



Providing Quality Affordable Housing that Promotes Dignity, Pride and Opportunity in Roswell, GA

Roswell Housing Authority

Pelfrey Pines Redevelopment

Press Release

July 11, 2022

As part of Roswell Housing Authority's (RHA) agreement with HUD, we are working towards replacing and/or rehabilitating a 95-unit subsidized apartment complex through a master development plan. RHA, in partnership with the development firm Pennrose, will be submitting a 4% Low Income Housing Tax Credit (LIHTC) application to the Georgia Department of Community Affairs (DCA) in October. The plan is to build and renovate on RHA's existing site approximately 150 affordable housing units, increasing the supply of affordable housing in this community by 55 units. If the project is approved and funded this will be a \$40 million investment in the Groveway community. All the residents relocated throughout this process will have first priority and the right to return to the new property.

In 2019, RHA hired Gainesville Housing Authority (GHA) to aggressively pursue deferred maintenance and rehabilitation of the 95-unit apartment complex called Pelfrey Pines. GHA identified serious settling and cracks in our 40-unit Senior/Disabled building and notified the RHA board. A series of engineering and geotechnical studies were performed and costly deficiencies in the stormwater drainage systems, missing steel structures as well as deteriorating steel supports in columns and suspended stairways, separating wing walls, stress of roof trusses and other observations were made.

Because the repair costs were outside the financial ability of RHA to address, a plan to secure funding through LIHTC and grants was formed. Unfortunately, with the continued movement of the building and out of an abundance of caution for the safety and welfare of our residents, 33 residents of the 199 Groveway building have been required to relocate off-site. RHA reached out to HUD for assistance in providing housing vouchers that have been given to each resident and will be theirs in perpetuity, up to \$1500 in relocation expenses and on-site relocation specialists to help our residents find suitable housing.

We have successfully found alternative housing for 1/3 of these residents with another 1/3 closely to follow. We will continue working with the residents, their advocates and families to find suitable housing. One of the most significant challenges finding housing in the Roswell and North Fulton communities is that Tenant Protection Vouchers are not accepted for rent by many landlords in the area. We are working hard to help residents find housing that meets their needs, a place that provides



services such as transportation, a location close to support systems, physical needs accommodations and more. The Housing Voucher may be used anywhere in the United States. We are encouraging residents to pursue all opportunities that are of interest to them. Where they go next does not need to be a permanent placement. At the end of their lease term, they may move to another location, if that fits their plans.

Throughout the process, RHA has reached out to local, county, state and congressional representatives for assistance to acquire funding and options to best provide safe, secure, affordable housing to our residents. Recently, RHA reached out to the City of Roswell to help us regarding the state of the building.

Low Income Housing Tax Credits (LIHTC) are an excellent source of funding to bring public and private dollars into housing authorities to rehabilitate declining housing units. This application is a second attempt for RHA and Pennrose to partner using LIHTC funding for redevelopment. After posting an RFQ/RFP for a development partner in 2020 and identifying Pennrose as a development partner in 2021, a 9% LIHTC application was submitted to the Georgia Department of Community Affairs (DCA). While the application was competitive, it was not funded. In 2021, RHA also submitted a \$9 mil grant application for state American Rescue Plan Act (ARPA) funds. This grant would address the gap in capital RHA needs for structural and maintenance issues identified in engineering and geotechnical reports. In May 2022, RHA was notified that their request would sadly not be funded.

Included in the 4% LIHTC application, RHA hopes to have public and private dollars from the City of Roswell, grant funding and local charitable organizations to create a revitalized complex addressing the affordable housing needs of the residents and community.

If you are a landlord in the local area and have a unit to rent to our residents, please call Beth Brown, Executive Director, GHA at 770-596-1294.

