth Creation

- **\$104.5M** total wealth generated
- **\$190K+** average wealth gain for buyers after 5+ years ownership



**“Atlanta is a  
Group Project”**

- Mayor Andre Dickens, City of Atlanta

# The Group Project

## Atlanta Capital Investment Collaboration

- ANDP's unit production in Atlanta represents **21.3%** of City's current production of 13,618 units
- ANDP has invested in **26%** of the ~5,000 units supported by CFGA.
- **Joint development work** with place-based organizations Westside Future Fund and Annie E. Casey Foundation.
- With CDFIs and others, ANDP is **building capacity** among small, local, underfinanced developers.

*Our growth since 2020 has been substantial. We are especially proud that a significant portion of this success stems from building high-quality, unsubsidized affordable housing.*

*Our partnership with ANDP has demonstrated that we can be both successful and mission-driven, which motivates me and my team every day.”*

Jim Cheeks, Founder  
Fortas Homes

# The Road Ahead

# *ANDP's Road Ahead*

- Focus on maintaining scaled investments for affordable housing production
- Initiate new multiyear campaign by early 2027
- Continue commitment to Atlanta development and grow investments in DeKalb County and other regional partners as they expand housing activity
- Focus on NOT losing developer capacity that ANDP and others built
- Maintain leadership in use of NMTC for homeownership.
  - (7 suballocations, \$64.5M, 300+ new homeowners)
- Manage market risks including availability of matching capital investments



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DEVELOPMENT  
PARTNERSHIP, INC.

Building the region's future,  
neighborhood by neighborhood

# Questions?

[www.andpi.org](http://www.andpi.org)



# Atlanta Regional Housing Forum



*Up Next:*

**Amanda Rhein**

*City of Atlanta*



**Atlanta Regional  
Housing Forum**

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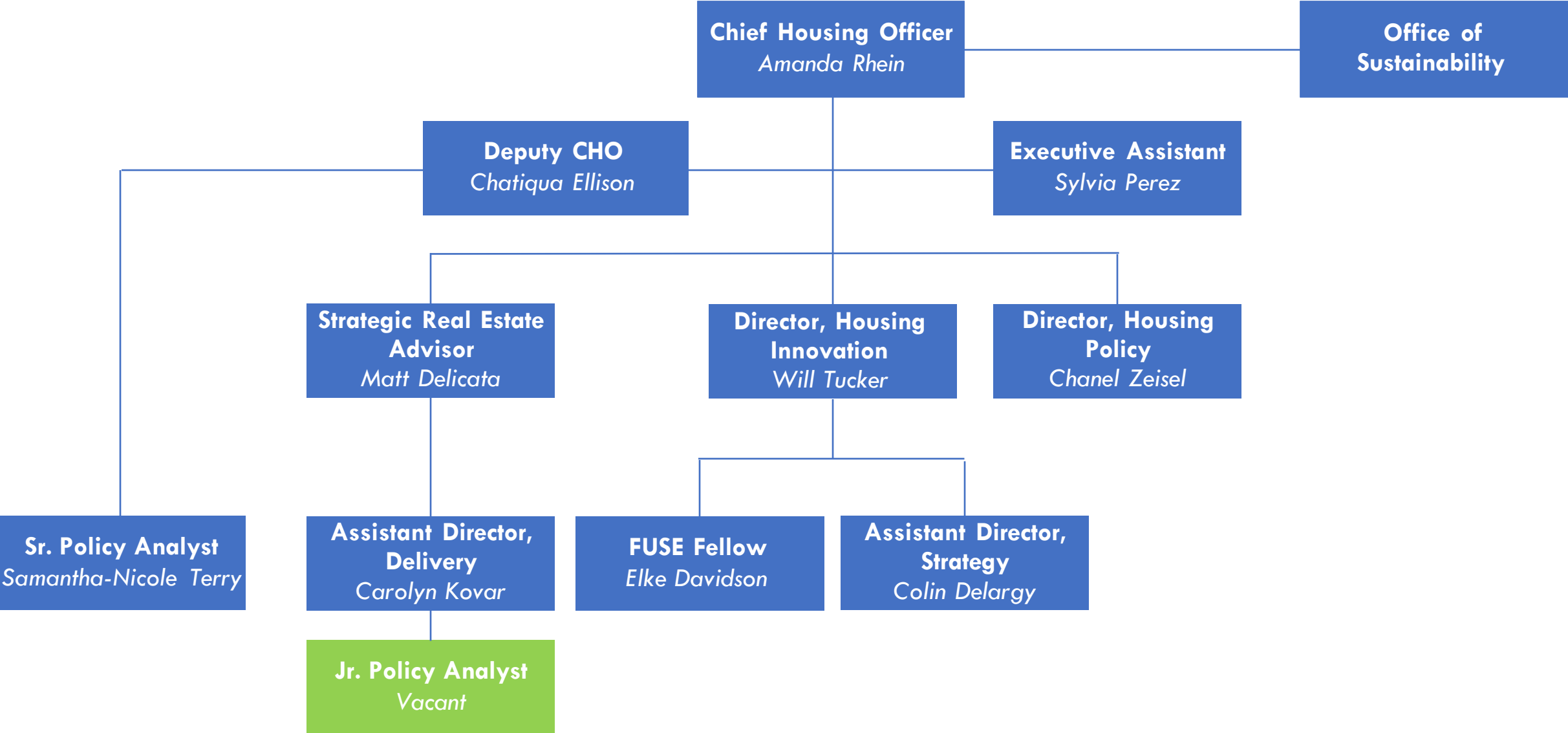




# ATLANTA REGIONAL HOUSING FORUM

June 3, 2026

# HOUSING TEAM



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**WHERE WE ARE:  
WHAT HAS BEEN ACCOMPLISHED**

# PROGRESS: 20K AFFORDABLE UNITS BY 2030

## City of Atlanta Affordable Housing Tracker

Affordable housing development activity since the beginning of 2022

Delivered / Completed<sup>2</sup>

**8,129**

affordable units\*

Under Construction / Funded<sup>1</sup>

**5,489**

affordable units\*

Single-family Units

**1,219**

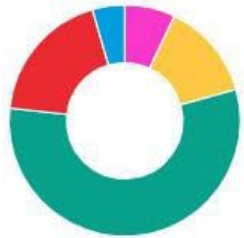
delivered / completed<sup>2</sup>

Multifamily Projects

**82**

delivered / completed<sup>2</sup>

### Units by Income Level



0-30% AMI	955 units
31-50% AMI	1,829 units
51-60% AMI	7,568 units
61-80% AMI	2,531 units
81-120% AMI	607 units

\* Projects delivered / completed or under construction / funded

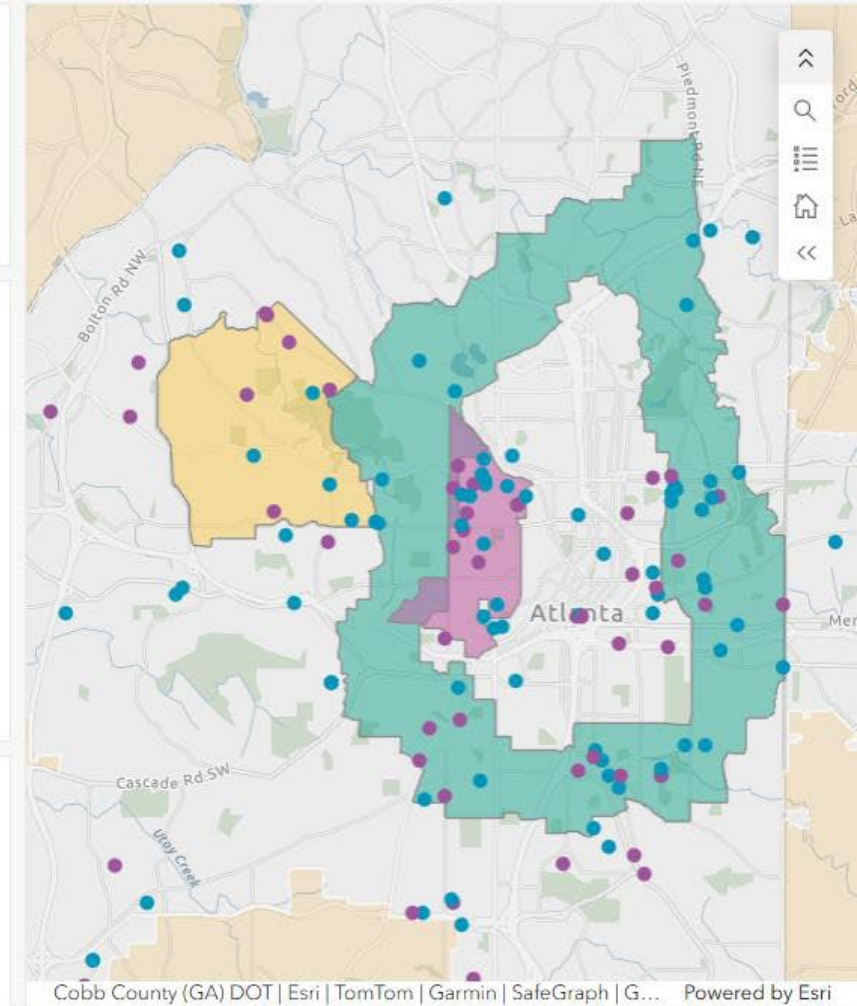
### Project Subsidy Sources



Tax Exempt Bonds	\$865M
LIHTC (4%)	\$859M
AH Development	\$239M
LIHTC (9%)	\$157M
LIOP	\$44M

\* Projects delivered / completed or under construction / funded

### Units by Population Served



Cobb County (GA) DOT | Esri | TomTom | Garmin | SafeGraph | G... Powered by Esri

# PROGRESS: 20K AFFORDABLE UNITS BY 2030



# \$120M HOUSING OPPORTUNITY BONDS FUNDED 56 PROJECTS

Created to provide gap financing to address a growing need for affordable workforce housing units across the income spectrum for homeowners, builders, developers and community housing development organizations in the City of Atlanta.

- Funded low interest loans to developers to finance in part the acquisition, construction or renovation of housing in conjunction with other funds
- Most structured with Cash Flow Notes, which only make loan repayments if funds are available after other higher priority obligations have been paid
- Structured in subordinated positions within the typical project cashflow waterfall, sometimes resulting in them being 4th or 5th in the repayment pecking order
- Loan tenures typically between 15-30 yrs and a) either burn off, or b) are forgiven

**WHERE WE ARE GOING:  
NEIGHBORHOOD REINVESTMENT INITIATIVE**

# MAKING ATLANTA THE BEST PLACE TO RAISE A CHILD



ATLANTA  
NEIGHBORHOOD  
REINVESTMENT  
INITIATIVE

# MAKING ATLANTA THE BEST PLACE TO RAISE A CHILD



# PUBLIC LAND: REORIENTING AROUND NRI PRIORITY AREAS

## INVEST ATLANTA +/-OR CITY OF ATLANTA

1	Cooper St	4	184 Forsyth	7	1270 Marietta
2	2 + 5 Peachtree	5	143 Alabama	8	<b>NEW</b> Waterworks
3	1029 McDaniel	6	104 Trinity	9	<b>NEW</b> Hickman Center

## ATLANTA URBAN DEVELOPMENT

10	Thomasville	12	Johnson Road	14	<b>NEW</b> Microsoft
11	Midtown Fire Station	13	Gun Club	15	<b>NEW</b> Elinor

## MARTA

16	H. E. Holmes	18	Oakland City Transit	20	North Ave Transit
17	Arts Center Transit	19	Bankhead Transit	21	<b>NEW</b> Lakewood

## ATLANTA BELTLINE INC

22	350 Chappell Rd	25	579 Garson	28	<b>NEW</b> Northside
23	Pittsburgh Yards	26	Murphy Crossing	29	<b>NEW</b> Oakland Ex.
24	425 Chappell Rd	27	Amsterdam Surplus	30	<b>NEW</b> Wash. Manor

## ATLANTA HOUSING

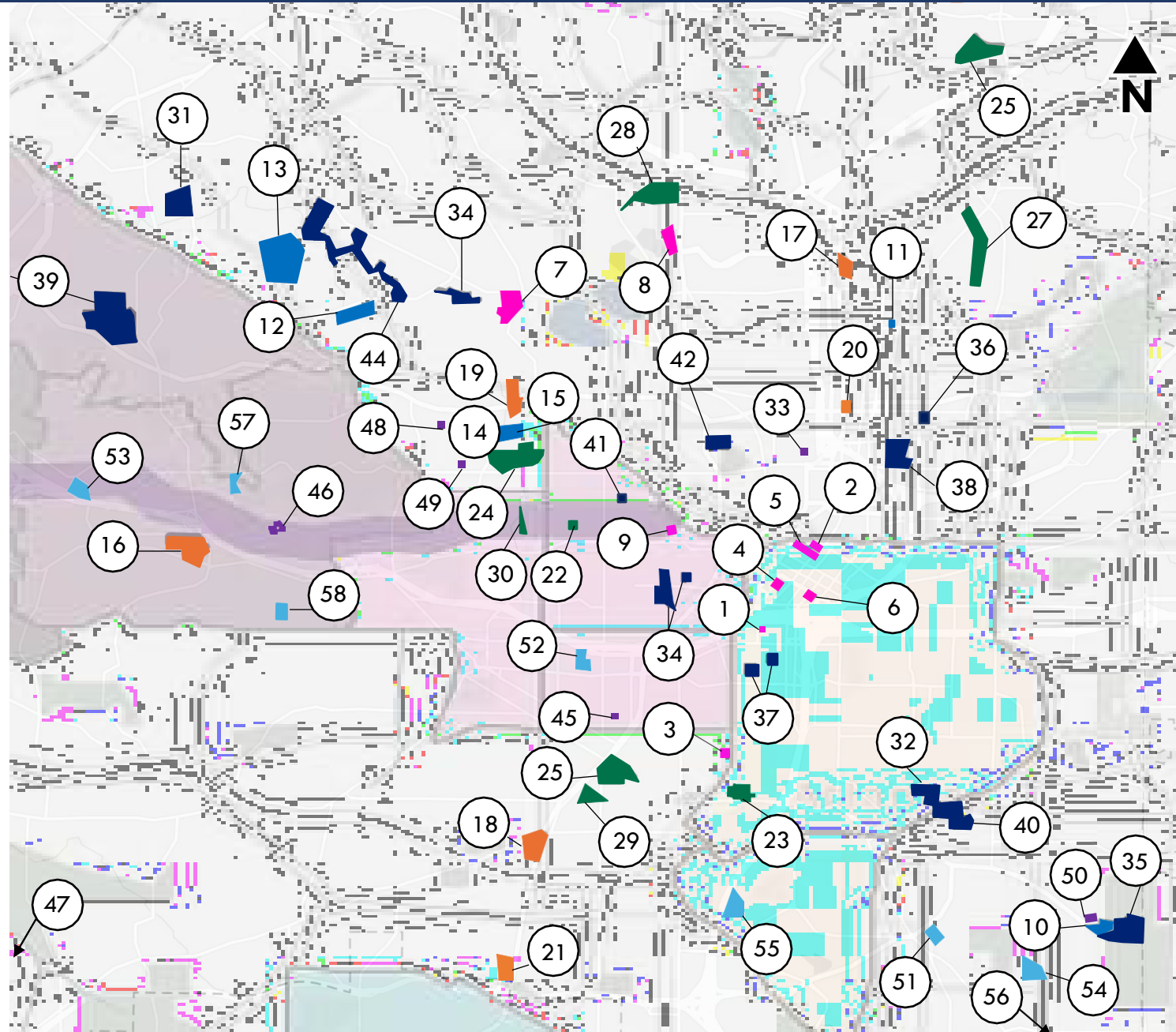
31	Hollywood Courts	36	North Ave	41	Scholars Landing
32	Englewood #2	37	Mechanicsville	42	Herndon Square
33	Palmer	38	Civic Center	43	Magnolia
34	Johnson Rd	39	Bowen Homes	44	West Highlands
35	Thomasville Heights	40	Englewood #1		

## METRO ATLANTA LAND BANK + PARTNERS

45	879 White St	47	Barge Rd	49	340 Holly
46	Verbena Gardens	48	Hasty Place	50	<b>NEW</b> Asbury Pointe

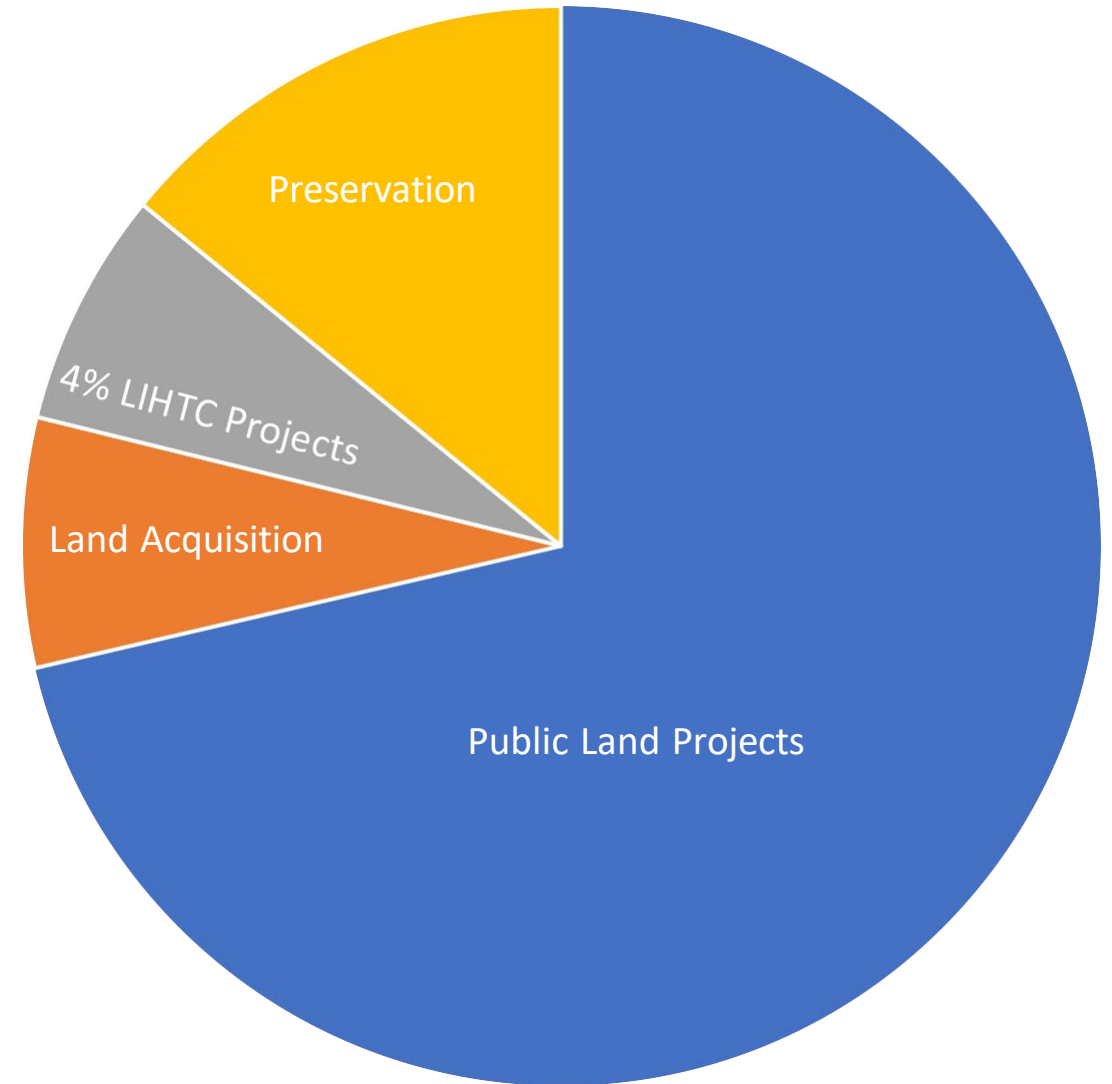
## ATLANTA URBAN DEV + ATLANTA PUBLIC SCHOOLS

51	<b>NEW</b> Lakewood Hts	54	<b>NEW</b> Old Dobbs	57	<b>NEW</b> Rosalie Wright
52	<b>NEW</b> Peeples St	55	<b>NEW</b> Gilbert	58	<b>NEW</b> Simpson Rd
53	<b>NEW</b> Collier Heights	56	<b>NEW</b> Forest Canyon		



# FUNDING NEED EXCEEDS \$350M

- **\$210M** is needed for public land projects currently in the pipeline
- **\$28.5M** is needed to close 2025 4% LIHTC awarded projects
- **\$25M** is needed for strategic land acquisition to assemble larger, more efficient parcels within NRI neighborhoods
- **\$50M+** will be needed to preserve and stabilize 1,000 units of existing, naturally-occurring affordable housing
- Additional funding needed to support Housing Help Center, Rapid Housing Initiative, and Atlanta Urban Development Corporation's Housing Production Fund



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**HOW WE'LL GET THERE:  
PRESERVING AND CREATING NEW FUNDING TOOLS**

# FUTURE FUNDING SOURCES: NOTHING CAN REPLACE TADS

This year, TADs are expected to generate **\$184 million** in usable investment in TAD geographies

To create that same level of investment, you would need to:

Increase millage rate for everyone by:  
**3.77 mills**

*That's an additional \$600/yr  
for a \$400K house*

**OR**

Increase millage rate for all commercial property by:  
**9.61 mills**

*That's an additional \$38K/year  
for a \$10M property*

**None** of these alternatives allow us to:

1. Start immediately
2. Target investment geographically vs. Citywide
3. Not raise taxes

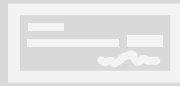
# FUTURE FUNDING SOURCE: NRI TRUST FUND

In order to raise >\$25M annually, you would need the following from each of these potential tools:



## COMMERCIAL SSD

1.53 SSD mill levied on commercial property owners (minus affordable multi-family)



## ECONOMIC DEVELOPMENT MILL

.5 Econ. Dev. mill levied on everyone in the City



## PILOT PAYMENTS

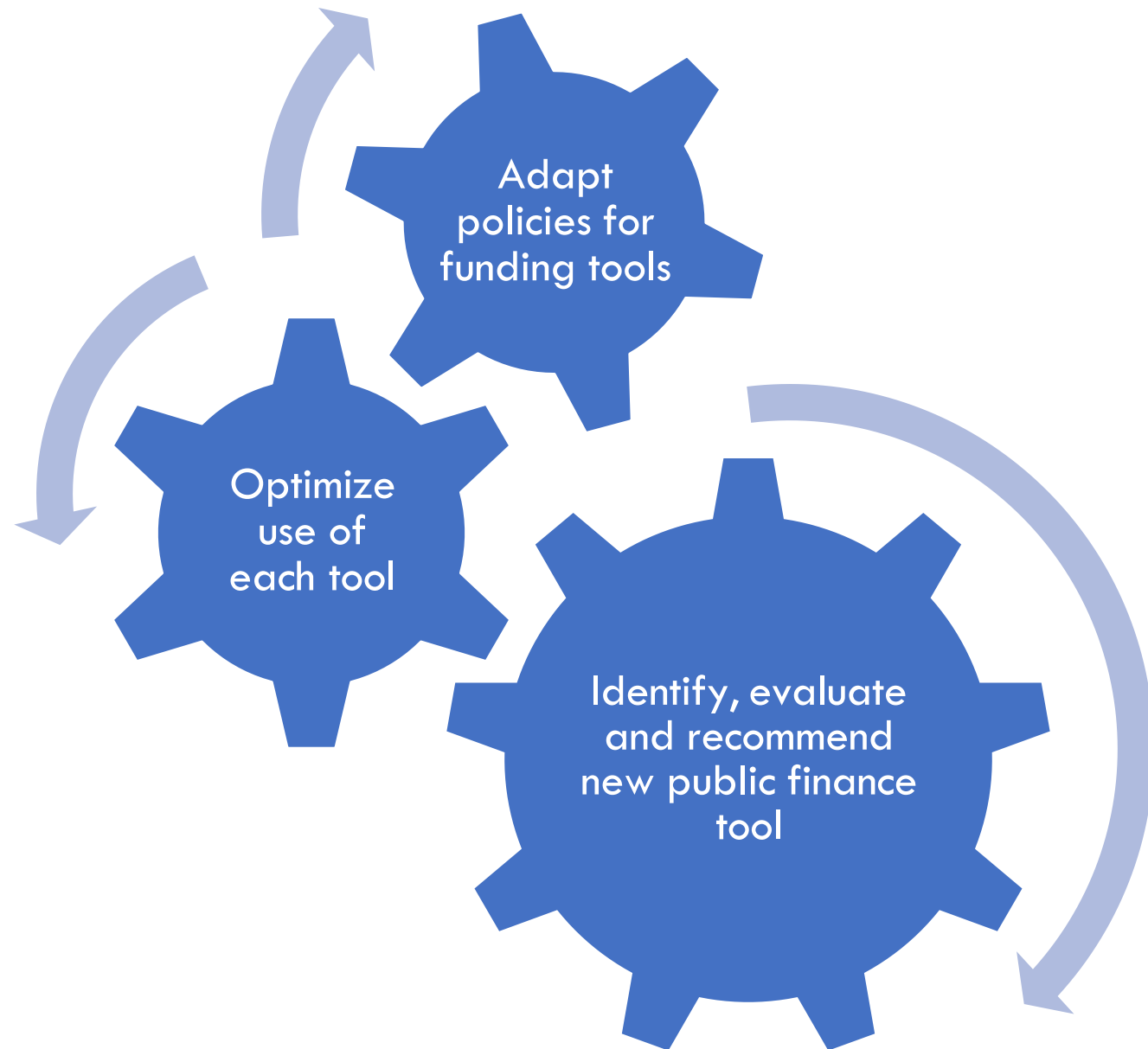
~40% of the City's increment returned



## NEW GENERAL REVENUE/COST SAVINGS

A combination of new revenue sources (commercial reassessment) and identifying cost savings

# JOINT AGENCY INVESTMENT COMMITTEE



# Affordable Housing Developer Day

**June 9, 2026**  
9AM - 1:30PM

The City of Atlanta is hosting its first ever **Affordable Housing Developer Day**. Learn more about permitting, zoning, site development, **upcoming opportunities** to work with the city to develop affordable housing, and more.

LEARN MORE:



**ATL**  
Moving Atlanta Forward

Quality Housing  
for Everyone



# **Atlanta Regional Housing Forum**

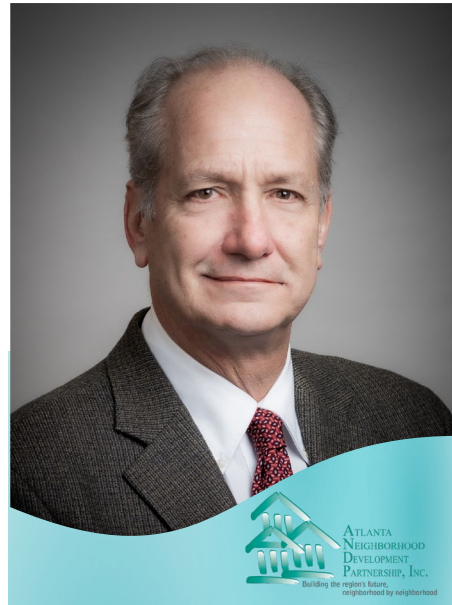


# Atlanta Regional Housing Forum

## **PANEL CONVERSATION PART ONE: *LESSONS LEARNED***



**Frank  
Fernandez**



**John  
O'Callaghan**



**Amanda  
Rhein**



# **Atlanta Regional Housing Forum**

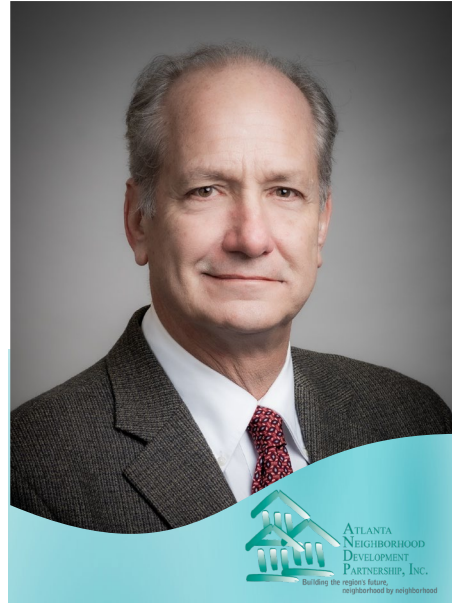


# Atlanta Regional Housing Forum

## **PANEL CONVERSATION PART TWO: *WHAT'S NEXT?***



**Frank  
Fernandez**



**John  
O'Callaghan**



**Amanda  
Rhein**



**Dr. Alan  
Ferguson**



# Atlanta Regional Housing Forum



DeKalb County  
G E O R G I A

*Up Next:*

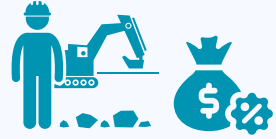
**Dr. Alan Ferguson**

*DeKalb County Government*

# Housing Investment Programs



Multifamily Acquisition  
& Preservation



Revolving  
Construction Loan



Housing Catalyst Gap  
Financing Fund



HomeStart Down  
Payment Assistance



Transitional  
Housing &  
Homelessness



Housing  
Innovation fund



Capacity Building  
Seed Fund



Revive DeKalb



BrighterHome  
Homeowner Rehab

# What's Included in the **\$1.2-\$1.5 Billion** Total Housing & Neighborhood Investment?



County Investment  
Housing bonds & AHF funds



Private Debt  
Construction & mortgage loans



Private Equity  
Developer & investment capital



LIHTC Equity  
Low-income housing tax credits



Recycled Capital  
Loan repayments & recycling



Property Acquisition  
Acquired sites & hotel conversions



Infrastructure & Costs  
Site work & soft cost



10,000 Housing Units Supported



Leverage & Recycled Capital



Public-Private Partnership

# DeKalb County Housing Information Series

Learn. Engage. Prepare for Homeownership Opportunities.

**Monday, April 13 | 6:00 PM - 7:00 PM**

DeKalb HomeStart

Down Payment Assistance Program

**Wednesday, April 15 | 6:00 PM - 7:00 PM**

DeKalb BrighterHome

Owner-Occupied Rehabilitation Program

**Tuesday, April 21 | 1:30 PM - 3:00 PM**

DeKalb Housing Catalyst Program

Multifamily Gap Financing Loan Fund

**Thursday, April 23 | 3:00 PM - 4:00 PM**

Housing Capacity Building Seed Fund

**Visit Decide DeKalb's YouTube  
channel for recordings**



# **Atlanta Regional Housing Forum**

# Our Thanks To:

- St. Luke's Episcopal Church
- Arthur M. Blank Family Foundation
- Forum Steering Committee Members

Sam Shenbaga  
Ranata Mattson  
Kristin Allin



George Burgan



Natallie Keiser



Beth Haynes



Bruce Gunter





**Atlanta Regional  
Housing Forum**

**Next Forum**

**Wednesday, September 2, 2026**