

Enterprise Southeast

Georgia State and Local Policy Priorities

Working in partnership to advance priorities on the city, county, state, and federal levels



Enterprise Community Partners is a national nonprofit that exists to make a good home possible for the millions of families without one. Enterprise works across the country, throughout the Southeast, and here in Georgia to increase housing supply and broaden opportunities for socially and economically disadvantaged communities. As housing costs continue to increase and wealth disparities widen, we have prioritized the following policy opportunities to support Georgia families:

Promote Housing Stability and Prevent Eviction

- Ensure emergency rental and utility assistance to prevent eviction throughout Georgia
- Repeal the state’s ban on local rental registries

Ensure Funding to Build and Preserve Affordable Housing

- Protect Georgia’s state low-income housing tax credit
- Allocate a portion of the state’s undesignated surplus to the State Housing Trust Fund for the Homeless
- Identify pathways to new, dedicated sources of revenue for local housing trust funds that address local needs and leverage local resources

Promote Affordable Housing Preservation

- Advocate for state and local resources for preservation of existing affordable housing
- Support property tax reductions that recognize the importance of affordable rental housing and promote housing stability

Increase Housing Options and Reduce Construction Costs

- Support land use and zoning proposals at the state and local levels that reduce barriers to home construction and increase housing options available for people at all stages of life
- Support policies that ease the conversion of vacant commercial or publicly owned properties into workforce and affordable housing

Prevent and End Homelessness

- Increase state funding for the Georgia Housing Voucher Program
- Increase the resources available for permanent supportive housing and wraparound services to provide cost effective alternatives to homelessness
- Oppose legislation that criminalizes homelessness or seeks to divert resources away from housing options for people experiencing homelessness

Increase Homeownership Opportunities

- Limit acquisition of single-family homes by large out-of-state institutional investors to protect homeownership opportunities
- Support appropriation of funding for rural infrastructure and housing development

Promote Housing Stability and Prevent Eviction

Georgia has among the highest eviction rates of any state, and most evictions are tied to nonpayment of rent. Families living paycheck to paycheck need a safety net when unexpected expenses and life events occur such as medical bills, loss of a family member, or job loss. Rental assistance programs exist in states and localities across the country to help prevent eviction filings and keep families in their homes. According to the Federal Reserve Bank of Atlanta, eviction filings are just as damaging as any resulting evictions for renters seeking new housing opportunities. With federal COVID relief dollars, Georgia established a statewide rental assistance program to help struggling families in 2021, but this program ended in 2025. State funding is needed in Georgia to continue short-term emergency rental assistance statewide for families who fall behind on rent or utility bills and are at risk of eviction and displacement. Enterprise will advocate for legislation and state funding to provide emergency rental, utility and legal assistance through flexible local grants to prevent eviction throughout the state.

Enterprise also supports repeal of the state's ban on local rental registries (O.C.G.A. § 36-74-30). Rolling back this state preemption will restore local governments' ability to quickly identify owners of rental properties, track ownership data, hold landlords accountable, and ensure safer housing conditions for Georgia families. This would also allow local governments to provide transparency and accountability for large out-of-state institutional investors and to monitor housing conditions for code enforcement and legal compliance.

Ensure Funding to Build and Preserve Affordable Housing

Georgia's state low-income housing tax credit (SLIHTC) is the only state funding that supports the preservation and development of affordable housing. Tax credits allow housing developers to raise the capital necessary for projects offering affordable rents in markets where this would otherwise not be feasible. SLIHTC is particularly critical in rural areas where area median income and rents are low. The Georgia Department of Community Affairs reports that, in a five-year period from 2018 to 2022, the SLIHTC created or preserved 39,398 affordable units. We applaud Georgia for providing a dollar-for-dollar match with the federal LIHTC. Enterprise will continue to support Georgia's SLIHTC program and advocate for the protection of this critical affordable housing resource.

Georgia currently has a historic surplus with \$9 billion in undesignated reserves that can be dedicated to a wide range of uses. Enterprise is advocating that a portion of this surplus be dedicated to the State Housing Trust Fund for the Homeless to support a range of affordable housing initiatives. Georgia has operated its State Housing Trust Fund for the Homeless for more than three decades, but the annual state contribution remained stagnant at around \$3 million for many years until recent increases in 2024 and 2025, with total contributions of less than \$10M annually. Georgia uses these state housing trust fund dollars to leverage federal funding and for small grants to organizations providing emergency shelter. Georgia's State Housing Trust Fund has the statutory authority to hold funds without lapsing and to fund the creation and preservation of affordable housing as well as support homeownership initiatives for low-income persons. Enterprise is advocating for increased investment in Georgia's State Housing Trust Fund so that it can serve these broader purposes.

Some localities in Georgia, including Atlanta, Savannah and Macon-Bibb County have local housing trust funds. These local housing trust funds are being used to meet community needs by developing and preserving affordable housing, connecting families in need to housing, and preventing homelessness. Enterprise has engaged coalition partners to identify pathways to new, dedicated sources of revenue for local housing trust funds in Georgia that could support additional homelessness prevention initiatives and provide a consistent source of capital for the preservation and new development of affordable housing. Enterprise supports state enabling legislation to authorize interested local governments power to levy new or additional resources for dedication to a local housing trust fund.

Promote Affordable Housing Preservation

Preservation is a resident retention and housing affordability strategy that aims to improve the financial stability, physical condition, and continued operation of existing affordable homes. This is done through acquisition, rehabilitation, affordability covenant extension, and support for existing owners. Maintaining affordability and preserving existing affordable housing is generally a more cost-effective strategy than new construction. Enterprise is leading efforts with partners to elevate preservation strategies and incentives that aim to eliminate the tremendous losses Georgia is seeing of naturally occurring affordable housing in order to stabilize communities. As part of this work, Enterprise advocates for increased state and local resources for preservation. Enterprise also supports efforts to ensure that low-income housing tax credit (LIHTC) properties are appropriately and affordably assessed for property tax purposes.

Increase Housing Options and Reduce Construction Costs

Enterprise supports land use and regulatory reform that significantly increases housing supply to address the dire shortage of housing for all income levels in Georgia. Enterprise supports land use and zoning proposals at the state and local levels that reduce barriers to home construction, increase the land available for housing supply, and expand the variety of housing options for people at all stages of life. Such policies may include: reducing minimum lot size and minimum home square footage requirements, reducing parking requirements, fast-track permitting, easing accessory dwelling unit (ADU) restrictions, and adopting inclusionary zoning provisions for affordable housing. Enterprise also supports adaptive reuse policies that can ease the conversion of vacant commercial or publicly owned properties into workforce and affordable housing.

Prevent and End Homelessness

Homelessness is on the rise in Georgia and across the country. In Georgia, homelessness increased 29% between 2018 and 2024. Georgia's homelessness response depends on strong Continuums of Care (CoCs) and local service providers that provide street outreach, emergency shelter, rapid rehousing and permanent supportive housing in communities throughout the state.

Providing safe housing paired with supportive services remains the most effective way to prevent and end homelessness. Enterprise will continue advocating for increased resources for the development and provision of permanent supportive housing with wraparound services and supports for individuals transitioning out of homelessness. Enterprise will continue to oppose legislation that criminalizes homelessness or seeks to divert resources away from housing options for people experiencing homelessness.

Enterprise will also advocate for increased state funding for the Georgia Housing Voucher Program (GHVP). This program serves homeless people with severe and persistent mental illness who cycle through the criminal justice system, emergency facilities, and hospitals. GHVP was created to meet the state's obligations under the Olmstead Settlement Agreement with the United States Department of Justice to have the capacity to serve 9,000 individuals in the target population. As of July 2025, the state had 2,052 GHVP participants. More funding for Georgia Housing Vouchers is needed to meet this obligation.



Increase Homeownership Opportunities

The activity of large out-of-state institutional investors purchasing large numbers of affordable homes and rendering them out of reach for first-time homebuyers is widespread in Georgia, particularly in metro Atlanta. Enterprise supports legislation that would limit the number of single-family homes that private equity companies can acquire in Georgia to use as rental properties, thus making more homes attainable for homeownership.

Enterprise supports the appropriation of funding for infrastructure and housing development in rural Georgia communities. Enterprise supports continuation of the Governor's Rural Workforce Housing Initiative which provides a flexible funding source for grants and loans for activities that result in workforce housing. Local governments as well as local, regional, and state authorities are eligible to apply, generally in partnership with a housing developer. The funding can be used for essential community infrastructure needed to support new for-sale and rental housing development, construction financing, and land acquisition. Thus far, the Rural Workforce Housing Initiative has provided the capacity to construct over 2,500 housing units in rural areas.

Partner with us.



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