

# 2025 Veteran Housing Summit

Cherokee/Pickens County

February 5, 2025

# Agenda

- 9:30 – 9:45 Welcome and Introductions –
- 9:45-10:15 Veterans temporary Shelter update – Don Watson
- 10:15-10:45 Introduction to homeless Veteran Housing options and tools
- 10:45-11:10 SSVF Program – Shelby McGadney
- 11:00-11:30 811/Department of Community Affairs voucher program – Jim Lindenmayer
- 11:30 – 12:00 Lunch
- 12:00-12:20 GA Department of Veteran Affairs – Veteran home program overview – Jarelle Thompson
- 12:20- 12:40 Need for Sober Living facility – Britt Parramore
- 12:40-13:10 Cherokee County Real Estate – Alessandra and Cherokee County board of Realtors
- 13-10-13:25 Break
- 13:25-14:00 Action Items and follow-up Q&A
- 14:01 End

# Summit Goals

- Identify what Veteran housing programs are available for Homeless Veterans
- Understand what these programs are and how we qualify homeless Veterans for them
- Understand the considerations we use for housing decisions – using funds wisely is job #1
- Identify gaps in programs
- Identify next steps

# POTENTIAL VETERAN HOUSING OPTIONS

	SSVF	HOTEL VOUCHER	GA VETERANS HOME	811	TRANSITIONAL HOUSING PGM	OTHER EVICTION DIVERSION
Married w/Children	Y	Y	N	N	N	Y
Female	Y	Y	Y	N	FUTURE	N
Male	Y	Y	Y	N	Y (FUTURE)	N
Over 60	Y	Y	Y	N	?	N
Disabled under 61	Y	Y	Y	Y	?	N
Single female w/children	Y	Y	Y	N	FUTURE	Y

# HOUSING FUNDING CONSIDERATIONS

	DD214/ DISABLED	JOB / INCOME / SS	FAMILY MAKE UP	BENEFIT FILING	DISABILITY	OTHER EVICTION DIVERSION
Married w/Children	Y	Y	Y	Y	Y	Y*
Female	Y	Y	Y	Y	Y	N
Male	Y	Y	Y	Y	Y	N
Over 60	Y	Y	Y	Y	Y	N
Disabled under 61	Y	Y	Y	Y	Y	N
Single female w/children	Y	Y	Y	Y	Y	Y*

\* TFA – TEMP FINANCIAL ASSISTANCE PROGRAM – AMERICAN LEGION

# OTHER CONSIDERATIONS

- LOCATION – We do not support paying for housing outside of Cherokee/Pickens County
- Homeless Migration – We first try to get help from local agencies/VSO rather than have Veteran come to Cherokee/Pickens County
- VA benefits – can help determine how long we support Veteran
- Family make-up – Housing is targeted at Veteran ONLY – No consideration for over 18 family members or significant other
- Divorce/Legal issues – Does not make you homeless
- Failure to respond – We have others who need help

# OTHER CONSIDERATIONS

- Financial stability – We look forward for ability to get back on own feet quickly – We are Temporary funding
  - Financial counseling – Requirement for certain programs
  - 100% SC Disability does not support homelessness
- Special Considerations
  - MST – This takes longer to address
  - Domestic Violence – Work in Progress

# We do not do this alone

- Housing Partners

- Hope Atlanta
- GDVS – Veterans Home
- GA Dept DCA
  - 811 program
  - Housing Vouchers
- Cherokee County Board of Realtors
- Future
  - Transitional Shelter
  - Sober Living Facility

- Financial Partners

- Grants
  - Federal
  - State
- Community donation
- Jason Dickerson Foundation
- Cherokee County Sr. Services
- St. Vincent DePaul
- Semper Fi Foundation
- COV
- Congressional
  - VA medical payments
  - Other Fed Agency – SSA/SSDI
- VSO
  - Temp Financial Assistance

# State of Georgia Programs

- State of Georgia has some Housing program that Veterans can take advantage that are Federally funded but not specifically for Veterans:
  - 811
  - Housing Voucher program
- Managed and run by Georgia Department of Community Affairs and requires application process. Both programs as space and funding based so application is not guaranteed

# 811 Program

- **HUD 811**

## **What is HUD 811 Project Rental Assistance?**

- HUD 811 PRA is a permanent supportive housing (PSH) program offering rental assistance and supportive services for people between the ages of 18 and 61 with long-term disabilities, who may have difficulty living successfully in the community and may become homeless or institutionalized without support. Housing supports are individualized and may include reminders to pay the rent, help to arrange medical appointments, and other services. Only people with disabilities who need these types of supports are eligible for HUD 811.
- The Georgia HUD 811 PRA program provides a set-aside of subsidized rental units at designated apartment buildings located around the state. Once an individual is referred and the application has been reviewed, a confirmation email will be sent to the Referral Agent. DCA will place the Referred Individual on a county-based housing list and will refer him/her to a property that has a vacancy in one of the requested counties when one becomes available. Position on the housing list is based on the date and time the referral was received by DCA.

# GA Department of Community Affairs

- **Housing Choice Voucher**
- The Housing Choice Voucher Program is a tenant-based rental assistance program that assists very low income individuals and families with renting safe, decent, and affordable dwelling units in the private rental market.
- The Housing Choice Voucher Program, also known as Section 8, is part of Georgia's comprehensive housing program administered by the Georgia Department of Community Affairs (DCA). The program is funded by the United States Department of Housing and Urban Development (HUD).
- **The goals of the Housing Choice Voucher Program (HCV) are to:**
  - Provide improved living conditions for extremely low and low income individuals and families while maintaining their rent payments at an affordable level;
  - Affirmatively further fair housing for individuals and families;
  - Promote freedom of housing choice and integrate lower income and minority persons into mainstream society;
  - Provide decent, safe, and affordable housing for eligible participants; and
  - Provide an incentive to private property owners to rent to lower income persons by offering timely subsidy payments.



# ACTION ITEMS/NEXT STEPS

- CHEROKEE COUNTY APARTMENT AUDIT
- GOALS
  - REVALIDATE PREVIOUS DATA ON PROPERTIES
  - VALIDATE PARTICIPATION IN DCA AND SSVF PROGRAMS
  - INCORPORATE NEW APARTMENTS NOT INTERVIEWED
  - DOCUMENT EVICTION PROCESS

# ACTION ITEMS/NEXT STEPS

- CHEROKEE COUNTY APARTMENT AUDIT

PROPERTY	CITY	TAX CREDIT PROPERTY (Y/N)	TOTAL APTS	RENT QUALIFICATION REQUIREMENT-1BRM	RENT QUALIFICATION REQUIREMENT-2BRM
Heights at Towne Lake	Woodstock	N	194	\$ 4,800.00	\$ 5,457.00
Riverstock Apartments	Woodstock	Y	172	NA	\$ 3,576.00
Station 92	Woodstock	N	272	\$ 4,950.00	\$ 5,349.00
Avonlea Towne Lake	Woodstock	N	402	\$ 4,650.00	\$ 5,100.00
Atlantic Bridgmill	Canton	N	316	\$ 4,266.00	\$ 4,812.00
Elevate	Woodstock	N	120	\$ 4,800.00	
Canton Housing Authority	Canton	SPECIAL	145		
Northwood Apartment	Canton	N	52	\$ 3,750.00	\$ 4,125.00
Lancaster Ridge	Canton	N (APRIL)	145	\$ 3,375.00	\$ 4,500.00
River Ridge	Canton	Y	356	\$ 3,300.00	\$ 3,750.00
Laurels at Greenwood	Canton	Y	174		\$ 3,900.00
Harbour Creek	Canton	N	376	\$ 4,200.00	\$ 5,100.00
Sixes Ridge	Holly Springs	N	340	\$ 4,587.00	\$ 5,034.00
Darby	Holly Springs	N	282	\$ 4,650.00	\$ 5,550.00
Legends at Laurel Canyon	Canton	N	3	\$ 4,425.00	\$ 6,000.00
Canton Mill Loft	Canton	N	315	\$ 4,650.00	\$ 6,000.00
Heritage at Riverstone	Canton	N	480	\$ 4,110.00	\$ 4,410.00
the Grand Reserve	Canton	N	308	\$ 4,785.00	\$ 5,142.00
Cantebury Ridge	Canton	N	212	\$ 3,625.00	\$ 3,997.50
Alexander Ridge	Canton	Y	272	\$ 4,200.00	\$ 4,200.00
Aspect on the River	Canton	N	138	\$ 4,005.00	\$ 4,575.00
Brooke Mill	Woodstock	N	319	\$ 3,990.00	\$ 4,470.00
Lea Woodstock	Woodstock	N	498	\$ 4,052.50	\$ 6,300.00
Park at Towne Lake	Woodstock	N	243	\$ 4,500.00	\$ 5,175.00
Park 9	Woodstock	N	275	\$ 4,650.00	\$ 6,150.00
The View	Woodstock	N	320	\$ 4,650.00	\$ 6,900.00
The Palmer	Woodstock	N	502	\$ 4,050.00	\$ 4,650.00
Riverwalk	Woodstock	Y	346	\$ 3,900.00	\$ 4,485.00
The Quincy	Acworth	Y	339	\$ 4,482.00	\$ 5,079.00
Cherokee Summit	Acworth	Y	272	\$ 6,000.00	\$ 7,650.00
Revel 100	Acworth	N	248	\$ 4,500.00	\$ 4,225.00
Linz	Holly Springs	Under Construction			
Indigo	Canton	Under Construction			
				8741	