



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2024-0935

Substitute

11/10/2025

Public Hearing: YES ☐ NO ☒

Department: Board of Commissioner - District 2

SUBJECT:

Commission District(s): All Commission Districts

Resolution Establishing an Affordable Housing Fund for DeKalb County, Georgia

Information Contact: Commissioner Michelle Long Spears

Phone Number: 404-371-2863

PURPOSE:

To approve the resolution establishing an Affordable Housing Fund for DeKalb County, Georgia

NEED/IMPACT:

DeKalb County recognizes that there is a shortage of affordable housing options for low- and moderate-income families, seniors, and individuals in DeKalb County. Rising housing costs have led to increased housing instability, homelessness, and displacement of long-term residents. The establishment of an Affordable Housing Fund (AHF) is a proven strategy to provide financial resources dedicated to the creation, preservation, and rehabilitation of affordable housing. The AHTF can leverage additional public and private investment, thereby maximizing the impact of local resources.

FISCAL IMPACT:

None

RECOMMENDATION:

To approve the resolution and authorize the chief executive officer or her designee to execute all necessary documents.

A Substitute Resolution Establishing an Affordable Housing Fund for DeKalb County, Georgia

WHEREAS, DeKalb County acknowledges that access to affordable housing is critical to the health, stability, economic security, and fundamental well-being of its residents and communities; and

WHEREAS, there is a recognized shortage of affordable housing options for low- and moderate-income families, seniors, and individuals in DeKalb County; and

WHEREAS, rising housing costs have led to increased housing instability, homelessness, and displacement of long-term residents; and

WHEREAS, ensuring a diverse and affordable housing stock supports a vibrant, inclusive, and economically diverse community; and

WHEREAS, DeKalb County is committed to promoting social equity and addressing the housing needs of its most vulnerable residents; and

WHEREAS, the establishment of an Affordable Housing Fund is a proven strategy to provide financial resources dedicated to the creation, preservation, and rehabilitation of affordable housing; and

WHEREAS, such a fund can leverage additional public and private investment, thereby maximizing the impact of local resources; and

WHEREAS, public participation and collaboration with non-profit organizations, private developers, and other stakeholders via an Affordable Housing Fund are vital to the success of DeKalb County's commitment to addressing the housing needs of all its residents, including its most vulnerable; and

WHEREAS, DeKalb County will benefit from the stability and growth provided by increased affordable housing options; and

WHEREAS, to ensure effective and transparent implementation and use, an operational plan for the AHF, including eligible uses, administration and oversight of the AHF, shall be approved prior to the disbursement of any funds out of the AHF.

NOW, THEREFORE, BE IT RESOLVED BY THE DEKALB COUNTY GOVERNING AUTHORITY AS FOLLOWS:

1. Establishment: DeKalb County hereby authorizes the Chief Financial Officer to establish the DeKalb County Affordable Housing Fund (AHF) to support the development, preservation, and

rehabilitation of affordable housing within DeKalb County.

2. Purpose: The AHF's primary purpose is to increase the supply of affordable housing for households earning no more than 80% of AMI for rental, inclusive of a strong preference for households earning no more than 60% and 30% of the Atlanta MSA AMI for rental and less than 120% of the Atlanta MSA AMI for for-sale housing, adjusted for household size. The term 'affordable housing' shall be defined for the purposes of the AHF as housing which costs no more than 30% of a household's gross income, inclusive of rent, lease-related fees (as applicable), mortgage, insurance, and utility allowances (as applicable). For the fund, the Area Median Income (AMI) for the Atlanta-Sandy Springs-Roswell GA Metropolitan Statistical Area (Atlanta MSA) is a benchmark figure published and used by the U.S. Department of Housing and Urban Development (HUD) to determine income eligibility for various housing programs and subsidies and will also be applied to anticipated programs or services supported by the fund.

3. Funding Sources: DeKalb County shall amend the County Code to authorize the Chief Financial Officer to allocate no less than two percent (2.0%) of the DeKalb County General Revenue fund on an annual basis, to be phased in over a three-year period at the beginning of each fiscal year; one percent (1.0%) for FY26; one and one-half percent (1.5%) for FY27; and two percent (2.0%) for FY28 and annually thereafter. DeKalb County will seek additional funds to capitalize and grow the AHF from state and federal grants, private donations, developer contributions, and other sources. DeKalb County Commissioners may also contribute funds from their discretionary budgets to the AHF.

4. Use of Funds: Funds shall be awarded to projects and housing activities through a transparent and publicly available application process based on the criteria that establish eligibility and outcome requirements for AHF investments, provide the greatest benefit to low- and moderate-income households, promote sustainability, and leverage additional resources. Eligible uses shall include:

- **Creation and preservation of affordable rental and homeownership opportunities**, particularly for low- and moderate-income households.
- **Rehabilitation of existing housing stock** to maintain long-term affordability and livability.
- **Facilitation of housing-related services and infrastructure** that improve access to safe, stable housing.
- **Funding emergency shelter, transitional housing, and permanent supportive housing solutions** connected to supportive programs/services for individuals and families that are underhoused or experiencing homelessness.
- **Acquisition and redevelopment of blighted properties** for housing opportunities.
- **Piloting innovative solutions** that advance the production and preservation of affordable and attainable housing.

5. Implementation: Prior to the disbursement or use of any monies from the AHF, the Board of Commissioners shall approve an operational plan detailing the eligible uses, program structure, administrative protocols, oversight, and reporting requirements of the AHF. The Chief Housing

Officer shall prepare the operational plan through a process including but not be limited to, the following steps:

- Establish an internal working group composed of county housing-related agencies, for- and non-profit residential developers, housing service providers, and housing advocates, to create and propose programmatic uses and parameters under the AHF, along with identifying the designated program administrative agents. Once operational, the working group shall transition into an Advisory Committee which shall receive quarterly reports on AHF activities and provide feedback to the administering agency and Board of Commissioners.
- Conduct at least two “Community Listening Sessions” to socialize the public on the proposed AHF programs and program guidelines and receive feedback.
- Target delivery of the proposed operational plan to PECS Committee in January 2026 for review and recommendation to the BOC for approval.
- Subsequent to BOC approval, create the public application processes, publish the proposed guidelines, and create the collateral information for the AHF programs with an anticipated launch and opening of programs no later than June 2026.

6. Reporting and Accountability: In addition to any other accountability measures included in the operational plan, the PECS Committee of the Board of Commissioners shall receive quarterly reporting from the CHO on the status of the AHF, it’s program utilization, outcomes, and any requests for program modifications or redistribution of programmatic allocations.

Resolved this _____ day of _____ 2025.

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of _____ 2025

Michelle Long Spears
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer, this _____ day of _____, 2025

Lorraine Cochran-Johnson
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

APPROVED AS TO FORM:

BARBARA SANDERS
County Clerk
Board of Commissioners and
Chief Executive Officer

WILLIAM J. LINKOUS III
County Attorney
DeKalb County, Georgia