

2023 Annual Fall Affordable Housing Conference & Awards Program



**A New Future for Housing in Georgia –
Community, Capital, Capacity, & Change.**

**October 4, 2023
8:00 AM – 6:00 PM**

Atlanta Metropolitan State College
Charles Easley Conference Pavilion, Building 800
1630 Metropolitan Parkway, SW
Atlanta, Georgia 30310



250 Georgia Avenue, SE
Suite 350
Atlanta GA 30312
404.586.0740

Greetings!

Thank you for attending Georgia ACT's 2023 Annual Fall Affordable Housing Conference and Awards Program! Georgia Advancing Communities Together, Inc. (Georgia ACT) is a statewide membership organization of nonprofit housing and community development organizations. Our mission is to build, support, and inform a statewide network of thriving organizations, professionals, and individuals advancing equitable housing and community development and our vision is for *all Georgia families have safe and decent housing in vibrant neighborhoods*.

This year's theme is *A New Future for Housing in Georgia: Community, Capital, Capacity, and Change*. We are excited to have Daniel Blackman, Senior Advisor for STEM Recruitment and Diversity with the Environmental Protection Agency, as our keynote speaker. Mr. Blackman is a lifelong advocate for environmental justice, zoning, housing, and utility justice. Georgia ACT is pleased to recognize those unsung individuals who are making a significant impact in their communities during our awards recognition: Quest Community Development Corporation, Mercy Housing Southeast, Albany City Commissioner Demetrius Young, and DeKalb County Commissioner Lorraine Cochran-Johnson. Thank you for your tireless efforts and dedication in affordable housing! Additionally, we are excited to have an onsite tour of Quest Community Development Corporation. Quest develops affordable and supportive housing for formerly homeless and extremely low-income residents in metro Atlanta. Quest also provides comprehensive case management, financial management, and resources for individuals and families affected by behavioral health, addictions, and physical disabilities.

Conference attendees will be informed on affordable housing resources, best practices, capital, and capacity from private, state, and federal partners. We will explore how zoning affects affordable housing production. We will also delve into policy, advocacy and creating sustainable community engagement and more! We continue to experience unprecedented times in Georgia and in our nation with increased rents and home prices. Georgia and the nation are gearing up for the 2023 municipal elections and 2024 presidential election. It is imperative that those running for office keep affordable housing at the forefront. Georgia ACT continues its advocacy for billions of dollars to support affordable housing development, emergency rental and utility assistance, and infrastructure.

Nevertheless, Georgia's lowest of income households continue to struggle. More investments are needed, not only for affordable housing units, but to build the power of Georgians. We must preserve existing affordable housing and address the significant underproduction of new affordable housing units for those with the lowest incomes. We must also advocate for more renter protections and advocate against legislation that would harm our unsheltered brothers and sisters. Together, we can do more.



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If you are not a member or haven't renewed, we encourage you to join or renew your Georgia ACT membership. Your membership in Georgia ACT helps us to connect, advocate, engage, and build capacity. *ACT Connect!* Connect and convene CDCs and nonprofits to address needs and build the capacity of these organizations to improve life outcomes for the residents in the neighborhoods and communities these nonprofits serve. *ACT Advocacy!* Build a broad-based constituency of stakeholders committed to housing advocacy to identify how we can collaborate and leverage our limited resources for the good of all Georgia families. *ACT Capacity!* Build industry capacity via training, leadership/professional development opportunities, and technical assistance. *ACT Engage!* Build civic engagement among Georgians for equitable housing and community development. Your membership in Georgia ACT helps us to transform the lives of people! Join Georgia ACT today!

For more information, visit Georgia ACT:

Web: www.georgiaact.org

Facebook: www.facebook.com/GeorgiaACT

Twitter: @GeorgiaACT

Instagram: @GeorgiaACT250

Yours in People, Place, and Policy,

Bambie Hayes-Brown, ThD, PhD
President & Chief Executive Officer



Thank You to the Georgia ACT Support

Logo and Graphic Design Services Provided By: Edwyn A. Cain at *More Open Health*

Host Venue and Food Services provided by Atlanta Metropolitan State College Conference Center and Aladdin Foods

The Georgia ACT Staff Members



Dr. Bambi Hayes-Brown
President and CEO



Jocelyn M. Smith
Director of Operations



Xinyuan Zheng
Policy & Program Analyst



Elizabeth J. Appley, Esq.
Legislative Consultant

Our Mission: *To build, support, and inform a statewide network of thriving organizations, professionals, and individuals advancing equitable housing and community development.*

Our Vision: *All Georgia families have safe and decent housing in vibrant neighborhoods.*

Our Grantors

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From community banking to community building

At JPMorgan Chase, we are committed to our communities and work with a group of partners to provide innovative solutions that foster community development, address affordable housing needs and drive inclusive economic growth.

We are proud to participate in these efforts and support Georgia ACT.

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jpmorganchase.com/impact



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Welcome Conference Attendees:

On behalf of the Georgia Act Board of Directors, we welcome you to our 2023 Annual Conference. Our theme, *A New Future for Housing in Georgia: Community, Capital, Capacity, and Change*, is so appropriate as we continue to navigate the lack of safe, decent, and affordable housing for so many families throughout the State of Georgia. We eagerly look forward to your participation as we discuss solutions for the housing crisis we are finding in our state.

We are delighted to welcome you to our Conference this year and we are pleased that you continue to support Georgia ACT and our annual conference.

This year we have reimagined our Conference. We will have several plenary sessions for everyone to participate in and we will present our awards this afternoon. We also have a unique fireside chat we hope you will enjoy. We have a full day of informative and exciting sessions and finally the Community Tour. We hope that you will take advantage of all the sessions we have planned.

Special thanks to our sponsors for their continuous support of Georgia ACT and to each of you who continue to focus on housing affordability in the State of Georgia.

We look forward to seeing you in February for our Annual Housing Day at the Capitol. This year we will meet in person and will have the opportunity to visit the State Capitol and meet with legislators.

Enjoy today's Conference and please feel free to share the wonderful news and information you learn today with colleagues and friends.

Sincerely,

Rita B. Gibson, Chair
Board of Directors

Our Mission: We build, support, and inform a statewide network of thriving organizations, professionals, and individuals advancing equitable housing and community development.

Our Vision: All Georgia families have safe and decent housing in vibrant neighborhoods.

Georgia ACT Board of Directors



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Retired CED Practitioner
(Decatur)



G. Mitchell Brown, Vice Chair
Resources for Residents &
Communities
(Atlanta)



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SOWEGA Rising
(Albany)



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(Atlanta)



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Kelly Cooney
Housing Assistance Council
(Atlanta)

Georgia ACT Board of Directors



Melanie Faison
Quest CDC
(Atlanta)



Rita B. Gibson, Chair
Independent Housing Consultant
(Atlanta)



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(Hinesville)



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(Atlanta)



Ingrid Thompson
Nehemiah Project CDC
(Fairburn)



Elizabeth Wallace, Secretary
E. Wallace Strategies
(Atlanta)

2023 ANNUAL FALL AFFORDABLE HOUSING CONFERENCE & AWARDS PROGRAM

- 8:00 AM** **Check-In / Registration, Deluxe Continental Breakfast and Networking**
- 9:00 AM** **Opening General Session**
Welcome, Remarks, and Greetings
Rita B. Gibson – Board Chair, Georgia ACT
U. S. Senator Jon Ossoff
State Senator Sonya Halpern – 39th District
Dr. Bambi Hayes-Brown – President & CEO, Georgia ACT
- 9:50 AM** ***2023 Legislative Recap and Looking Ahead to 2024***
Elizabeth J. Appley – The Law Office of Elizabeth J. Appley
- 10:35 AM** ***Fireside Chat: The State of Homeownership and Rental Housing in Georgia***
Philip Gilman – Georgia Department of Community Affairs
Wesley Brooks – Georgia Department of Community Affairs
Dr. Bambi Hayes-Brown – Georgia ACT, *Moderator*
- 11:10 AM** **Federal Updates and HUD Initiatives**
Shea D. Johnson – U. S. Department of Housing and Urban Development
Linn Lawrence – U. S. Department of Housing and Urban Development
Jason L. Becker – U. S. Department of Housing and Urban Development
- 11:45 AM** ***Plenary: Affordable Housing and Community Development, A Banking Perspective***
Shekeria Brown – JPMorgan Chase Bank
Sean Dacey – Southern First Bank
Melanie Faison – Quest Community Development Corporation, *Moderator*
- 12:20 PM** **Networking Lunch**
- 1:00 PM** **Greetings from Skylight Sponsor and Introduction of Keynote**
Suganthi Simon – JPMC Global Philanthropy
- 1:15 PM** ***Keynote Address: Zoning, A National Affordable Housing Issue***
Daniel Blackman – American Environmentalist, Civil Rights, and Public Servant

1:50 PM

Awards Program

2023 Champions for Housing

Commissioner Lorraine Cochran-Johnson – DeKalb County
Demetrius Young – City of Albany

2023 Affordable Housing & Community Development Awards

Mercy Housing Southeast
Quest Community Development Corporation

2:30 PM

Plenary: *How to Use Civic Engagement and Organizing to Advance Affordable*

Alison Johnson – Housing Justice League
Dr. Bambi Hayes-Brown – Georgia ACT

3:05 PM

Plenary: *Land Trust, Past, Present, and Future*

Amanda Rhein – Atlanta Land Trust
Bodua Gordon – Savannah Land Trust
Elizabeth Wallace – E. Wallace Strategies, *Moderator*

3:45 PM

Closing Session

Dr. Bambi Hayes-Brown – Georgia ACT

4:30 PM

Community Tour

Quest Community Development Corporation
299 Joseph E. Lowery Boulevard, NW, Atlanta 30314



www.GeorgiaACT.org | info@georgiaact.org

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IMPACT SNAPSHOT

Get To Know Us

We harness the power of community to break the cycle of poverty and neglect.

What began as a small grassroots organization in 2001— housing underserved individuals in Vine City — has since grown into an effective and state-wide nonprofit organization serving many. Yet, one thing has remained the same. **We are and have always been — for the community.**



QuestCDC is one of the few housing developers in Georgia focused exclusively on housing residents at the lowest income levels to advance social equity and promote economic inclusion.

We work with over 75 nonprofit partners across Georgia to deliver a host of social, financial, and health-related services for nearly 1,100 clients and residents annually.

We are playing a major role in the re-development of Atlanta's Westside to ensure that "legacy" residents can remain in their beloved community. This approach positions our residents to prosper and break the cycle of generational poverty along the way.

Quest Core Four Resident-Centered Solutions

Affordable & Supportive Housing

Safe & secure housing is the essential foundation for individuals, families, and communities to succeed.

Health & Supportive Services

Our CARF accredited services provide at-risk populations with intensive case management focused on individual needs.

Disenfranchised communities throughout Georgia face great challenges. We offer effective solutions to those challenges.

Financial Management

At Quest Fiduciary, we represent and advocate for the unique financial needs of vulnerable community members.

Community Engagement

Connecting leaders and changemakers with the residents they serve is paramount for creating sustainable communities that thrive.

Ranked #1

in quality among ATL's Homeless Service Providers

16K+

clients & residents served since 2001

\$4M

benefits managed for SSI recipients and veterans

\$140M

invested in Affordable & Supportive Housing

\$4.2M

invested in Single Family Housing

93%

of our residents do not return to Homelessness



2023/2024 Board Of Directors

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678-264-3825





**Business Development Series
Part I: Session 5 –
Succession Planning
November 8, 2023
11:00 AM – 12:30 PM**



**February 2024
Date & Location
Coming Soon!**



**2024 Annual Fall
Affordable
Housing
Conference and
Awards Program**

October 8th & 9th

**ANNUAL
MEMBERSHIP
MEETING**

April 2024



Champions For Housing

Lorraine Cochran-Johnson



Lorraine Cochran-Johnson is originally from Greenville, Alabama and an eighteen-year DeKalb County, GA resident. Lorraine attended Troy University where she received a B.S. Degree in Political Science and Criminal Justice; a M.S. in The Administration of Criminal Justice; and, received the M.P.A. in Public Administration with a concentration in Economic Development and Grant Writing from Auburn University before attending John Marshall Law School.

Lorraine has over a decade of experience in print media, mass communications, and management. A seasoned grant writer, Lorraine has developed state and federal proposals since 1994 that resulted in the procurement of millions in CDBG funding for state and local entities through the Auburn University Economic Development Institute. As a community activist and parent, Lorraine is a past president of Pine Ridge Elementary (2006-2007) and Chapel Hill Middle School

(2008-2009) PTA and independently secured over \$200,000 in funding for school revitalization and digital technology in 2017.

As a professional, Lorraine spent over a decade at Creative Loafing Newspaper. An entrepreneur, Lorraine founded Salons Unlimited Magazine, a publication that started with 5,000 print issues in Atlanta and grew to a 56,000 circulation in 31 U.S. cities in three years before being sold in 2010. In 2009, Lorraine became a founding member of United Front Media, a premiere film and visual media company specializing in content development where she produced commercials for the City of Atlanta, MARTA, KIA and Hartsfield-Jackson International Airport. In 2015, Lorraine joined Real Times Media as the General Manager of the Atlanta Daily World Newspaper and Associate Publisher of Who's Who In Black Atlanta and VP of Business Development for RTM Properties - AtlantaDailyWorld.com and Atlanta Tribune: The Magazine, before resigning to pursue public service.

Lorraine strongly supports positive initiatives in economic development, education, public safety and home ownership. Moderator of DeKalb's PDS-24 television show Engagement Now, Lorraine works with show producers to develop content crafted around issues relevant to modern education. The wife of Ret. Lt. Col. William H. Johnson, III, niece of Annie Page and the Mother of Martin Luther King Jr. High School International Baccalaureate student Zion Cochran, Lorraine values family and community above all else.

Demetrius Young



A Native Son of Albany, Demetrius Young, currently serves as the Ward 6 Commissioner for the City of Albany. Mr. Young is heavily involved in leadership, politics and civic activities in the community.

Commissioner Young is a proud product of Albany State University having received a Bachelor of Arts Degree in Political Science and a candidate for a Masters degree in Public Administration with a Concentration in Public Policy, also from ASU in Spring of 2022.

Mr. Young previously had a 25-year career in Information Technology, most recently having worked as an Information Services Engineer for Community Development Institute in Denver, Colorado. Mr. Young has plans to use his career experience and his academic background to help better the quality of life of the citizens of Ward 6. He believes that using data and innovation to make policy will benefit all of Albany.



Affordable Housing & Community Development Awards

Mercy Housing Southeast (MHSE)



Mercy Housing Southeast (MHSE) is the newest regional office of Mercy Housing Inc. and is headquartered in Atlanta. MHSE provides homes to over 5,600 low-income families, seniors, and people with special needs in communities across Alabama, Georgia, Kentucky, North Carolina, Ohio, South Carolina and Tennessee.

Mercy Housing Southeast has developed or preserved 45 properties delivering over 3,192 affordable rental homes since 1996 and has also been recognized with many accolades in the housing industry, including The Magnolia Award, Affordable Housing Finance Award, The Charles L. Edson Tax Credit Excellent Award, The National Trust for Historic Preservation Award, and ULI Development Excellence Award.

Mercy Housing Southeast creates stable, vibrant, and healthy communities for low-income families and seniors across the southeast. They remain committed to changing lives and revitalizing neighborhoods by providing safe, quality, service-enriched housing. They strive to make sure our developments are located near public transportation, health care, food centers and other vital services. Their development expertise covers the full spectrum of housing solutions including multifamily rental homes, senior and family housing, supportive, single-room occupancy housing for formerly homeless individuals, and preservation and rehabilitation developments.

Today, we are proud to highlight a project located in Savannah's historic neighborhood. Savannah Gardens is the redevelopment of Strathmore Estates, a 44-acre site that contained 380 units of substandard rental housing located on Savannah's east side. The entire Savannah Gardens project is part of an EarthCraft Coastal Community ensuring sustainable development and energy efficiency. Savannah Gardens offers charming one, two and three-bedroom homes with a large public park conveniently located at the center of the community. Their smoke-free community offers a variety of activities and amenities and is close to public transportation and retail.

mercyhousing.org/southeast/



Quest Community Development Corporation



Quest is a Comprehensive Community Development Corporation that provides Affordable and Supportive Housing to underserved individuals and families on Atlanta's Westside. Quest helps the most vulnerable among us – homeless families, disabled citizens, and the marginally housed, by providing housing and the resources to support self-sufficiency. At Quest, they believe everyone deserves the human dignity of a safe home with access to health care, education, employment opportunities and an extensive social support network that allows them to thrive.

QuestCDC is one of the few housing developers in Georgia focused exclusively on housing residents at the lowest income levels to advance social equity and promote economic inclusion. They work with over 75 nonprofit partners across Georgia to deliver affordable housing and a host of social, financial, and health-related services for nearly 1,100 clients and residents annually.

They are playing a major role in the re-development of Atlanta's Westside to ensure that "legacy" residents can remain in their beloved community. This approach positions the residents to prosper and break the cycle of generational poverty along the way.

questcdc.org





Speaker Directory

Elizabeth J. Appley, Attorney & Public Policy Advocate



Elizabeth J. Appley is an experienced attorney and public policy advocate engaged in private practice in Atlanta. She has won groundbreaking cases in state and federal court in the areas of health law, education, employment discrimination, constitutional law, police misconduct, reproductive freedom, and disability rights. Elizabeth is certified as a Mediator and Arbitrator.

Elizabeth represents numerous organizations at the state capitol and has secured significant legislative successes at the Georgia General Assembly on budget and policy issues over the past twenty-nine sessions. In addition to other clients, in 2022 she represents Georgia Advancing Communities Together (Georgia ACT), the Georgia Supportive Housing Association, Enterprise Community Partners, Presbyterians for a Better Georgia, and 9to5 Georgia working to enact policies and secure resources to prevent and ameliorate homelessness and increase state support for safe, decent, stable, and affordable housing.

Among her most recent successes, Elizabeth created the Healthy Housing Georgia coalition, passed a ban on retaliatory evictions, strengthened unemployment insurance protections for workers, helped amend the state Fair Housing Act, successfully fought efforts to criminalize homelessness and divert funding away from permanent supportive housing and into state sanctioned tent camps, passed legislation to prevent childhood lead poisoning, and increased funding to the state housing voucher program. She continues to lead efforts to pass eviction protections and increase access to emergency rental assistance for vulnerable Georgians.

Elizabeth is a Past President of the Georgia Association for Women Lawyers (GAWL). She was a founding board member of the Georgia Budget and Policy Institute (GBPI) and has served on the boards of the Mental Health Association, ACLU, Anti-Defamation League, Black Women's Health Center, and many others.

A graduate of Hampshire College in Amherst, Massachusetts, she received her law degree from Columbia University School of Law in New York City. She lives in Atlanta with her husband, N. Sandy Epstein, Esq. They are proud to have two grown sons and a wonderful daughter in law, Benjamin, Joseph, and Danielle.

Jason Becker, U.S. Department of Housing & Urban Development



Jason L. Becker currently serves as a Senior CPD Representative with the US Department of Housing and Urban Development. Before arriving at HUD, he was the Compliance Manager for Government Grants at the City of Atlanta. Jason spent ten years with Habitat for Humanity International, where he worked on the Self-Help Homeownership Opportunity Program and then led a team of six compliance Officers administering Habitat's \$135M Neighborhood Stabilization Program award from HUD, where Habitat provided over 1300 new and rehabbed homes to low-income homebuyers. He previously worked for Brevard County, Florida, Fannie Mae, as well as in the Office of US Senator Bill Nelson of Florida. Jason has a MS in Political Science from Florida State University and is a Doctoral Candidate in Public Administration at Valdosta State University.

Daniel Blackman, Environmentalist, Civil Rights Activist, & Public Servant



Daniel Blackman is an American environmentalist, civil rights activist, and public servant. He is the former Director of Advocacy and Strategic Partnerships for The Martin Luther King, Jr. Center for Nonviolent Social Change (“The King Center”), author of the book *Nationalism with Compassion*, writer-producer at *Conscious Animal*, former Regional Administrator, and currently serves as Senior Advisor for STEM Recruitment and Diversity at the US Environmental Protection Agency. The son of immigrants from Barbados, Daniel is dedicated to economic opportunities for marginalized Southern communities, environmental justice, social equity, and narrowing the wealth gap.

Blackman’s passion for public service and activism was shaped by his upbringing in a family with a strong tradition of service and diplomacy. His mother, an Army wife, instilled in him the values of sacrifice and community, while his father, a United States Army Ranger, exemplified honor and dedication. He draws inspiration from his grandfather, who served as a diplomat to the United Nations. Blackman’s journey in activism and community empowerment began during his college years, where he gained diverse experiences through internships at Walt Disney World, Arista Records, and Universal Music Group. However, it was his encounters with Civil Rights leaders like Congressman John Lewis and Reverend C.T. Vivian who ignited his commitment to the modern civil rights movement. Motivated by their courage and determination, he sought to find his place in reshaping democracy and fighting for justice.

Throughout his career, Blackman has made significant contributions to sustainable development, environmental protection, and social equality. His work includes advocating for equitable economic opportunities, addressing education disparities, combating food and broadband deserts, championing public health and transportation accessibility, and supporting innovative clean energy solutions. Blackman holds a deep sense of pride in his alma mater, Clark Atlanta University, where he gained valuable knowledge and skills that have propelled him to his current leadership position. His work continues to make a lasting impact, inspiring individuals and communities to strive for a more sustainable and equitable future.

Wesley Brooks, Department of Community Affairs



Having previously served at DCA as the Manager of Housing Policy and Outreach, Wesley Brooks has direct experience with several state and federal housing programs, including the HOME Program, down payment assistance, and mortgage revenue bonds.

Most recently, he was the Senior Vice President and Homeownership Lead for the Wells Fargo Foundation, where he led philanthropic efforts to address housing affordability across the United States, with a particular focus on homeownership. He worked closely with Habitat for Humanity to further develop their relationship, which has produced nearly 1500 homes for families over the last 10 years. He worked on increasing the diversity of housing professionals with the National Urban League by training new appraisers of color. He

managed down payment assistance programs that reached diverse markets.

Brooks served as the Chief Housing Officer for Atlanta Habitat for Humanity, one of the largest non-profit builders of affordable, single-family homes in the southeast. In this role, he developed the long-range plan for the Atlanta Habitat for Humanity's neighborhood revitalization strategy. He also worked with families, community leaders, and other stakeholders to ensure that participating families achieved economic success.

A graduate of Hampton University, Brooks went on to receive his Master's in City & Regional Planning from the Georgia Institute of Technology. He is a decorated combat veteran with five years of active-duty service in the U.S. Army. He continues to serve as an officer in the US Army Corps of Engineers. Brooks has served in leadership roles on the DeKalb County Community Council, the Atlanta Land Trust, Park Pride, and Habitat for Humanity International.

Shekeria Brown, JPMorgan Chase



Shekeria Brown leads community engagement for JPMorgan Chase Corporate Responsibility, in the Southeast, U.S. She is responsible for developing and maintaining authentic and enduring relationships with key stakeholders to shape and influence the firm's approach to serving clients, customers, and communities. She engages community-based organizations involved in advocacy, thought leadership, and service to low- to moderate-income communities and communities of color. She also supports various leadership development initiatives and organizational capacity building efforts for nonprofit partners focused on advancing an inclusive economy.

Shekeria joined JPMorgan Chase in 2018, with deep experience in the community and economic development field. Previously, she served as executive director of South Florida Community Development Coalition (SF CDC), a Miami based nonprofit membership and advocacy organization, where she collaboratively advanced solutions around nonprofit capacity building, affordable housing and community economic development programs and policy. Prior to joining SF CDC, Shekeria worked for an urban affairs and grants administration consulting firm, where she led affordable housing and community development planning efforts and administered over \$100 million in federal, state and local grant funding.

Shekeria holds a Master of Urban and Regional Planning from Florida Atlantic University, with a concentration in community and economic development and undergraduate degrees from the University of South Florida.

Sean Dacey, Southern First Bank



Sean has been involved in the Atlanta market for the last 30 years, first as a business owner and then a banker for the last 16. His banking career has involved management and client relationships in consumer, commercial, nonprofit, private wealth, and community banking. Sean has worked for Wachovia, Wells Fargo, Regions Bank, Truist and most recently Southern First Bank for the last 3 years. He has helped lead Southern First Bank, (new to the Atlanta Market), implement community engagement initiatives and bank products to help impact lives in the communities they serve. Sean is community focused with a mindset of, “We are only as good as the communities we serve.” He is

involved in several organizations that further this mission, including Empire Board of Realtists, Ga ACT, Junior Achievement (3DE program), United Way, Leadership Ministries, Boy Scouts of America and serves on the Boards of Frontline Response International and the Freedom Reimagined Foundation. He attended West Point Military Academy and is a graduate of Georgia Tech. Sean lives in Atlanta with his wife, Cheryl, and has two children in college.

Philip Gilman, Georgia Department of Community Affairs



Philip Gilman serves as Deputy Commissioner for Housing Assistance and Development at the Georgia Department of Community Affairs, overseeing Housing Credits, HOME, National Housing Trust Fund, Housing Choice Vouchers, Emergency Rental Assistance, and Homeless and Special Needs funding from HUD.

Having previously served at DCA as the Director of the Office of Housing Finance, Philip oversaw the Housing Credit program allocations and other major affordable multifamily development programs for the state.

Most recently, he was the Director of Tax Policy at a national affordable housing syndicator. In this role, he worked with state agencies and elected officials in several states, including Kansas, Virginia, South Carolina, Ohio, and Utah. Philip also served as the Deputy Chief of Staff to the Mayor of Atlanta, where he implemented and oversaw Mayoral initiatives, including COVID response efforts and the Mayor's Youth Scholarship Program. His career in affordable housing includes multifamily development experience and started when he worked for Knoxville Habitat for Humanity through the AmeriCorps program.

A graduate of the University of Tennessee, Philip went on to receive his Master's in Public Administration from the George Washington University in Washington, DC.

Bodua Gordon, Savannah Community Land Trust



Savannah native Bodua Gordon, is the founder and Chief Executive Officer of the Savannah Community Land Trust, Inc. Bodua is a 2000 graduate of Sol C. Johnson High School and attended Savannah State University and majored in Business Management where he honed his skills in entrepreneurship. Bodua is also a 2021 graduate of United Way's first BIPOC Nonprofit Leadership Cohort.

Bodua began his professional career with the Chatham County Board of Education and in 2018, started his own cleaning business: The Helping Hands Cleaning and Maintenance Services. In 2018, a coalition of Savannah residents looked for ways to save Savannah communities that were at risk of being gentrified because of the housing market and other threats such as governmental agendas, encroaching industries, and unfair financial practices. Subsequently, the Savannah Community Land Trust, Inc. was created as a local non-profit dedicated to providing long-term affordable housing in Savannah Chatham County Georgia. The Savannah Community Land Trust, Inc. is a community-based and community-driven organization dedicated to ensuring Savannah will be affordable for future generations.

Bodua is the youngest of Valorie and Gerald Gordon and has two older sisters. He is married to his biggest supporter, Rachael and is a Deacon at Mt. Carmel Baptist Church where he has been a member since childhood.

Alison Johnson, Housing Justice League



Alison Johnson is a resident of Atlanta's Peoplestown Community and Executive Director of the Housing Justice League. Alison is a community leader in the efforts to ensure that the Atlanta Beltline Greenway Project recognizes the historic nature of the neighborhoods it will run through. She is an author of a 2017 report "Beltlining: Gentrification, Broken Promises, and Hope on Atlanta's Southside" which tracks the hopes of the residents for the BeltLine, how they are actually affected by it, and the forces of gentrification that, if left unimpeded, will damage the economic and racial diversity that long-term residents and newcomers alike say is a strength of the area. Issued by the Housing Justice League and Research | Action Cooperative, the report's

major recommendation is for Atlanta BeltLine Inc., the public-private partnership leading the development, and the City as a whole, to embrace more democratic planning processes so that the interests of current residents are incorporated into development, and the supportive networks among neighbors are protected and appreciated. The Housing Justice League is a grassroots, member-led organization that builds power in low- to moderate-income, metro-Atlanta neighborhoods highly affected by the housing crisis. Its organization focuses on strengthening tenant associations at low-income complexes and building the broader housing justice movement. The Research | Action Cooperative is a worker-owned firm of seasoned professionals who champion research and popular communication as vital and necessary to the project of social change.

Shea Johnson, HUD Atlanta Regional Office



Ms. Johnson is the new Georgia Field Office Director for Housing and Urban Development in the Atlanta Regional Office. She leads key housing and community-based initiatives in GA, runs the customer service and correspondence programs, and works extensively with external stakeholders. She previously served as a Supervisory Management Analyst who covered GA operations. Prior to working at HUD, she spent 21 years with the Environmental Protection Agency in Atlanta, San Francisco, and Washington, DC. Throughout those years, she convened cross-program and national workgroups, stakeholders from diverse backgrounds such as state and local government officials, academia, private industry, and community members. Her career continues to focus on

community outreach efforts and cross-program coordination. She enjoys interacting with communities to promote economic growth.

Ms. Johnson obtained a BS in Chemistry and MS in Agricultural and Environmental Chemistry from Spelman College and the University of California at Berkeley, respectively. Ms. Johnson is green belt certified in Lean Six Sigma, certified for Alternative Dispute Resolution, and is a certified career coach.

Ms. Johnson is married with a 12-year-old daughter. She enjoys photography, bike riding, traveling, and spending time with her active family in her spare time.

Lin Lawrence, U.S. Department of Housing & Urban Development



Linn Lawrence is Director of the Atlanta Homeownership Center's Processing and Underwriting Division (PUD) with the U.S. Department of Housing & Urban Development (HUD). She has over 25 years of experience in the mortgage, banking and lending industry, the majority of which was in the private sector. She joined HUD in 2012 and has been the PUD Director since 2020.

As PUD Director, she is responsible for insuring loans for Direct Endorsement (DE) lenders, monitoring FHA approved lenders through a review of post endorsed files, reviewing Test Case files submitted by lenders seeking Direct Endorsement authority, performing technical valuation reviews of appraisals and appraisers through desk reviews and field reviews. She provides oversight for the approval of condominium projects in the AHOC jurisdiction which comprises 10 states and the Commonwealths of Puerto Rico and the U.S. Virgin Islands. She ensures the technical branches of the PUD

approve 203K consultants and reviews FHA-insured loans to ensure compliance with FHA underwriting, insurance endorsement and appraisal guidelines and regulations. The Processing and Underwriting Division also provides annual FHA Update Seminars and training sessions for lenders, appraisers, and other housing industry professionals throughout the Atlanta HOC jurisdiction.

Amanda Rhein, Atlanta Land Trust



Amanda Rhein is Executive Director of the Atlanta Land Trust, a non-profit committed to creating and preserving housing in Atlanta that will remain affordable in perpetuity.

Prior to joining the Atlanta Land Trust Ms. Rhein led the transit oriented development (TOD) initiative at MARTA, the nation's ninth-largest public transit system, resulting in the redevelopment of over 35 acres of underutilized surface parking at eight heavy rail stations. Ms. Rhein spent almost 10 years at Invest Atlanta, Atlanta's Development Authority and the economic development agency for the City of Atlanta. While at Invest Atlanta, Ms. Rhein managed the City's primary economic development tools which catalyzed over 30 projects, resulting in the investment of \$3.5 billion in Atlanta's most underserved communities.

A native of Cincinnati, Ohio, Ms. Rhein graduated from Boston College with a bachelor's degree in sociology in 2002. She earned a Master of City and Regional Planning from the Georgia Institute of Technology in 2004.

Ms. Rhein is active in the Urban Land Institute where she is Co-Chair of the Diversity Equity and Inclusion Council and a member of both the Livable Communities Council and Atlanta District Council Advisory Board. During her tenure as the inaugural co-chair of the ULI Atlanta Center for Leadership, she designed and implemented an innovative leadership program for real estate professionals, which now serves as a national model.