

HouseATL Member Convening

Tuesday, February 17, 2026





welcome

**February Member
Convening**



Natallie Keiser

**Executive Director
HouseATL**

HouseATL.org

2026 New Board Directors



WILL JOHNSTON
Executive Director
MicroLife Institute



RICHELLE PATTON
President
Collaborative Housing Solutions



TIA MCCOY
Director of Neighborhood
Engagement
Atlanta Habitat for Humanity



JULIO CARRILLO
CEO
HOPE Atlanta

2026 Returning Board Directors



DAVID ALLMAN
Owner & Chairman
Regent Partners



DR. CHRISTIE CADE
VP, Southeast Market
Enterprise Community
Partners



RACHEL CAREY
Chief Real Estate Officer
Westside Future Fund



MANDY EIDSON
Director, Business Development
& Community Engagement
Self-Help Credit Union



DR. ALAN FERGUSON
Chief Housing Officer
DeKalb County
HouseATL Co-Chair



FRANK FERNANDEZ
President & CEO
Community Foundation for
Greater Atlanta



JENNIFER FREEMAN
Community Engagement
Representative
U.S. Congresswoman
Nikema Williams' Office



RITA GIBSON
Community Volunteer
Georgia ACT



KAREN HATCHER
CEO
Sovereign Realty &
Management



**DR. BAMBIE HAYES-
BROWN**
President and Chief Executive
Officer, Georgia Advancing
Communities Together,
Inc.

2026 Returning Board Directors



KEITT KING
President
Truist Community Capital
HouseATL Co-Chair



TERRI LEE
Chief Executive Officer
Atlanta Housing



MICHAEL LUCAS
Executive Director
The Atlanta Volunteer Lawyers
Foundation (AVLF)



**ODETTA MCLEISHA-
WHITE**
Affordable Housing
Leader



ROHIT MALHOTRA
Executive Director
Center for Civic
Innovation (CCI)



SARA PATENAUDE
Director of Policy Solutions,
Southeast Region
Reinvestment Fund



RICHARD SLATON
President
Slaton Properties



MARGARET A. STAGMEIER
Partner
TIA Asset Management
HouseATL Treasurer



CATHRYN VASSELL
CEO
Partners for Home

Working Group Chairs



EBONI KILLIAN
Sovereign Realty &
Management
Homeownership



ARCHIE EMERSON
Dedicated Realty, Inc.
Homeownership



DR. CHRISTIE CADE
Enterprise Community
Partners
Funders Collective



KRISTIN ALLIN
Atlanta Regional
Commission
Policy and Advocacy



CHELSEA ARKIN
Atlanta BeltLine
Policy and Advocacy



COLE THALER
Atlanta Humane Society
Prioritizing Communities



LA'NETTE HOLLOMAN
Atlanta Volunteer Lawyers
Foundation
Prioritizing Communities



CAESAR NGUYEN
The BLVD Group
*Rental Housing
Preservation*



SARA PATENAUDE
Reinvestment Fund
Rental Housing Preservation

February Convening Sponsor

JPMORGAN CHASE & CO.

Slide 7

- LJ1** Is this the correct version?
Jeong, Lauren, 2026-01-29T20:54:34.825
- NK1 0** Yes, I'll email their guidelines
Natallie Keiser, 2026-02-10T21:18:37.442

Our Funders

JPMORGAN CHASE & CO.

Community
Foundation
for Greater Atlanta



THE ANNIE E. CASEY FOUNDATION

NeighborWorks®
AMERICA

WILLIAM JOSEF FOUNDATION

**WELLS
FARGO**

Slide 8

LJ1 Any updates?
Jeong, Lauren, 2026-01-26T16:09:14.748

NK1 0 no
Natallie Keiser, 2026-02-10T21:19:33.981

Visit Homeownership Preservation Displays

- Atlanta Legal Aid
- Habitat for Humanity of DeKalb
- Atlanta Habitat for Humanity
- LISC Atlanta
- House Proud
- NID Housing Counseling Agency
- The HUB/ Urban League of Greater Atlanta



Agenda | 9:30 – 11:30 a.m.



Welcome and Sponsor Acknowledgements - *Natallie Keiser, Executive Director* | **9:30**



Policy Update - *Chelsea Arkin & Elizabeth Appley* | **9:35**



Strategic Recommendations - Homeownership Preservation: Heirs Property, Repairs and Property Taxes - *Ashley Edwards, Sara Bolling Mancini, Lisa Flowers Jones & Yareqzy Munoz* | **9:55**



Breakout Session | **10:35**



DeKalb County's Affordable Housing Tools and Practices - *Alan Ferguson* | **10:55**



Announcements & Next Steps - *Natallie Keiser* | **11:20**



Policy Update

Chelsea Arkin

HouseATL Policy Working Group Co-Chair

Elizabeth Appley

Attorney at Law

Housing Day at the Capitol by Georgia ACT

February 25, 2026

8:00 a.m. – 2:00 p.m.
Central Presbyterian Church

**Learn the Issues and
Advocate with Legislators**



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NK1 Add QR code for registration - <https://lp.constantcontactpages.com/ev/reg/rz9uj3y>
Natalie Keiser, 2026-02-10T20:43:22.839

Past Events 2026



January 21, 2026
**Healthy Housing Day at
the Capitol**

Georgia Appleseed



February 3, 2026
Capitol Build Day

Habitat for Humanity
of Georgia



2025 Legislative Luncheon



November 5, 2025

HouseATL.org

2026 Legislative Agenda Development

- Framework - HouseATL Strategic Recommendations
- Review bills from 2025 Legislative Session that did not pass
- Discuss and refine recommendations within Policy Working Group
- Validate priorities and assess feasibility with legislators and partners
- Policy Working Group presents proposed agenda to HouseATL Board for approval, then presents to membership
- Address unexpected topics that arise during the session
 - Requires additional Board approval
 - Then shared with membership



2026 Legislative Session Calendar

- 2026 session convened on **January 12** for **40-day session**
- **Crossover Day: March 6, 2026**
- **Sine Die** (last day): **April 2, 2026**
- Second year of two-year session; legislation that did not pass in 2025 is available for passage. Many new bills are being introduced.
- FY2026 Amended and 2027 Budget discussions still underway

2026

Policy Working Group Updates

Monitoring Current and Past State Bills

Aligning Support for 2026 State Legislative Priorities

- Be attentive to our action alerts
- Resources, One-Pagers
- Email, call and come talk to your legislators!
- Call-In Sessions and Capitol testimony



DeKalb Housing Roundtable Discussions

- March 11, 2026 at 9:30am – 11:00 am

Policy Working Group Meeting

- February 26, 2026 at 10:30am – 12:00pm

State Legislative Policy Subgroup

Local Policy Subgroup

QAP Subgroup

HouseATL.org

What is Driving the 2026 Session?

Key Election Year

- Elections for Governor and Lt. Governor with no incumbent
- All Constitutional offices – Secretary of State, Attorney General, Education, Agriculture, Labor, and Insurance Commissioners

Unobligated State Budget Surplus of \$9 Billion

Struggle between the House and Senate over Cutting Taxes

- Senate supports reducing/eliminating income tax. Funding state gap with cutting/eliminating corporate tax credits and sales tax exemptions.
- House supports ending property taxes for residential homestead property. Funding local gap with flexibility for counties, cities and schools regarding current funding, more options to increase sales taxes, etc.
- Governor supports speeding reduction in income tax and one time rebate to taxpayers (\$500 married couples and \$250 individuals).

Prevent and Ameliorate Homelessness

Homeless Response Grant Funding

Support Governor's Ask for \$50 Million to DCA Housing Trust Fund – This one-time funding to State Housing Trust Fund for the Homeless in the FY 2026 Amended Budget is for flexible local grants to address street homelessness (emergency shelter, transitional housing, outreach, services (mental health, substance use treatment, etc.) Passed the House, now in the Senate.

Georgia Housing Voucher Program

Support Governor's Ask for \$9.3 Million increase for DBHDD - This FY 2027 budget increase for the Department of Behavioral Development is for 404 additional vouchers, wraparound services and exiting the Olmstead Settlement Agreement with US DOJ.

Permanent Emergency Rental Assistance

Support HB 689 and \$25 Million to DCA – This house bill and FY 2027 budget increase for DCA is for flexible local grants for short term emergency rental/utility assistance. Covid funded program expired September 2025. House State Planning Committee and House Appropriations Committee.

Build More Affordable Housing

State Low-Income Housing Tax Credit (SLIHTC)

Protect the SLIHTC from 50% cut proposed in SB 476 and HB 134 which passed the Senate - Oppose reducing state match of federal LIHTC awards from 100% to 50% effective Jan. 1 2027 and end entirely Dec. 31, 2031. Now in House Ways & Means Committee.

Sales Tax Exemption for Construction Supplies

Support HB1132: Nonprofit sales tax exemption for construction materials – Provides a narrow sales tax exemption for single family homes for first time home buyers with 0% loans and 30 year covenant of affordability. House Ways and Means Committee.

Development Impact Fee Waiver

Support HB 1233: Flexibility to waive development impact fees - Allows local governments to waive these fees for affordable and workforce single family home developments without offsetting the loss from other projects. House Governmental Affairs Committee.

Legislative Update: 2026 Session

Protect Families Living in Extended Stay Hotels

Oppose HB 61: Ends tenant protections for long term residents in extended stay hotels - HB 61 (formerly HB 183) removes a person's right to an eviction process despite living months and years in extended stay hotels, provides for immediate lockout, requires law enforcement removal and charge as criminal trespassers. Tabled in House Judiciary Committee in 2025. Substituted onto an unrelated bill in Senate Public Safety Committee with harsh Squatter Bill. Pending in Senate Rules in 2026.

Preventing Criminalization of Homelessness

Oppose HB295: Pressures cities and counties to prosecute homelessness - Creates a right for property owners to pursue property tax recovery if a city/county fails to enforce laws against homelessness, e.g., public camping, loitering, panhandling, etc. House Rules Committee.

Surviving Spouse/Heirs Property Homestead Exemptions

Assist surviving spouses/heirs property - Add language for surviving spouses and heirs property recipients to receive homestead exemptions and avoid retroactive property tax recovery.

Legislative Update: 2026 Session

Provide Tenant Protections

Support HB 1171: Provides a definition of habitability – This bill builds on the 2024 Safe at Home Act by clarifying the definition of habitability and providing a process for a tenant to withhold rent if a landlord does not make critical repairs. House Judiciary Committee.

Support SB 414 and HB 1188: Amends Fair Business Practices Act to require full conspicuous disclosure of total rental price before landlord may accept payment, and bans hidden or excessive fees. Senate Judiciary and House Judiciary.

Addressing Institutional Investors

Multiple bills limit the impact of institutional investors in single family rental housing - Bipartisan efforts to limit the number of rental homes institutional investors can own, increase taxes, and address challenges of competing for purchase by first time home buyers. HB 1252, SB 463, HB 1288, HB 1155, HR 656, etc. HouseATL's priority is tenant protections.

Support Zoning Reform

HB 400/SB 508: CHOICE Act - Gives cities/counties leeway to adopt greater land use density, speed permitting and remove barriers to construction in exchange for preference in DCA grants.

Next Steps

- Contact your State Representative and Senator to express your priorities
- Watch for updates and action alerts from HouseATL and please take action
- Participate in the Policy Working Group and its Subgroups
- Join HouseATL at the Capitol



Find your Legislator

23 Strategic Recommendations – 6 Priorities



Dedicate Revenue Sources for Affordable Housing Development



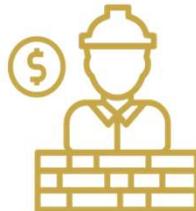
Enhance and Protect Renters' Rights



Create Sustainable Funding Sources for Under 50% AMI Housing



Prioritize Publicly Owned Assets for Affordable Housing



Provide Resources to Encourage Starter/Affordable Homes by Homebuilders



Secure Property Tax Exemptions for Affordable Rental Housing



SCAN HERE TO VIEW FULL RECOMMENDATIONS

Strategic Recommendation Panel

Homeownership Preservation: Repairs, Heirs Property and Property Taxes



Ashley Edwards
HouseATL
Homeownership
Preservation Co-Lead
Owner, AAA Probate
Resources

Panel Moderator



Sarah Bolling Mancini
Managing Director of
Advocacy
National Consumer Law
Center



Lisa Flowers Jones
Executive Director
House Proud



Yareqzy Munoz
Housing Policy and
Philanthropy Associate
JPMorganChase

Slide 25

NK1 Headshots all in folder now
Natalie Keiser, 2026-02-12T20:24:04.444



Q&A

NK1



Documentary Screening *Heirs' Property: The Hidden Struggle*

Watch the documentary



Slide 27

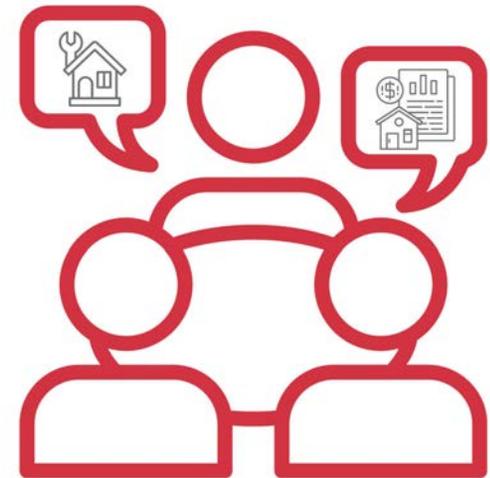
NK1

Can you add QR code for documentary - <https://www.youtube.com/watch?v=oXU2k9EY9yl>

Natallie Keiser, 2026-02-09T22:11:55.819

Breakout Session

How do legal, tax, maintenance, and succession-related challenges contribute to homeownership loss beyond homeownership affordability, and how does that show up in our work?





ADVANCING DEKALB COUNTY'S HOUSING GOALS

For every person deserves not just a roof, but a place to call home

February 17, 2026

PRESENTED BY

Dr. Alan Ferguson, Sr., Chief Housing Officer

More access.

More choice.

Stronger communities

DeKalb County
Housing Vision 2026

Housing as a platform for
**stability, opportunity, and
resident empowerment**

Our 2026 Vision

- **EXPAND**
access to safe, stable, and affordable housing
- **INCREASE**
housing choice across neighborhoods
- **STABILIZE**
communities and reduce displacement
- **EMPOWER**
residents with pathways to long-term housing stability



“Every home built is a prayer answered.”

AFRICAN PROVERB

Expand Housing Access and Supply

Increase

production and preservation of affordable and attainable housing

Activate

County-owned and underutilized properties

Invest

local resources, including **Housing Investment Bond**

Preserve

existing affordable housing to prevent loss



Expand

financial literacy and credit-
building programs

Provide

homeownership and housing
counseling

Center Resident Empowerment

Increase

access to down payment
assistance

Support

long-term housing and
financial stability

Housing Investment Programs



Multifamily acquisition
& preservation



Construction loans



Gap financing



Down payment
assistance



Transitional
housing



Innovation fund



Capacity
building



Revive DeKalb



Homeowner
rehab

What's Included in the \$1.2-\$1.5 Billion Total Housing & Neighborhood Investment?



County Investment
Housing bonds & AHF funds



Private Debt
Construction & mortgage loans



Private Equity
Developer & investment capital



LIHTC Equity
Low-income housing tax credits



Recycled Capital
Loan repayments & recycling



Property Acquisition
Acquired sites & hotel conversions



Infrastructure & Costs
Site work & soft cost



10,000 Housing Units Supported



Leverage & Recycled Capital



Public-Private Partnership

We build more than homes. Every door we open and every life we uplift brings us closer to a stronger, more compassionate DeKalb.



DeKalb County
G E O R G I A

Dr. Alan Ferguson, Sr., Chief Housing Officer
Manuel J. Maloof Center, Decatur, GA
404-371-2746 | aferguson@dekalbcountyga.gov

Thank you, Terri Lee!

**Board Co-Chair,
2024 and 2025**



Thank you, Sarah Kirsch!

Board Director, 2021-2025
Funders Collective Co-Chair, 2023-2025



**Thank you,
Lindsey Siegel!**

Board Director, 2023-2025





2026 Affordable Housing Awards Luncheon

April 22, 2026

Presenting Sponsors



BANK OF AMERICA



Georgia Power

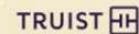
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Decide DeKalb
Development Authority



Champion Sponsors



Supporting Sponsors

Atlantica Properties, Berkadia, Campbell-Stone, Goode Van Slyke Architecture, Gorman & Company, LDG Development, Sugar Creek Capital, TBG Residential

TICKETS
\$100
on sale now
houseatl.org/annual-awards/



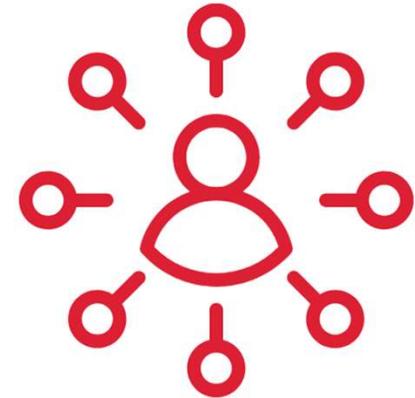
HouseATL Membership

Annual Membership Fees

- \$250** For-Profit Organizations & Philanthropy
- \$150** Nonprofit Organizations and Government Agencies
- \$30** Individuals/Sole Proprietors
- \$15** Students

Membership Benefits

- **Connect** with policymakers, developers, philanthropists and housing leaders
- **Stay informed** on latest market trends, news and insights
- **Leadership opportunities** working groups, advisory boards, forum presentations and voting privileges
- **Access** member convenings, forums and webinars with free or discounted registration
- **Nominate** people or organizations for the annual affordable housing awards
- **Elevate your work** through case studies, e-newsletters and media features



Thank you for joining us today!

LJ2

Get involved!

- Join HouseATL and be active in a Working Group
- Follow us on LinkedIn, Instagram or Facebook
- Monthly Affordable Living Showcases (next Feb. 20th)
- **Next Member Convening: May 12th at Gas South Center in Gwinnett**

Share your feedback!

Help us make the most of future meetings and improve HouseATL by sharing your feedback



For questions or to get more involved contact:

Talia Thornton

Membership Associate

tthornton@houseatl.org

Mijha Butcher Godfrey

Policy and Project Associate

mgodfrey@houseatl.org

Natallie Keiser

Executive Director

nkeiser@houseatl.org

HouseATL.org

Slide 42

- LJ1** Keeping the same feedback link for 2026?
Jeong, Lauren, 2026-01-26T16:30:26.303
- NK1 0** Yes, thank you
Natallie Keiser, 2026-02-10T21:53:41.630
- LJ2** Other events or items to add under get involved?
Jeong, Lauren, 2026-01-26T16:30:50.268