Augusta
GEORGIA

Housing Catalog

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Inventory of housing for sale through development partnerships.

Grow Augusta @ga_hcd @growaugusta

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What Does 'Affordable' Mean?

One of the biggest questions our department answers on a regular basis is What is affordable housing? When working to construct or sell a new home, our definition stems from the income of the BUYER.

Affordable - Buyer's income is at or below 80% of Area Median Income (Low to Moderate Income)

Workforce - Buyer's income is between 81-120% of Area Median Income (Middle Income)

Market Rate - Buyer's income exceeds 120% of Area Median Income (High Income)

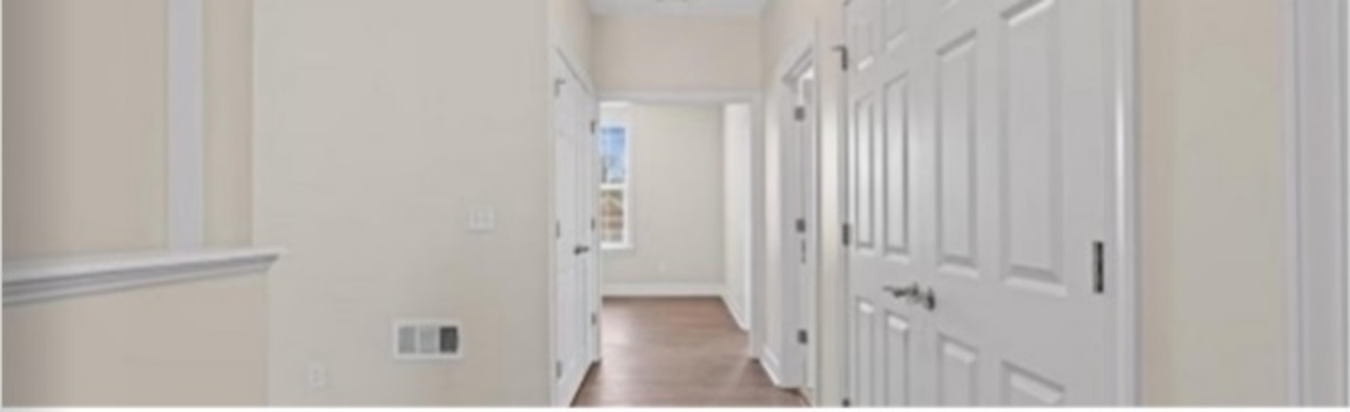
Typically, a home's sales price is calculated based on construction costs which may or may not include the appraisal value based on recent home sales of similar type and size. It is not indicative of affordability. Some low, moderate, and middle-income buyers can purchase higher-priced homes with the assistance of subsidy programs, interest rate buy-downs, and other factors determined when qualifying for a mortgage.

New Construction

Housing Available Soon

1518 TWIGGS STREET

New Construction
2,162 SF 3BD 2BA
$225,000
Market Rate
Complete: January 2022
HCD Laney Walker Bond Project
706.821.1797



Home Spotlight

ASHLEY LANDING

Year Built: 2021
Neighborhood: Laney Walker
Developer: Community Development Collaborative
By the Numbers:
Sales Price - $152,000
Available Subsidy - $15,000

These beautiful townhomes boast a range of modern fixtures.

Each unit consists of 3 bedrooms with plenty of space for a growing family or young professional desiring to live in the heartbeat of the community.

This Laney Walker development was constructed in partnership with one of our HOME program developers, and the units will be sold to low- to moderate-income first-time homebuyers.

Affordable homeownership is possible!

How We Help

New homebuyers may qualify for various forms of assistance to help with down payment/closing costs, principal reduction and/or interest rate buy down.

Homeownership Assistance Program (HAP)
Through HAP, eligible first-time homebuyers can receive **up to $5,000** toward down payment and closing costs. Annually, more than 50 households achieve the dream of wealth building because of assistance provided by HAP.

Employee Incentive Program
Officer Next Door
Eligible employees of the City of Augusta and RSCO can receive **up to $15,000** for the purchase of a new or existing home in Richmond County.

Homebuyer Subsidy Program
Homeowners purchasing a unit constructed by our current HOME development partners can receive **up to $25,000** in subsidy for principal reduction and/or interest buy down.

Teacher in My Classroom
Eligible first time homebuyers who work as an educator with the Richmond County Board of Education can receive up to **$10,000 (up to $20,000 if purchasing in the Laney Walker/Bethlehem revitalization area)** in assistance.

Laney Walker/Bethlehem Revitalization Project
HCD offers the following incentives up to **$25,000** for homebuyers who purchase within the Laney Walker/Bethlehem Community:

- **Gap Financing** - the difference between the purchaser's maximum first mortgage amount and the sales price of the home
- **Down payment financing** - the initial, upfront portion of the total loan amount due.
- **Closing cost assistance** - not to exceed **$10,000**; typically, home buyers will pay between two and five percent of the purchase price for their home in closing fees

Each program listed includes certain eligibility requirements and are reviewed as applications are submitted pending availability of funding.

Housing Under Contract

Potential Buyer

1110 A FLORENCE STREET

New Construction
1,728 SF 3BD 2BA
$152,000
Affordable
Completed April 2021
Community Development Collaborative
706.231.6163

1110 B FLORENCE STREET

New Construction
1,728 SF 3BD 2BA
$152,000
Affordable
Completed April 2021
Community Development Collaborative
706.231.6163

22 NICHOLAS STREET

New Construction
1,992 SF 3BD 2BA
$195,000
Workforce
Complete: January 2022
HCD Laney Walker Bond Project
EXP Realty: Stacy Pulliam
762.383-4062

20 NICHOLAS STREET

New Construction
2,175 SF 4BD 2BA
$215,000
Market Rate
Complete: January 2022
HCD Laney Walker Bond Project
Realty One Group Visionaries: Stuart Brooks
706.339.5084

1228 HOLLEY STREET

New Construction
3BD 2BA
$160,000
Affordable
Completed October 2021
Antioch Ministries, Inc.
706.724.6970

2538 DOVER STREET

New Construction
1,830 SF 3BD 2BA
$165,000
Affordable
Complete October 2021
Sand Hills Urban Development
706.733.3999

Housing Under Contract

Potential Buyer

1305 A ELEVENTH STREET

New Construction
1,728 SF 3BD 2BA
$152,000
Affordable
Completed April 2021
Community Development Collaborative
706.231.6163

1305 B ELEVENTH STREET

New Construction
1,728 SF 3BD 2BA
$152,000
Affordable
Completed April 2021
Community Development Collaborative
706.231.6163

934 BOYD LANE

New Construction
1,988 SF 4BD 2BA
$185,000
Workforce
Complete January 2022
EXP Realty: Stacy Pulliam
762.383-4062

936 BOYD LANE

New Construction
1,988 SF 4BD 2BA
$185,000
Workforce
Complete January 2022
EXP Realty: Stacy Pulliam
762.383-4062

Beyond Purchase

HCD offers a number of programs and resources to homeowners to ensure that homeownership remains affordable and sustainable.

Emergency Repair Program
Through the Emergency Repair Program, eligible homeowners can receive up to $7,500 toward single system repairs (i.e. Roof, HVAC, Electrical)

Code Assistance Rehabilitation Program (CARP)
CARP provides up to $35,000 to eligible owners for repairs that help address code deficiencies and life, health and safety concerns. This program also provides for ADA and accessibility needs for homeowners.

Citizens Empowerment Program
HCD hosts a variety of workshops and community events geared toward basic financial literacy as an empowerment tool. Student Loan Recovery, First Time Home Buyers and Post Home ownership are a few of the most popular topics covered.

April

Laney Walker Farmer's Market

Friday, April 1 | 4:30-7:00

American Heart Association. Healthy for Good™

Augusta GEORGIA

Augusta LOCALLY GROWN

GROWING AUGUSTA, IN COOPERATION WITH THE CITY OF AUGUSTA THROUGH HOUSING & COMMUNITY DEVELOPMENT
SOUTH AUGUSTA FARMERS MARKET
2463 GOLDEN CAMP ROAD
A FRESH MARKET DESIGNED WITH AND FOR THE COMMUNITY
April 20 : 4-6:30p