



Housing Development Corporation

Our Mission: *To increase the supply of affordable housing for persons of low and moderate income by developing, owning, and/or managing sustainable communities that provide social services to help families become self-sufficient and the elderly and disabled to have improved quality of life and age well in place.*

REAL ESTATE PORTFOLIO

(Owned by HDC and Affiliated Companies)

MULTI-FAMILY COMMUNITIES

(1,921 units)

Managed by HDC Management:

Ashford Parkside: 151 units
Ashford Landing: 117 units
Reserve at Hairston Lake: 170 units
Retreat at Spring Hill: 83 units
Spring Chase: 380 units
The View: 80 units

Owned and Third-Party Managed:

Hearthside Brookleigh: 121 units
Brightstone: 175 units*
Manor at Indian Creek II: 94 units *
Mills Creek Crossing: 200 units
Reserve at Mills Creek: 100 units
Retreat at Mills Creek: 80 units
Sterling at Candler: 170 units*

**Non-Managing Partner*

MULTI-FAMILY DEVELOPMENT

Development Partner:

Abbingdon Reserve: 238 units
Veranda at Assembly: 100 units

Lead Developer:

Reserve at Hairston Lake: 170 units
Starnes Senior Living: 128 units

SINGLE-FAMILY DEVELOPMENT

Eastside Walk: 164 units sold; 1 unit remaining
Enclave at Eastside Walk: 3 sold,
11 under development, 6 lots remain



Housing Development Corporation (HDC) is a 501(c)3 nonprofit committed to the acquisition, renovation, construction and management of affordable housing. Created in 1988 in response to the shortage of affordable housing opportunities for persons of low to moderate income in DeKalb County and the State of Georgia, HDC develops and manages affordable housing for low and moderate income families, seniors, and the disabled.

With an entrepreneurial view to the future, HDC seeks public and private partners to create and renovate multi-family and single-family homes, as well as housing developments with state of the art amenities where seniors and families are comfortably housed, children have stable school attendance and neighborhoods can be rejuvenated. Working with multiple stakeholders, HDC's vision is to preserve and create high-quality, sustainable and affordable housing for its residents and provide high-quality, mixed-income units that promote economic integration.

HDC partners with local service providers to provide social services that help families become self-sufficient and for the elderly and disabled to have improved quality of life and age well in place.

HDC is committed to the ongoing acquisition, renovation, and construction of affordable housing throughout Georgia. Maximizing the ability to leverage resources, HDC has successfully received 4% and 9% Low Income Housing Tax Credit (LIHTC) Allocations to convert the Housing Authority's entire portfolio of public housing units to Rental Assistance Demonstration (RAD) units.

HDC carefully considers its portfolio in terms of maintenance and capital needs, as well as opportunities for green design and environmental enhancements. HDC has been successful in utilizing FHA, Fannie Mae, and Freddie Mac financing for the continued preservation of the Authority's existing multi-family portfolio.

Housing Development Corporation also provides consultant services to Housing Authorities and affordable housing developers, including:

- Project Pre-development Analysis
- Site Utilization
- Financial Feasibility Analysis
- Entitlement and Governmental Approval
- Architect and Design
- Infrastructure Development
- Construction Management/ Owner Representation
- General Construction