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DeKalb County Board of Commissioners Approves Historic $155 Million Housing Investment Bond Program

Transformational initiative positions DeKalb County to leverage more than $1.2 billion in housing investment, create or preserve more than 10,000 homes and build stronger communities through a comprehensive Housing First strategy

DECATUR, GA – In a historic step toward expanding housing opportunities and strengthening communities across DeKalb County, the DeKalb County Board of Commissioners today approved a **$155 million Housing Investment Bond Program**, launching the County's most ambitious housing investment initiative to date.

The Housing Investment Bond Program is expected to leverage **more than $1.2 billion** in total public and private housing investment, supporting the creation and preservation of **more than 10,000 housing units** while advancing DeKalb County's long-term goal of **15,000 housing units by 2032**.

The comprehensive initiative will expand affordable housing, preserve existing housing, increase homeownership, revitalize neighborhoods, and strengthen services for residents experiencing homelessness through a coordinated portfolio of innovative housing programs designed to serve residents across the entire housing continuum.

"Today's vote marks one of the most significant public investments in housing in DeKalb County's history and reflects our unwavering commitment to ensuring every resident has access to safe, stable and affordable housing," said DeKalb County Chief Executive Officer Lorraine Cochran-Johnson. "Housing is more than shelter, it is the foundation of economic opportunity, educational success, public safety and healthy communities. This investment creates lasting opportunities for families today while shaping a stronger DeKalb County for generations to come."

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“Today’s vote represents a transformational investment in the future of DeKalb County,” said Presiding Officer Chakira Johnson. “The Board of Commissioners is proud to partner with CEO Cochran-Johnson in advancing a housing strategy that addresses the needs of today while preparing our county for tomorrow. By investing in affordable housing, homeownership, neighborhood revitalization and services for our most vulnerable residents, we are creating stronger communities, expanding opportunity and improving the quality of life for generations of DeKalb County residents.”

Unlike traditional housing initiatives funded primarily through one-time grants, the Housing Investment Bond Program establishes a long-term investment platform that combines revolving loan funds, strategic public investments and catalytic partnerships to maximize public resources and create a sustainable source of housing financing for years to come.

The program will be implemented through a collaborative partnership involving the CEO's Office of Housing, the Housing Authority of DeKalb County, Decide DeKalb Development Authority, the DeKalb Regional Land Bank Authority and the Community Development Department. Together, these organizations will implement a coordinated portfolio of housing initiatives designed to address housing needs at every stage—from preserving affordable rental housing and expanding homeownership opportunities to revitalizing neighborhoods and providing comprehensive services for residents experiencing homelessness.

"The Housing Investment Bond Program is designed to address every stage of the housing continuum because there is no single solution to today's housing challenges," said Dr. Alan Ferguson, Ph.D., Chief Housing Officer for DeKalb County. "Whether we're preserving naturally occurring affordable housing, helping a first-time homebuyer achieve the dream of homeownership, revitalizing a struggling neighborhood or helping a family transition from homelessness into permanent housing, each investment is part of a larger strategy to create stronger neighborhoods, expand opportunity and build long-term housing stability throughout DeKalb County."

The Housing Investment Bond Program includes:

- **Multifamily Acquisition Fund** – Preserves naturally occurring affordable and workforce housing through strategic acquisition, rehabilitation and long-term affordability.
- **DeKalb Housing Catalyst Fund** – Accelerates affordable and mixed-income housing development through revolving gap financing that creates a sustainable source of future housing investment.
- **Revive DeKalb Program** – Acquires, assembles and redevelops blighted, vacant and abandoned residential properties while protecting homeowners and revitalizing neighborhoods.

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- **DeKalb HomeStart Program** – Expands homeownership opportunities through down payment assistance, closing cost assistance and interest rate buy-downs for income-qualified homebuyers, with enhanced assistance for first responders and other eligible public servants.
- **DeKalb BrighterHome Program** – Helps seniors, veterans, persons with disabilities and long-term homeowners remain safely in their homes through forgivable rehabilitation assistance for critical repairs.
- **Transitional Housing and Homeless Program**, including the **Road to Home/SafeSpace DeKalb Initiative** – Expands transitional housing, supportive
- services, housing navigation, coordinated entry and innovative programs that help individuals and families transition from homelessness or vehicle residency into permanent housing.
- **Housing Capacity Building Seed Fund** – Strengthens nonprofit developers, faith-based organizations, emerging developers and strategic redevelopment partnerships while expanding the County's affordable housing development pipeline through initiatives such as the **Land to Legacy Faith-Based Community Development Cohort**, **NSIDE DeKalb Development Cohort** and the **DeKalb Regional Land Bank Authority Partnership**.

Designed as a revolving investment platform, the Housing Investment Bond Program will leverage public investment with private capital, allowing every public dollar invested to generate additional housing opportunities while creating a sustainable financing model that continues supporting affordable housing for years to come.

The initiative reflects DeKalb County's long-term vision of creating stronger neighborhoods, expanding economic opportunity, increasing housing choice and ensuring every resident has access to safe, quality housing.

Housing Investment Bond Program by the Numbers

- **$155 million** Housing Investment Bond approved by the Board of Commissioners
- **More than $1.2 billion** in projected public and private housing investment
- **More than 10,000** housing units created and preserved
- **15,000 housing units** targeted by 2032
- Comprehensive investments spanning affordable housing, homeownership, neighborhood revitalization and homelessness response

About the DeKalb County Housing Investment Bond Program

The DeKalb County Housing Investment Bond Program is a transformational public investment strategy designed to expand housing opportunity, preserve affordable housing, increase homeownership, revitalize neighborhoods and reduce homelessness through a coordinated portfolio of housing initiatives. The program combines innovative financing, strategic public investment and collaborative partnerships to maximize taxpayer resources while building a sustainable housing finance platform that will strengthen communities and expand opportunity for generations of DeKalb County residents.

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