

# Buford Housing Authority

Developing new beginnings takes goals, perseverance and care!





Introductions



REVIEW  
FROM  
LAST  
MEETING

- Looking to convert out of Public Housing Program onto the RAD PBRA program
- Tenants that convert to RAD PBRA still pay 30 percent of their income towards rent
- Housing Authority is buying land from the City of Buford off Elliot St to build a 55 and older preference community (Handsel Morgan Village)
- Housing Authority is building 10 new apartments off Circle View Dr as well as 18 apartments at Arnold St. (Mary Alice Place)
- Current tenants at East Park and Forest street will move to these newly constructed apartments and the land sold to the City
- All Circle View and Trail View apartments are going to be fully renovated!

# RECAP WHAT THE NEW CONSTRUCTION AND RENOVATED UNITS WILL FEATURE!



HANSEL MORGAN APARTMENTS  
BUFORD, GEORGIA  
**THE PACES FOUNDATION**



HANSEL MORGAN APARTMENTS  
BUFORD, GEORGIA  
**THE PACES FOUNDATION**





Board and Batten Siding



FRONT ENTRANCE



Side windows will be opaque



New Windows & Adding Shutters



New  
Kitchen  
Cabinets!  
New  
Appliances!



Undermounted  
double sinks!  
New Counter  
Tops!

New  
Microwaves  
over stoves!  
Modern  
backsplashes!





New Bathroom  
Cabinets!

New  
Undermounted  
Sinks!

New fixtures and  
Lighting!





New  
Renovations  
to all  
bathrooms!



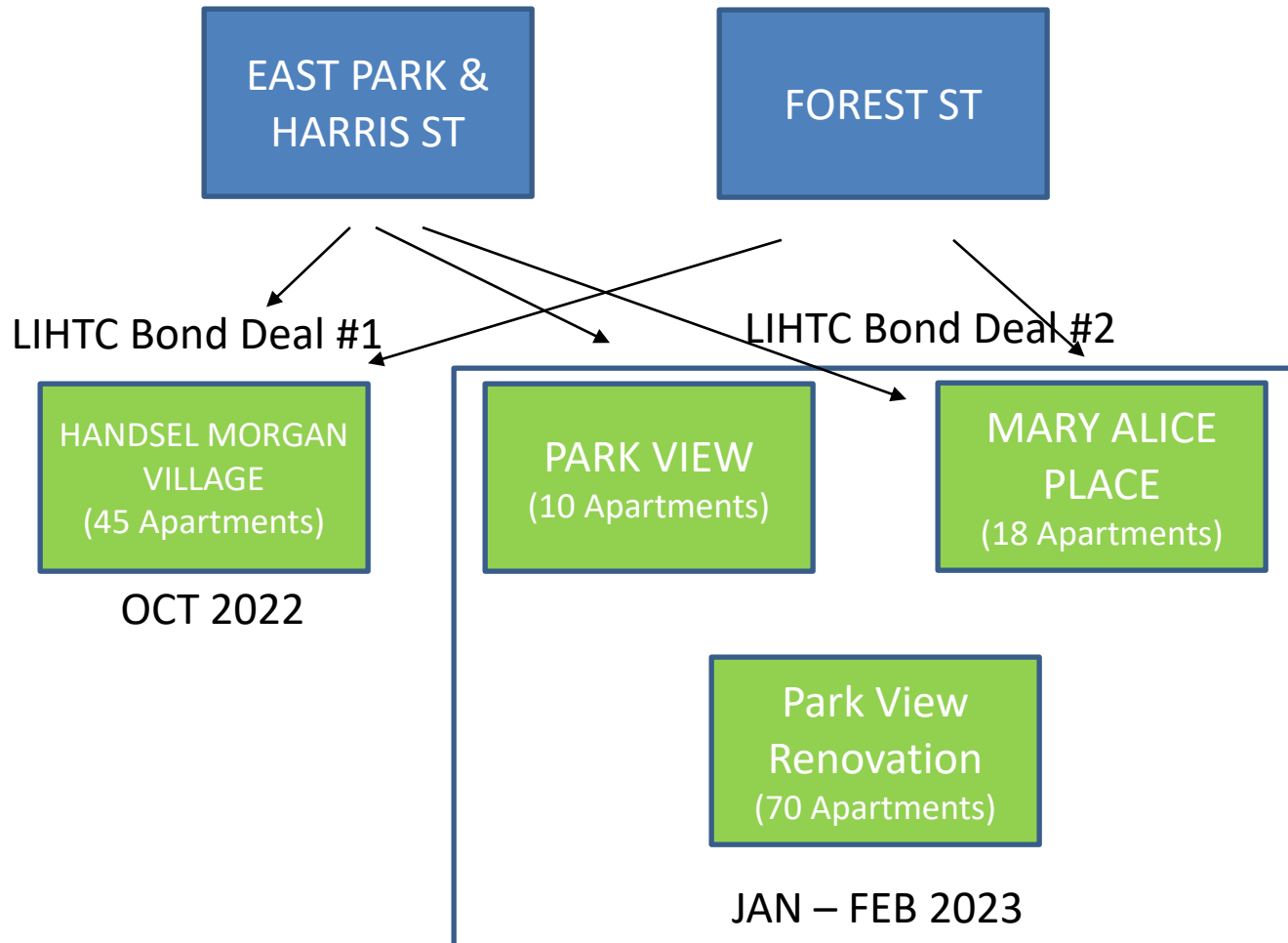
New Energy  
Efficient  
Window!  
(lowering  
utility costs)

# BHA GOING TANKLESS!

- BHA saves on water bills!
- Residents save on gas bills!
- Creates more space in small utility closets for maintenance



# HOW DO APARTMENTS GET BUILT?



Buford Housing and Redevelopment  
Partnership

Buford Housing Authority

Engolve Management (LIHTC Compliance)

SOUTH ST  
(12 Apartments)

CHURCH ST  
(4 Apartments)

PARK VIEW  
(10 Apartments)


MARY ALICE  
PLACE  
(18 Apartments)

HALL PLACE  
(18 Apartments)

REED BLVD  
(12 Apartments)

HANSEL MORGAN  
VILLAGE  
(45 Apartments)

PARK VIEW  
Renovation  
(70 Apartments)



**ROLLING RENOVATION**  
(Circle View Dr & Trail  
View Dr)



**PHASE 1**

These residents will be provided affordable housing in the Buford area.

**PHASE 2**

These residents will move into Phase 1 units so Phase 2 apartments can be renovated.

**PHASE 3**

These residents will move into Phase 2 apartments so Phase 3 apartments can be renovated.

**PHASE 4**

Residents from Phase 1 will move into completed Phase 3 apartments!

Phase 1  
Buildings  
1R - D&E  
2R - H&I  
3R - N&O  
4R - R S&T

Phase 2  
Buildings  
1 BR - B & C  
2 BR - J & G  
3 BR - L & M  
4 BR - P & Q

Phase 3  
Buildings  
2 BR - F  
3 BR - K  
4 BR - U, V, W

1 BR	14
2 BR Townhome	28
3 BR Townhome	20
4 BR	8
<b>TOTAL</b>	<b>70</b>



# Renovations – When are they going to happen?

- The renovations are part of the second bond deal and we are expecting to close sometime in the beginning of 2023.
- Tenants will be notified 120 days, 90 days, 60 days and 30 days prior to moving.
- All moving expenses will be paid for

- 
- (MAIN REASON) RAD 10 YEAR RULE FOR TRANSFERING RAD UNITS
  - ECONOMY HAS CHANGED SIGNIFICANTLY SINCE WE STARTED THIS PROCESS. COVID HAS MADE IT DIFFICULT TO GET SUPPLIES IN BULK AND SENT PRICES SOARING
  - INTEREST RATES ARE RISING DRIVING DOWN REVENUE GENERATED TO BUILD

# DULUTH/SUGAR HILL FLOWERY BRANCH

Remain under Public  
Housing Program. To  
work on Future LIHTC  
deals!



QUESTIONS?