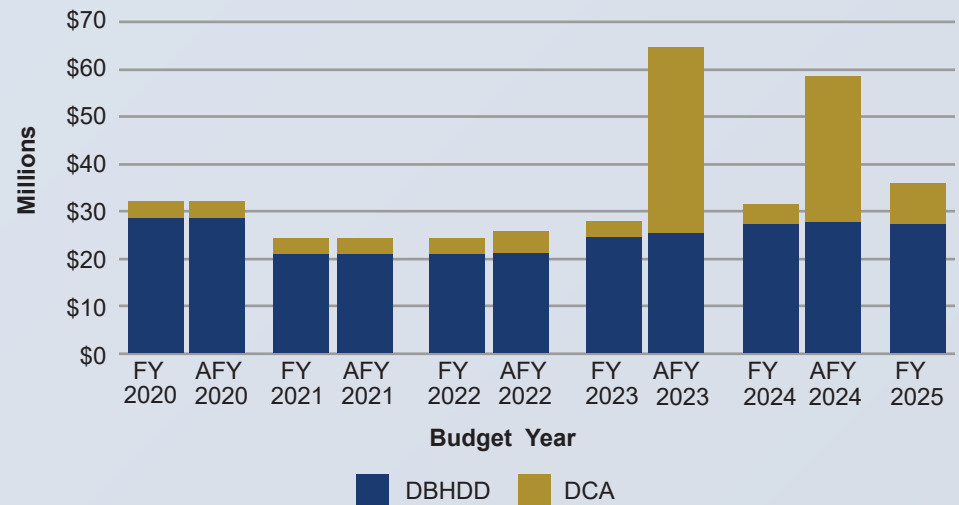


# How Does Georgia Fund Housing?

Housing programs invest in producing new housing and supporting existing housing opportunities for low-income communities. Although the two differ in scope, housing and community development programs are often considered in tandem. Community development programs strive to create better places to work, play and live. While housing is a critical component of this, many community development programs aim to improve residents' quality of life through initiatives in the broader region, such as commercial district revitalization, creative placemaking and climate change resiliency projects. Some community development funds may ultimately contribute to housing production, though less directly than housing programs. Given the urgency of housing needs in Georgia, this fact sheet focuses specifically on state funding for housing programs that directly address the needs of Georgians today.

Housing is funded at the local, state and federal levels. State funding for housing can be found in the budgets of several agencies—primarily the Department of Behavioral Health and Developmental Disabilities (DBHDD) and the Department of Community Affairs (DCA). State funding for housing has increased from approximately \$31.8 million in FY 2020 to \$35.9 million in FY 2025. However, housing remains a minuscule piece of the state budget. In FY 2025, housing composed approximately 0.02% of its agencies' budgets. Georgia lags behind the national average for state housing and community development expenditures per capita. Compared to other states, Georgia ranks 32<sup>nd</sup> for state housing and community development expenditures per capita, behind neighboring states Tennessee and South Carolina.

*Estimated State Housing Budget, by Major Agency*



## Why does funding housing matter?



In early 2023, around **8,800 people were experiencing homelessness in Georgia**, including over 3,500 people in families with children.<sup>1</sup> Approximately 1/3 of Georgians who experience homelessness reside in Atlanta.<sup>2</sup>



**46% of Georgia renters are cost-burdened by housing**, meaning they spend at least 30% of their income on rent. 24% of Georgia renters are severely cost-burdened by housing, i.e., they spend at least half of their income on rent.<sup>3</sup>



**Communities of color are most impacted by housing cost burden.** 49% of Black Georgians and 47% of Latinx Georgians are cost-burdened compared to 36% of white Georgians.<sup>3</sup>

## What housing programs are available in Georgia?

Agency	Program	Purpose
DBHDD	<a href="#"><u>Georgia Housing Voucher Program</u></a>	Provides permanent supportive housing to individuals with psychiatric disabilities who are experiencing homelessness.
DCA	<a href="#"><u>Low Income Housing Tax Credit (LIHTC)</u></a>	Provides a tax credit to owners of qualified rental properties for low-income tenants. It is the only source of funding for the creation and preservation of affordable and supportive housing in the state budget.
DCA	<a href="#"><u>Housing Trust Fund for the Homeless</u></a>	Funds organizations and projects that seek to house people with low incomes and to combat homelessness. The state has allotted approximately \$3 million per year to the fund for several decades. Although a \$1.9 million increase was included in the FY 2024 budget, it was disregarded by the governor.
DCA	<a href="#"><u>Equity Fund - Rural Workforce Housing Initiative</u></a>	Provides funding to build workforce housing and related infrastructure in rural areas of the state. It was created during the 2023 Legislative Session via a reallocation of \$35.7 million to the OneGeorgia Authority. As of April 2024, over \$23 million has been awarded in grants to support infrastructure.
DCA**	<a href="#"><u>Housing Choice Voucher Program</u></a> (formerly called Section 8)	Provides low-income individuals and families with rental assistance to pay for privately-owned housing. It is funded via federal funds from the Department of Housing and Urban Development (HUD).

Note: This list highlights major housing programs, but it is not exhaustive. Some programs that include funds for housing, such as the Safe Harbor for Sexually Exploited Children Fund and area health education centers (AHEC) housing, have been excluded for brevity. \*\*Federally funded – included here with state-funded list given important intersect with broader housing landscape.



<sup>1</sup>U.S. Department of Housing and Urban Development. (2023, December). The 2023 Annual Homelessness Assessment Report (AHAR) to Congress.

<https://www.huduser.gov/portal/sites/default/files/pdf/2023-AHAR-Part-1.pdf>

<sup>2</sup> Georgia Senate Research Office. (2022). Final Report of the Senate Study Committee on Unsheltered Homelessness (SR 659).

<https://www.senate.ga.gov/committees/Documents/UnshelteredHomelessnessFinalReport.pdf>

<sup>3</sup> Federal Reserve Bank of Atlanta. (2022). Southeastern Rental Affordability Tracker.

<https://www.atlantafed.org/community-development/data-and-tools/southeastern-rental-affordability-tracker>