

Dr. Bambi Hayes Brown & Staff



Georgia ACT

PEOPLE • PLACE • POLICY

Georgia Advancing Communities Together, Inc.

Our Mission Vision and Core Programs & Initiatives

Georgia ACT works to build, support, and inform a statewide network of nonprofit housing and community development organizations, professionals, and individuals.

Our mission focuses on improving life outcomes for families with limited housing choices by strengthening the capacity of member organizations and fostering collaboration across sectors such as health, education, workforce development, and arts and culture .

We envision all Georgia families having safe and decent housing in vibrant neighborhoods

Core Programs and Initiatives

- **ACT Connect:**

Connects and convenes community development corporations (CDCs) and nonprofits to assess needs and build organizational capacity

- **ACT Advocacy:**

Engages stakeholders to promote housing advocacy and influence policy at local, state, and federal levels

- **ACT Capacity:**

Provides training, leadership development, technical assistance, workshops, webinars, and an annual conference to strengthen member organizations

- **ACT Engagement:**

Encourages civic engagement among Georgians to support equitable housing and community development

I AM
President & CEO
Civics Pioneers Alliance Inc.

Proud
COMMUNITY PARTNER

MEMBER

BOARD MEMBER



Housing Policy & Community Impact Update

| FY 2027 Housing & Legislative Updates

Presentation Overview

- ▶ Federal Housing Budget Updates
- ▶ Housing for the 21st Century Act
- ▶ SAVE Act Overview
- ▶ HUD HOME Income & Rent Limits
- ▶ Georgia Legislative Updates
- ▶ DCA Updates
- ▶ Atlanta Housing Trust Fund Update

Federal FY 2027 HUD Budget Request

- ▶ President Donald Trump and HUD Secretary Scott Turner released the FY 2027 budget request.
- ▶ Proposed 10% cut to non-defense programs.
- ▶ At least \$3.8 billion reduction to affordable housing, homelessness, and community development programs.
- ▶ Requested HUD funding: \$73.5 billion versus \$77.3 billion in FY26.

Congressional Hearings on HUD Budget

- ▶ HUD Secretary Scott Turner scheduled to appear before House and Senate Appropriations Committees.
- ▶ House hearing scheduled for May 12.
- ▶ Senate hearing scheduled for May 14.
- ▶ Hearings focus on FY 2027 HUD budget priorities and impacts.

Housing for the 21st Century Act (H.R. 6644)

- ▶ Increase housing supply nationwide.
- ▶ Reduce housing costs by lowering regulatory barriers.
- ▶ Modernize federal housing programs.
- ▶ Expand flexibility for local governments.

Major Provisions of H.R. 6644

- ▶ Expands HOME Investment Partnerships Program.
- ▶ Encourages local housing production through CDBG funding.
- ▶ Increases financing tools for housing development.
- ▶ Includes more than 20 housing-related reforms.

Legislative Status of H.R. 6644

- ▶ Passed the House 390-9.
- ▶ Passed the Senate 89-10 with amendments.
- ▶ Currently under Conference Committee review.

SAVE America Act (H.R. 7296)

- ▶ Requires proof of citizenship for voter registration updates.
- ▶ Limits online and mail registration options.
- ▶ Creates barriers through documentation and administrative burdens.
- ▶ Potentially impacts vulnerable populations.

Potential Community Impacts of SAVE Act

- ▶ Over 21 million citizens lack access to passports or birth certificates.
- ▶ Approximately 146 million Americans do not have passports.
- ▶ 69 million married women may lack matching birth certificate names.
- ▶ Would disproportionately affect low-income and rural communities.
- ▶ The bill ultimately failed.

HUD HOME Income & Rent Limits

- ▶ HUD published 2026 HOME income limits.
- ▶ Effective date: June 1, 2026.
- ▶ Limits apply to HOME housing programs nationwide.

Georgia Legislative Updates

- ▶ HB 689: Homelessness prevention assistance.
- ▶ SB 463: Limits large corporate ownership of single-family homes.
- ▶ HB 1132: Sales tax exemptions for nonprofit affordable housing projects.
- ▶ SB 406: Increased HOA oversight and homeowner protections.
- ▶ HB 641: Utility protections for medically vulnerable households.

Additional Georgia Housing Legislation

- ▶ HB 1063: Utility accountability for data centers.
- ▶ SB 33: Local Homestead Option Sales Tax (LHOST).
- ▶ HB 295: Concerns about homelessness criminalization.
- ▶ HB 369: Proposed nonpartisan local election changes.
- ▶ Governor Kemp's decisions pending on several measures.

DCA & Local Atlanta Updates

- ▶ 2026 9% Housing Tax Credit application deadline extended to May 15, 2026.
- ▶ 2026-2027 QAP Q&A responses released.
- ▶ Atlanta City Council approved additional oversight for Affordable Housing Trust Fund.
- ▶ Approximately \$20 million expected for FY 2027 housing initiatives.

Questions & Answers