

Housing Legislative Report

Atlanta Regional Housing Forum, March 5, 2023

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What is our Message in Advocating for Housing?



All Georgians thrive when everyone has a safe, decent, affordable, and stable place to call home.

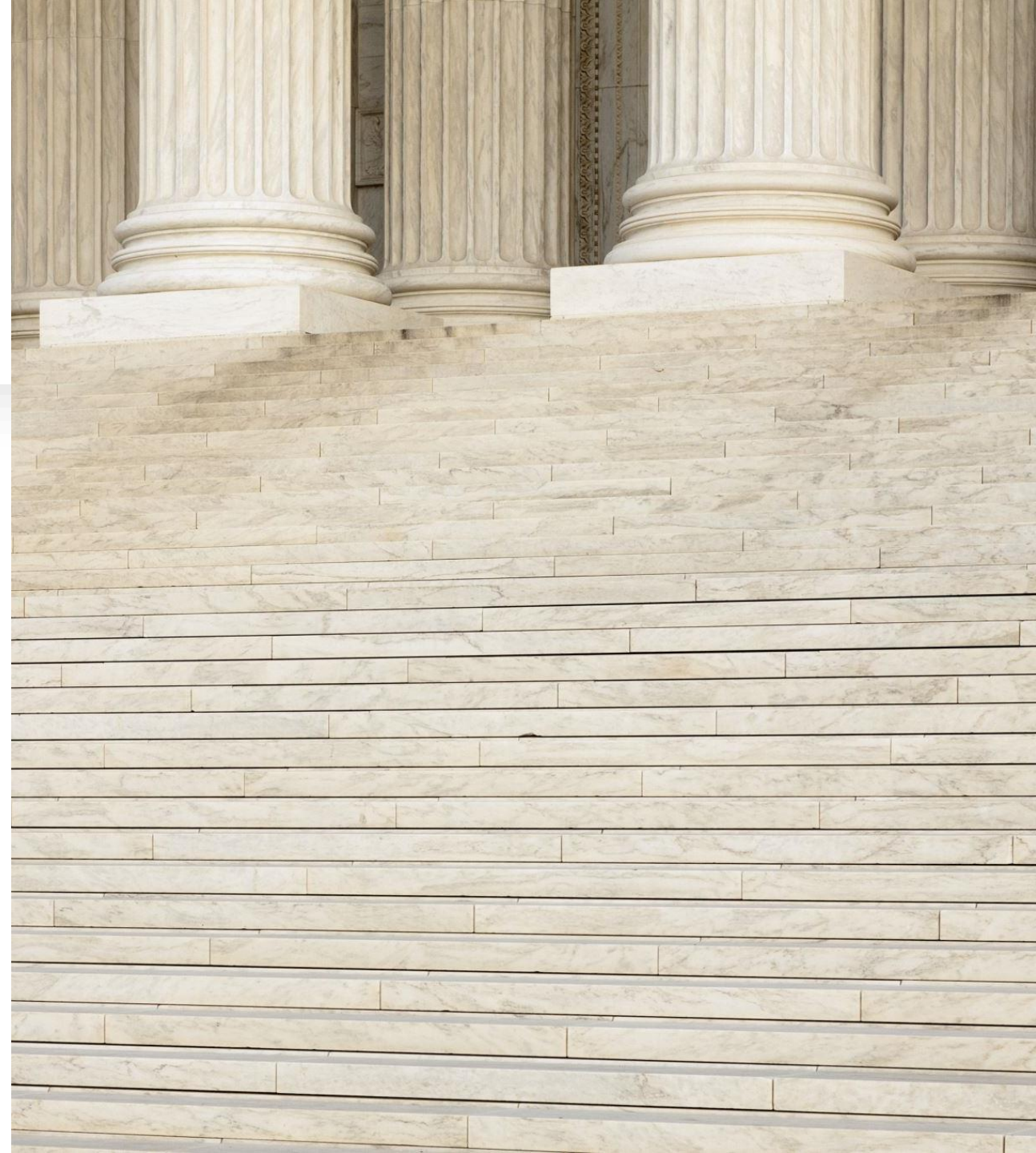
It's the Law!

- **“Housing is an issue of paramount importance to this state which affects the health, welfare, and safety of the citizens of this state and the economic viability and planned growth of its communities.”** OCGA §8-3-170 (1991).
- **It is “the state’s policy to provide decent, safe, and affordable housing to all segments of the population of this state.”** OCGA §8-3-171 (1991).



Looking Back and Looking Ahead

- **2024 Is a Key Election Year**
 - **Presidential Election**
 - **All Members of U.S. House of Representatives**
 - **All Members of Georgia House and Senate**
- **2024 Housing Policy Priorities**
- **Housing Day at the Capitol March 13, 2024**
- **What Can I Do?**



House Bill 404 – Safe at Home Act

Tenant Protections



HB 404 requires that all rental housing be “fit for human habitation,” caps security deposits at two months’ rent, and provides a 3-business day right to cure the nonpayment of rent or vacate the premises after receiving written notice before the landlord can file for an eviction. These protections would be an important step forward and bring Georgia tenant protection laws more in line with long standing norms in almost all other states.



Status of legislation following 2023 Legislative Session: HB 404 passed the House unanimously but failed to receive a Senate floor vote in the final minutes of the session. It passed Senate Judiciary Committee last month.



We will work to pass HB 404 in 2024. Please contact your Senator and urge them to vote YES on HB 404!



Evictions Endanger Life and Health

- Georgia has had some of the highest eviction rates and eviction filing rates of any state in the country for decades.
- Evictions have returned to pre-pandemic levels.
- Georgia has few tenant protections making it easy to evict people.
- Rents are skyrocketing because of a massive shortfall of affordable and available homes for low income and extremely low-income families.
- Evictions damage the physical and mental health of children and adults, permanently harm pregnancy outcomes, undermine children's ability to succeed in school, parent's ability to hold a job, and for families to flourish.

The New York Times

Oct. 2, 2023

The Americans Most Threatened by Eviction: Young Children

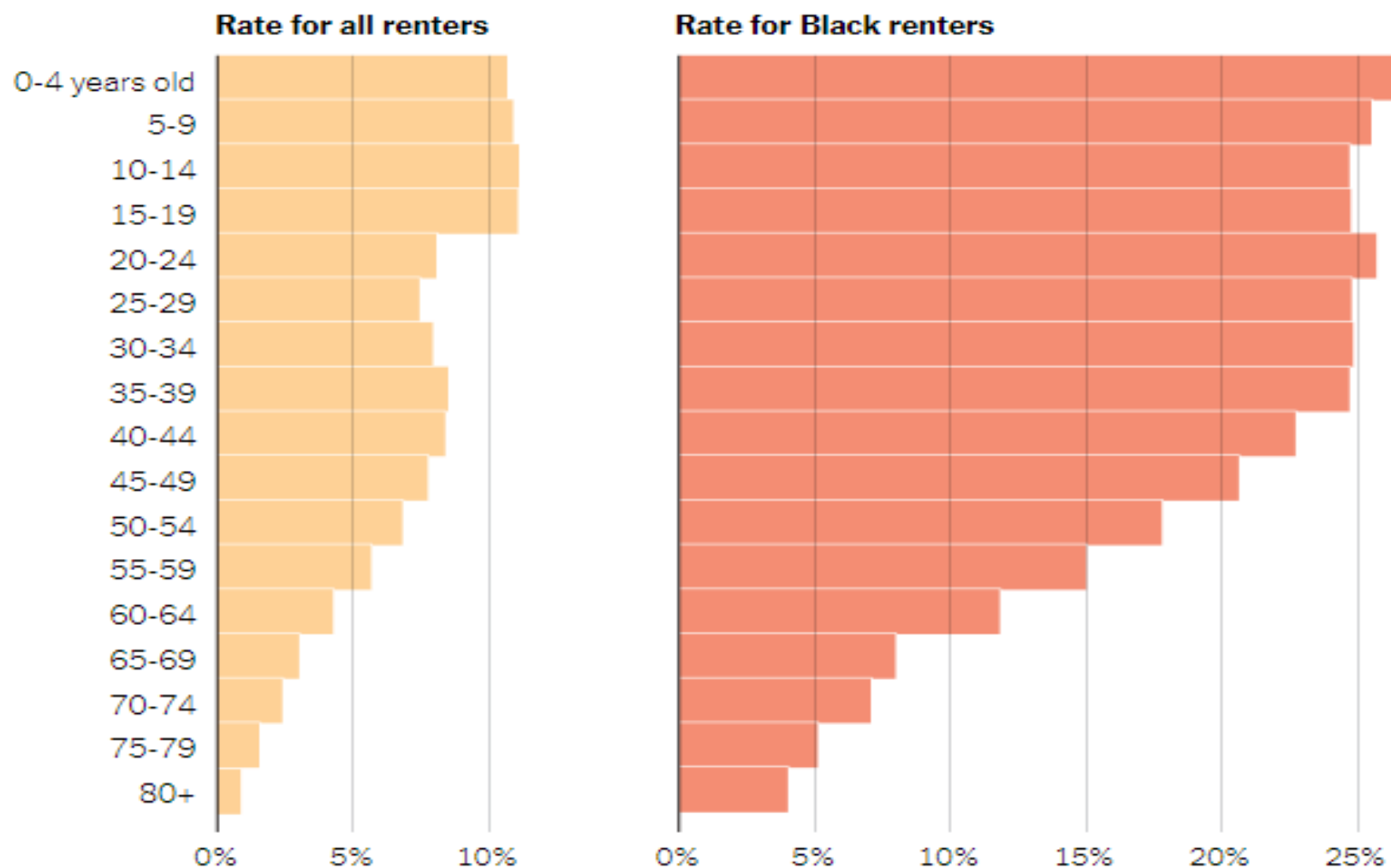
About a quarter of Black babies and toddlers in rental households face the threat of eviction in a typical year, a new study says, and all children are disproportionately at risk.

All children, and especially the youngest, account for a disproportionate share of those threatened with eviction, [the study found](#). And the risk is acute for Black children and their mothers, ages 20 to 35. In a given year, about a quarter of Black children under 5 in rental homes live in a household facing an eviction filing.

Those patterns reflect in part how poorly the American housing market serves low-income families. And it suggests that housing instability falls heaviest on a young population least equipped to handle it.

Black Renters Face Eviction at Significantly Higher Rates

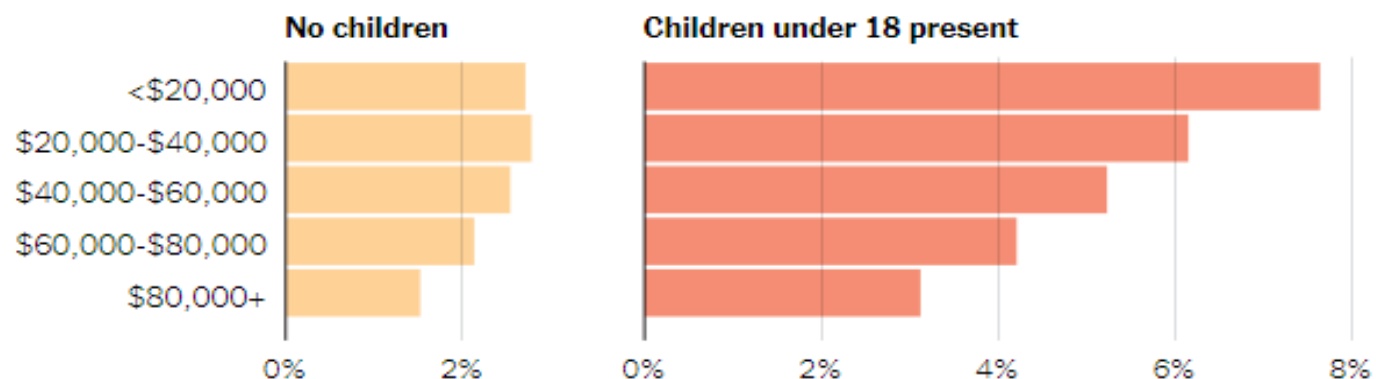
Eleven percent of all children under 5 in rental households face eviction each year. But that rate is 27 percent for Black children under 5 in rentals.



Source: "A Comprehensive Demographic Profile of the United States Evicted Population," by researchers at Princeton, Rutgers and the U.S. Census Bureau - Note: Data covers 2007-2016.

Children Increase Eviction Risk at Every Income Level

Share of renters who are evicted each year, by household income.



Source: "A Comprehensive Demographic Profile of the United States Evicted Population," by researchers at Princeton, Rutgers and the U.S. Census Bureau - Note: Data covers 2007-2016.

In recent years, [researchers have demonstrated](#) that adverse childhood experiences can have lifelong consequences for health, education and employment. [Housing instability](#) before age 5 can lead to [delays in kindergarten readiness](#), and is [associated](#) with [attention](#) and [behavior](#) challenges and delayed [cognitive skills](#) throughout school. In adolescence, these children are more likely to have [depression and anxiety](#) and challenges with [information processing](#).

Increase Funding for Affordable Housing



Support Increased Funding to the State Housing Trust Fund for the Homeless - \$2.9 Million in FY 2024 Amended and \$4.6 Million in FY 2025.



Advocate for \$100 Million from \$10.7 Billion unobligated budget surplus to the existing Georgia Housing Trust Fund for the Homeless for construction and preservation of affordable housing for low-income households.



Advocate for increased funding of \$10 Million for the Georgia Housing Voucher Program under the Olmstead Settlement Agreement for supportive housing vouchers for homeless mentally ill cycling through jails and hospitals and ERs.

Protect State Low Income Housing Tax Credit (SLIHTC)

These are the **ONLY** state dollars going toward the development and preservation of affordable housing in Georgia.



Joint Senate and House Tax Credit Review Panel reviewed SLIHTC following the 2022 State Auditor's Report.



HB 1182 would reduce the state low-income housing tax credit from 100% match to federal program to an 80% match with some exceptions restored to 100% - seniors, rural, veterans, first responders, near transit, preservation, etc.



Georgia is in a housing crisis. Homelessness increased 15% last year. Homeless among school children and seniors is up. Rent and housing prices are soaring. Georgia should increase, not decrease its investment in affordable housing.



UGA Report found \$5.79 of economic activity for every \$1 invested in SLIHTC. Loss of SLIHTC funding for housing would reduce production of affordable units. Georgia program recognized as a national model.



SLIHTC supported by Georgia Dept of Community Affairs that administers it, for profit and non-profit developers, syndicators, housing advocates, etc. as the key tool to build more housing for low-income households.

You Can Make A Difference!

- **Watch for updates and alerts during the legislative session and throughout the year and take action when asked.**
 - **Call your Senator and urge them to vote YES on HB 404: Safe at Home Act.**
 - **Call your Senator and Representative and urge them to vote NO on HB 1182 cutting the State Low Income Housing Tax Credit.**
 - **Call your Senator and Representative and urge them to increase funding to the Georgia Housing Voucher Program by \$10 Million for FY 2025.**
- **Come to the Capitol for Housing Day on March 13, 2024!**
- **Be active in the election process and help others to join with you – register to vote, educate others on the issues and the candidates' positions, help get out the vote.**

Thank you!

Questions? Comments?

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