Georgia

HUD and USDA programs play an important role in providing affordable homes to extremely low-income (ELI) families across the state. Many of the publicly supported homes, however, face expiring rent restrictions and are at risk of becoming unaffordable to the state’s lowest income families.

- **193,726** Shortage of rental homes affordable and available for ELI renters
- **72%** Percent of ELI households spending more than half of their income on rent
- **170,913** Number of publicly supported rental homes
- **9,803** Number of publicly supported rental homes with expiring affordability restrictions expiring in next five years

59% publicly supported rental homes across the state receive Low Income Housing Tax Credits. *Other includes Section 202 Direct Loans and Section 236. Note: Rental units can be supported by multiple programs.

6% publicly supported rental homes face an expiring affordability restriction in the next five years and 3107 public housing units are in need of immediate investment*. *Indicated by a REAC score less than 60.

64% publicly supported rental homes with expiring affordability restrictions in the next five years are assisted by Low Income Housing Tax Credits.

**Number of Publicly Supported Rental Homes by Program**

- LIHTC: 101,496
- Section 8: 36,796
- Public Housing: 29,924
- USDA: 16,944
- Other HUD: 12,647
- HOME: 9,572

**Publicly Supported Rental Homes with Expiring Affordability Restrictions within Five Years by Funding Stream**

- LIHTC: 2822 (29%)
- Multiple: 318 (3%)
- Other HUD: 312 (3%)
- Section 8: 6,308 (64%)

*Indicated by a REAC score less than 60.