



Georgia[®] Department of Community Affairs

May 2015

DCA's Georgia Academy Gears Up for Fall Regional Cohorts



DCA's Georgia Academy for Economic Development Spring 2015 classes wrapped up in May in Regions 1, 5, 6, 8, 9 and 11 with 233 registered participants. Program Director Corinne Thornton, pictured, is already ramping up recruitment for the Fall 2015 classes in Regions 2, 3, 4, 7, 10 and 12. Offered in all 12 of DCA's service delivery regions, this "crash course" assists Georgia's civic leaders in their community and regional economic development efforts by providing an understanding of the critical processes, strategies and components involved in improving their economies.

Taking place over a four-month period, including four days of instruction combining lecture, exercises, guest expert presentations, and other forms to keep the program interesting and interactive, the Academy's program provides crucial leadership

NEWS AND EVENTS

DCA Board Convenes in Valdosta

Tours Lowndes County DCA-funded developments, welcomes two new Board members



The Georgia Department of Community Affairs Board of Directors and DCA's leadership team spent two days in beautiful Valdosta, coined Georgia's Azalea City, and Lowndes County for the quarterly meeting on May 13 and 14. In addition to the business meeting, the group toured industries and developments in which DCA's role has been instrumental through housing tax credits, Community Development Block Grants, the Community HOME Investment Program, the Downtown Development Revolving

training as well, in areas such as consensus building, team development, and other critical leadership skills. Participants explore such topics as funding, the tax digest, site selection, business development, downtown development, ethical decision making, tourism, and the economics of education.

Anyone who plays a role in economic development in their communities or regions -- elected and appointed officials, business people, staff members in economic and community development organizations, and civic and grassroots leaders -- are encouraged to apply.

The Fall Academy dates and locations are scheduled as follows:

Region 2 Clarkesville

August 27, October 1, October 29 and November 19

Region 3 Metro Atlanta

August 6, September 10, October 8 and November 5

Region 4 Newnan

August 5, September 9, October 7 and November 4

Region 7 Thomson

August 25, September 29, October 27 and December 1

Region 10 Moultrie

August 18, September 22, October 20 and Nov. 17

Region 12 Richmond Hill

August 20, September 24, October 22 and December 3

For more information on how to apply for the cohort in your region, please complete the [Georgia Academy for Economic Development contact form](#).

Loan Fund, and the Main Street Program. ***DCA extends a big "Thank You!" to Valdosta City Manager and DCA board member Larry Hanson and his staff and colleagues from Valdosta and Lowndes County who rolled out the red carpet for the DCA team!***

Check out these photo highlights from the meeting and the Valdosta tour:

1) The old Ashley Hotel development is a prime example of a revitalized property using DCA's housing tax credit program. The development, now called The Ashley House, is contributing to the resurgence of a once-struggling downtown area, which also gives the apartments' senior residents access to opportunities and conveniences within walking distance.

2) The Annette Howell Turner Center for the Arts hosted the DCA Board and staff for the quarterly business meeting and made the group feel very welcomed in the Azalea City from start to finish.

3) The Smith Drug Company distribution center in Lowndes County epitomizes high-tech and thriving industry, disseminating more than 8,000 products daily to small pharmacies across Georgia, Alabama and Florida.

4) Adam Hatcher of Augusta joined the DCA Board for his first meeting on May 13 and will represent the 12th Congressional District. Adam serves as general counsel of MAU Workforce Solutions.

5) The DCA Board of Directors enjoyed an extraordinary venue for its business meeting in the gallery of the Turner Center during the 28th Annual "Spring Into the Arts" exhibition, a remarkable juried art competition and display which runs through June 10.

6) Al Pond was recently appointed to join the Board as an At-Large member. He is the chief executive officer of Pond & Company, a civil engineering firm in Sandy Springs, and will meet with the DCA Board for the first time in August.

VIDEO BONUS!

DCA Commissioner Camila Knowles was interviewed during the groups' tour of the Cranford Building, which was built during the turn of the 20th century and is now a mixed-use facility for apartment homes and offices.

The repurposing was funded in part by DCA's Downtown Development Revolving Loan Fund.

Take a look at the story from WALB!

DCA's Imperial Hotel development wins top historic preservation award from Georgia Trust



Pictured, left to right, at the 2015 Georgia Trust Annual Preservation Awards ceremony are Bill Peard (The Georgia Trust), Sarah Hill (Southface), Mark C. McDonald (The Georgia Trust), Laurel Hart (DCA) with the award, Tom Little (Surber Barber Choate + Hertlein Architects), Jim Grauley and Robert Barfield (Columbia Residential), and Mike Travis (J.M. Wilkerson Construction).

The Commons at the Imperial Hotel, a DCA Housing Division development which opened in 2014 in Atlanta, received one of 28 awards presented by The Georgia Trust for Historic Preservation on April 17 in Athens. The awards recognized the best of preservation in Georgiaduring the 38th Annual Preservation Awards ceremony.

The development received the Marguerite WilliamsAward, presented annually to the project that has had the most significant impact on historic preservation in the state over the past year.

DCA allocates approximately \$21 million in federal and state housing tax credits each year to developers who build affordable housing in Georgia. Many developments are built expressly as senior residences, providing elderly citizens opportunities to stay in their lifelong communities when they no longer need a single-family home. Others are built to meet the needs of working families, helping Georgia's communities provide housing options for a wide variety of needs and interests, such as for those with special needs and those coming out of homelessness.

The Commons at the Imperial Hotel, originally constructed in 1910 and one of Atlanta's most visible historic structures, was recognized for undergoing a

May Named Georgia Building Safety Month



Governor Nathan Deal signed a proclamation on April 22 declaring May 2015 as Building Safety Month in Georgia. Founded by the International Code Council (ICC), Building Safety Month is celebrated by jurisdictions worldwide during the month of May.

Building Safety Month is a public awareness campaign offered each year to help individuals, families and businesses understand what it takes to create and sustain safe and sustainable structures. The campaign reinforces the need for adoption of modern, model building codes, a strong and efficient system of code enforcement, and a well-trained, professional workforce to maintain the system.

Pictured, left to right, at the proclamation signing at the Capitol in Atlanta, are Ron Garrett (Director, MWGIA/Building Official, Meriwether County); David Ellis (Exec. Vice President, Greater Atlanta Home Builders Association); Ben Crawford (Chief Engineer, Georgia State Fire Marshal's Office); William "Tracy" Hester (President, Building Officials Association of Georgia/Building Official, City of Albany); Ted Miltiades (Director of Construction Codes, DCA); Bettie Sleeth (Regulatory Affairs Consultant, Home Builders Association of Georgia); Governor Nathan Deal; Mark Rice (1st Vice President, Building Officials Association of Georgia/Building Official, City of Kennesaw); Morgan Wheeler (Building Official, Walton County); Dee Leclair (Construction Codes Consultant, DCA); Felicia Johnson (President, Permit Technicians Across Georgia); Mark Woodall(Director of Governmental Affairs, Associated General Contractors of Georgia); Andrea Lanier Papageorge (Manager Codes & Standards, AGL Resources); and Bill Chambless (Membership Development, Associated General Contractors of Georgia).

sustainable rehabilitation while meeting an important social, public policy and market need.

Using state and federal tax credits, the rehabilitation project, in partnership with National Church Residences and Columbia Residential, resulted in 90 state-of-the-art and energy-efficient living units for the formerly homeless and persons with special needs. The nine-story building achieved LEED Gold certification, demonstrated by a 32 percent improvement in overall energy efficiency, allowing for a more affordable overall rental cost to be passed on to the building's low-income residents.

To learn more about The Georgia Trust and the Preservation Awards, visit www.georgiatrust.org.



GET to KNOW DCA

May Topic of the Month

Georgia Housing Finance Authority (GHFA):

Named "Designated Entity" for the National Housing Trust Fund

In a letter to U.S. Department of Housing and Urban Development (HUD) Secretary Julian Castro on April 21, 2015, Georgia Governor Nathan Deal named the Georgia Housing Finance Authority (GHFA) as the designated entity to administer the National Housing Trust Fund (NHTF) in Georgia.

The designation came in response to HUD releasing the interim rule for the NHTF, which called for the State to notify HUD of its intent to become a grantee for the funds. GHFA administers Georgia's HOME program, Low Income Housing Tax Credits, Section 811 PRA, and the federal homeless assistance programs for the

HomeSafe Georgia approved homeowners up 32% in past 12 months

HomeSafe Georgia®

Free
Mortgage
Payment
Assistance

Despite a decline in foreclosures throughout the state, 1,586 individuals and families were approved for HomeSafe Georgia (HSG) to help preserve their homeownership during the past 12 months. This represents a 32 percent increase compared to the total approved during the program's first three years.

Approximately \$39.8 million has been paid to homeowners during the past 12 months to help them keep their homes - a 56 percent increase compared to the amount paid out in the past three years. The program has helped homeowners in 129 Georgia counties.

During 2015's first quarter, 389 Georgia homeowners were approved for HomeSafe. Since the program began in 2011, 6,521 individuals and families have received funds to pay their mortgage and avoid foreclosure. The program has provided more than \$141 million in U.S. Treasury funds to homeowners.

Homeowners assisted by HSG have a 99 percent success rate after 24 months.

UPCOMING EVENTS & OPPORTUNITIES

HomeSafe Georgia events in May & June



DCA Commissioner Camila Knowles, left photo center, joined other community and business leaders at U.S. Congressman David Scott's Jobs Fair event in Clayton County in late April. Cong. Scott, right photo center, is shown surrounded by the HomeSafe Georgia staff who

State of Georgia.

Gov. Deal noted in his letter that, as the administrator of these federal housing programs, GHFA is expertly familiar with the HUD rules and regulations governing the administration of the NHTF and has demonstrated responsible stewardship of state and federal funding.

Established in the Housing and Economic Recovery Act of 2008 (HERA), the National Housing Trust Fund is a formula block grant to states to use to increase and preserve affordable rental housing and homeownership. HUD will distribute by formula annual grants, with a minimum state allocation of \$3 million, to each state's designated entity. Each state's designated entity must use at least 80 percent of the funding for rental housing, up to 10 percent for homeownership, and up to 10 percent for administrative and planning costs.

DCA Commissioner Camila Knowles serves as the GHFA executive director.

Follow Us on Social Media



[DCA on Twitter](#)

[DCA on LinkedIn](#)

[HomeSafe Georgia on Twitter](#)

[Georgia Main Street on Facebook](#)



counseled approximately 150 homeowners at the event to help them avoid foreclosure.

Event for late May 2015:

H.O.P.E for Homeowners, May 30; 10 AM - 2 PM; The Rock Baptist Church, 6188 Highway 42, Rex

Events for June 2015:

Empowering Leaders to Bring Housing Recovery to All Communities, Free Workshop; June 6; 10 AM - 2 PM; St. Luke's Episcopal Church, 425 Peachtree Street NE, Atlanta

Veterans' Job Fair, June 9; 10 AM - 2 PM; Columbus Convention and Trade Center, 801 Front Avenue, Columbus

Savannah Area Chamber of Commerce 2015 Business Expo, June 11; 3 - 7 PM; Hilton Savannah Desoto

H.O.P.E for Homeowners, June 27; 10 AM - 2 PM; Virginia Gray Recreation Center, 1475 E. Fayetteville Road, Riverdale

About HomeSafe Georgia: It is a free, state government program to help homeowners who are unemployed, underemployed or face other types of financial hardships save their homes from foreclosure. There is no cost to apply and no fee if approved.

A homeowner who has experienced a financial hardship within the last 36 months -- such as hardship associated with loss of a job, military service, death of a spouse, or medical problems -- may be eligible for HomeSafe Georgia assistance. We encourage potential eligible homeowners to attend one of the events listed above.

Churches, clubs and community organizations are encouraged to inform others about the above events and to help those without Internet access to apply for these funds. For more information, please visit www.HomeSafeGeorgia.com.

ECONOMIC DEVELOPMENT FINANCING

April Financial Awards

Region 9: Telfair County

- A \$10,000 Community Development Block Grant (CDBG) award to the City of McRae-Helena
- Grant will reimburse the City for repairs made to two pump stations which serve 2,883 residents
- City made a total investment of \$47,410 for the repairs



[Previous issues of The DCA Newsletter](#)



This email is prepared and emailed by the Georgia Department of Community Affairs. If you wish to be removed from the email list, please be sure to click on the SafeUnsubscribe button below.