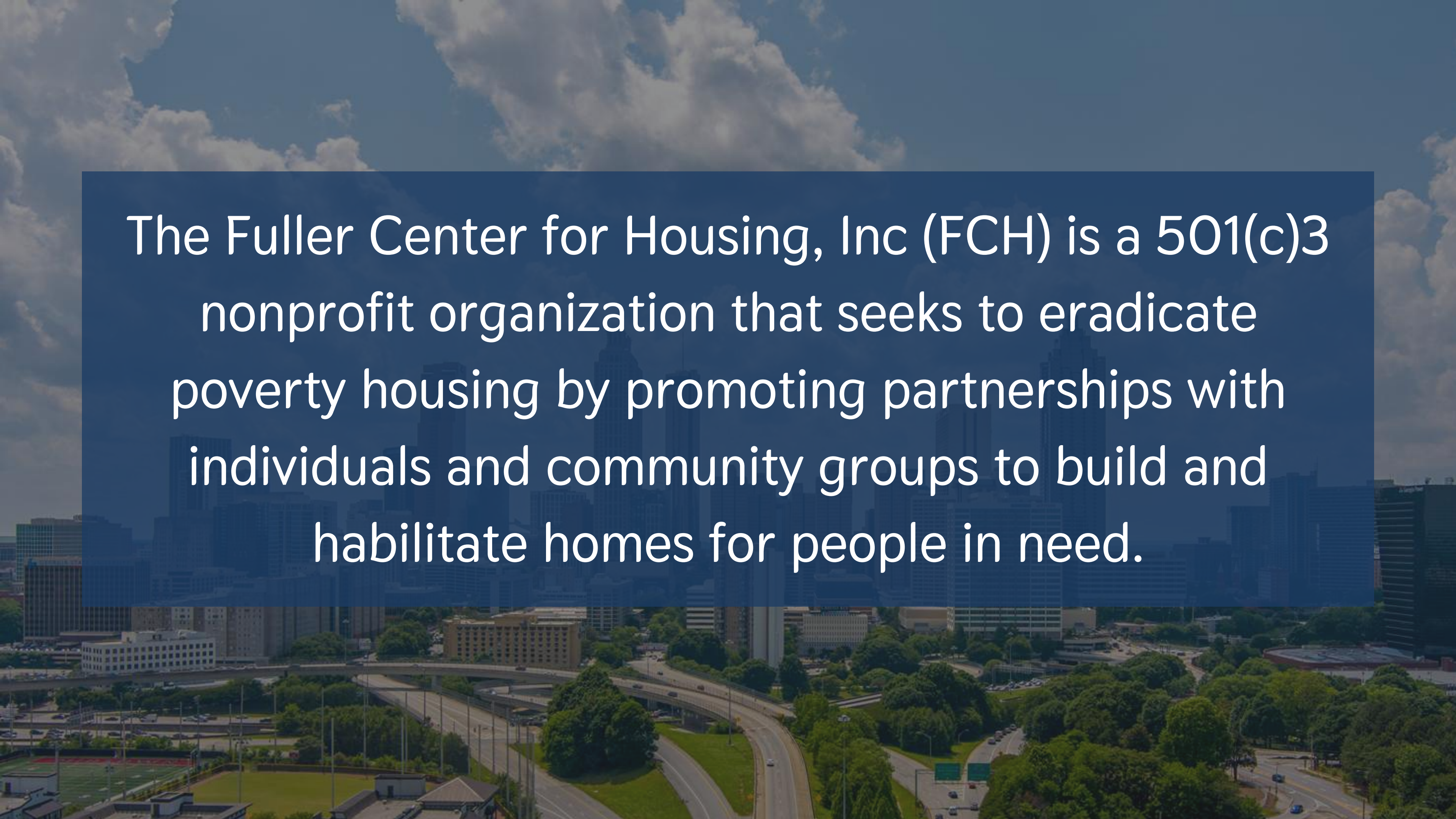


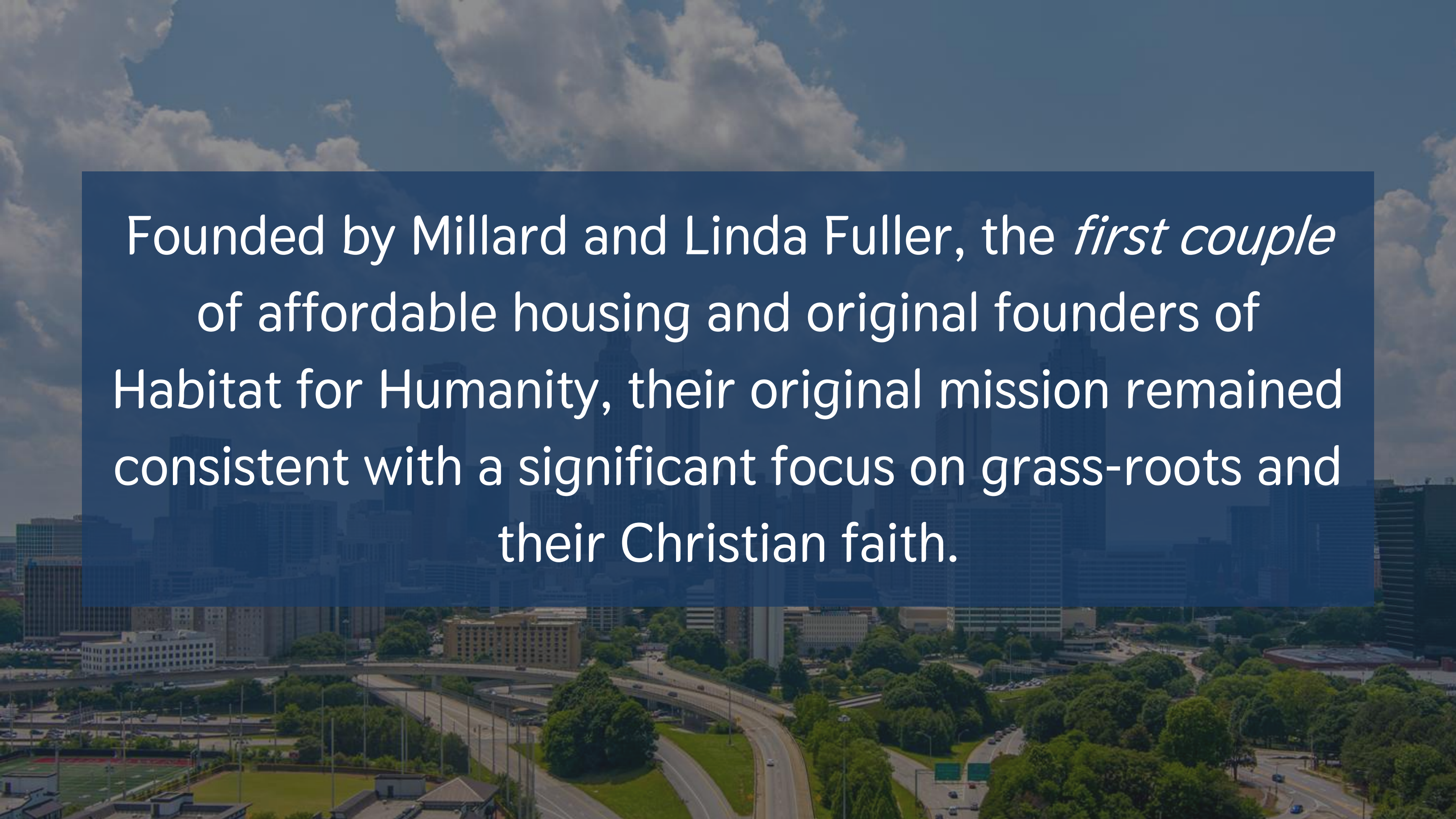


The
Fuller Center
for Housing

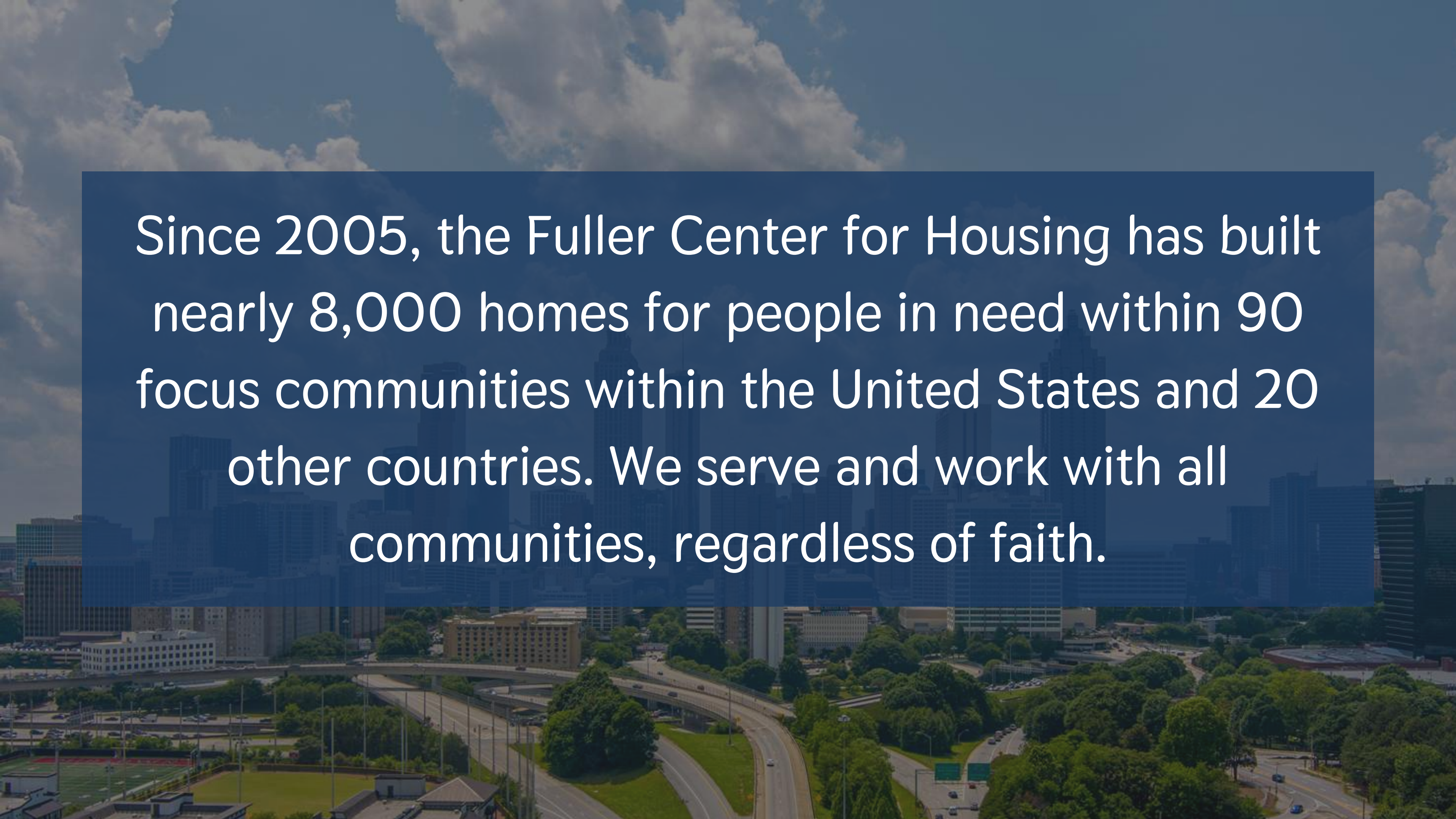
Greater Atlanta

An aerial photograph of a city landscape. In the foreground, a multi-lane highway curves through a green area with trees and grass. To the left, there's a sports field with a red track. In the background, a dense urban skyline with various skyscrapers is visible under a blue sky with scattered white clouds. A semi-transparent dark blue rectangle is overlaid on the upper half of the image, containing white text.

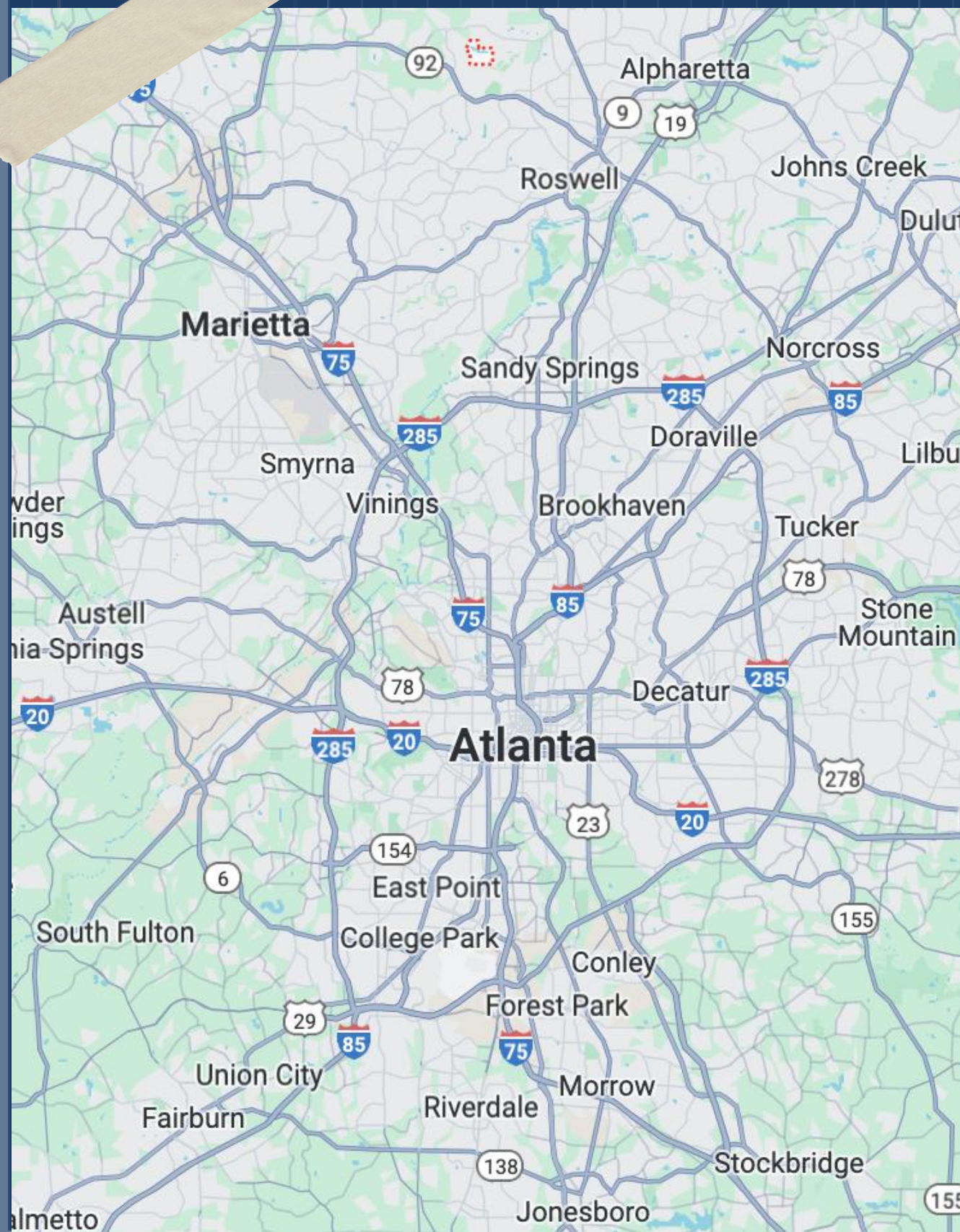
The Fuller Center for Housing, Inc (FCH) is a 501(c)3 nonprofit organization that seeks to eradicate poverty housing by promoting partnerships with individuals and community groups to build and habilitate homes for people in need.

An aerial photograph of a city landscape. In the foreground, a multi-lane highway curves through a green area with trees and grass. To the left, there are some sports fields. In the background, a dense urban skyline with various skyscrapers is visible under a blue sky with scattered white clouds. A semi-transparent dark blue rectangle is overlaid on the upper half of the image, containing white text.

Founded by Millard and Linda Fuller, the *first couple* of affordable housing and original founders of Habitat for Humanity, their original mission remained consistent with a significant focus on grass-roots and their Christian faith.

An aerial photograph of a city landscape. In the foreground, a multi-lane highway curves through a green area with trees and grass. To the left, there's a sports field with a red track. In the background, a dense urban skyline with various skyscrapers is visible under a blue sky with scattered white clouds. A semi-transparent dark blue rectangle is overlaid on the upper half of the image, containing white text.

Since 2005, the Fuller Center for Housing has built nearly 8,000 homes for people in need within 90 focus communities within the United States and 20 other countries. We serve and work with all communities, regardless of faith.



The Fuller Center of Greater Atlanta operates as a Covenant Partner of FCH. Since 2007 we have built 5 homes for local families, participated in hundreds of housing renovations, and aided in the improvement of housing in the Metro Area.



Each Covenant Partner selects how to engage within their community to focus on housing needs.

We have chosen to prioritize assisting fiscally challenged families with minor children in the home and senior citizens, veterans, and “community heroes”.

Community Partner Model:

Faith based institutions, Businesses, Government, and Nonprofits are critical partners:

- Common mission to aid those in need
- Access to families in need
- Volunteer base to work on our homes/projects
- Capital to sustain and grow our ministry
- Increase our visibility within the community
- Provide a “neural network” to opportunities (land, donors, etc.) that we might otherwise miss



We help the working poor and seniors in a variety of ways from simple to complex:

♥ Love Projects ♥

- Encouragement Projects: Quick hit landscaping projects with little to no capital involved
- Greater Blessings: More complex projects requiring skilled labor and/or materials
- Refurb: Extensive home renovation projects

♥ Love Projects ♥

The majority of our Love Projects are sourced through our community partners such as nonprofits, faith-based institutions, senior support groups, and veterans associations.

A significant amount of our focus is on helping seniors age in place by building wheelchair ramps, installing grab rails, and otherwise making the home safer.

We also love our landscaping projects as they support the significant number of widows or singles that need help



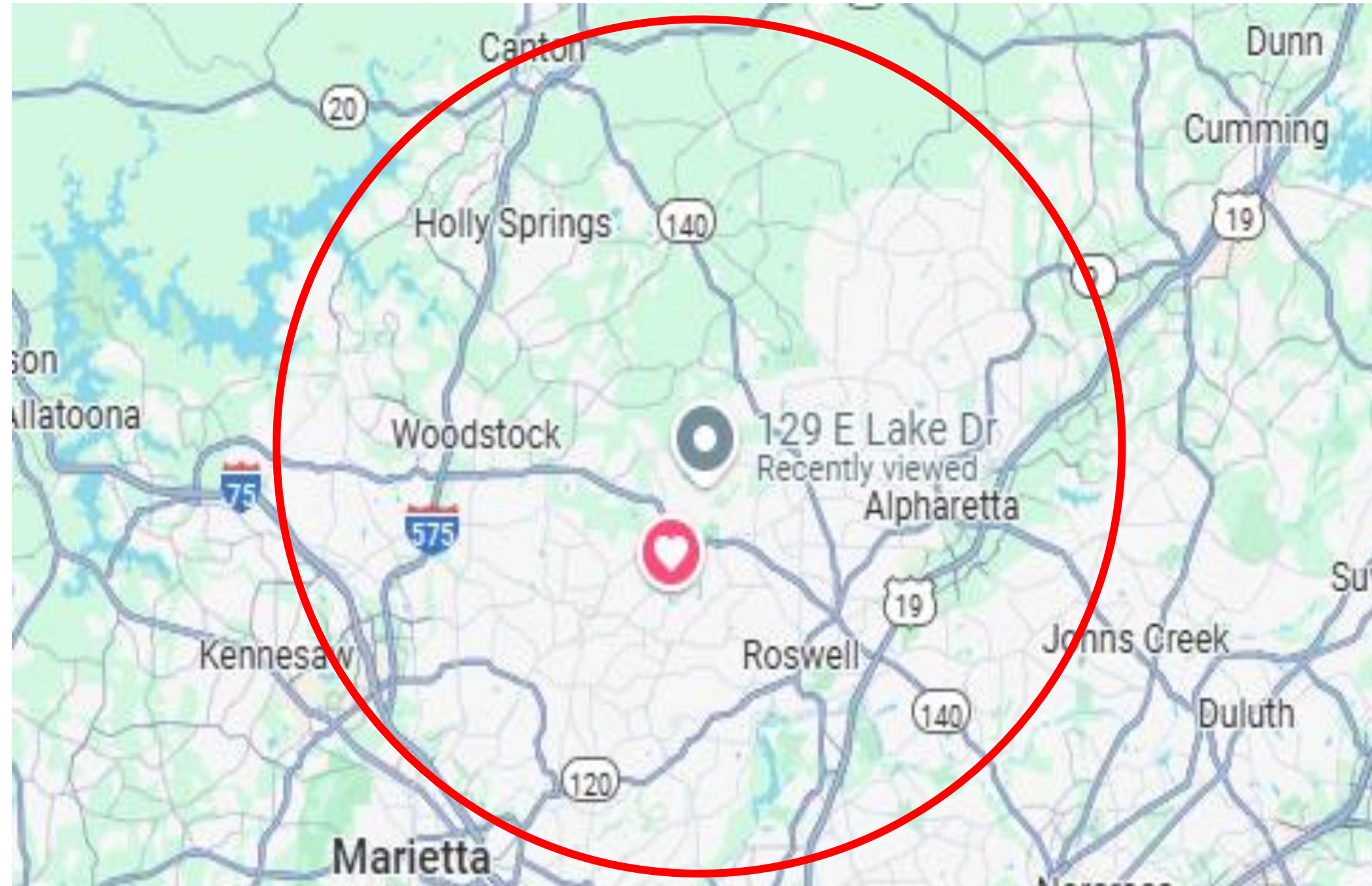
New Homes are focused on families with minor children in the home.

*Transitional Housing Nonprofits and Fuller Center
A Win-Win Partnership*

- Families are thoroughly vetted, have gone through extensive program to rebuild credit, improve employment, educate on family economics, build cash reserves.
- Fuller creates program velocity for transitional partners which allows them to onboard new families and provides families hope for the future

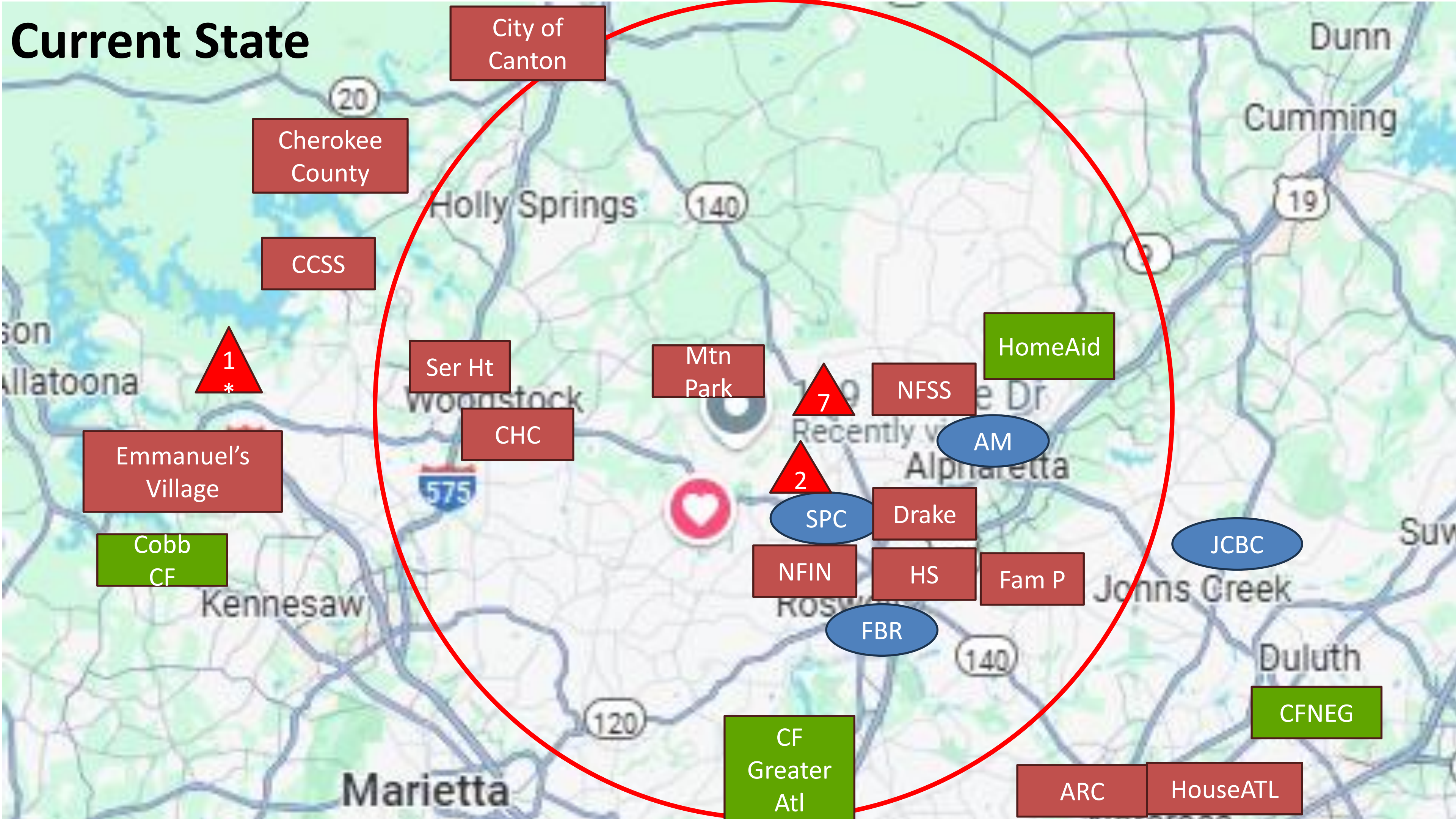


Initial Area of focus: 2024



- Shore up existing financials
- 15-mile radius of focus
- Getting to know nonprofits, churches, groups of impact
- Develop board
- Find dirt
- Find money
- Become visible and significant
- Start helping people

Current State





PROJECT: GO BIG

100 HOMES. 100 FAMILIES. 300-400
PEOPLE.



100 Homes/10 Years

Based on our historical ability to leverage volunteer labor and donated land and building materials, we will be able to achieve this goal of building 100 simple, decent, and affordable homes over the next 10 years.

We will build our initial community of homes in North Metro Atlanta to leverage our existing community relationships to assist with build days, candidate selection, and mentorship for new homeowners. We will quickly expand to cover all of the Metro area.



100 FAMILIES

We will help *families* with minors in the home. We will also give preference to serve young families of public servants (police/fire), EMS, teachers, healthcare workers, veterans.

We provide our homeowners with low/no down payment interest-free mortgages. To qualify, the candidates must not be able to qualify for conventional financing, fit within specified Area Mean Income ranges, have the ability to pay back their mortgage, and be willing to invest “sweat equity” into their new home.



\$20 MILLION

Our plan is to raise \$20,000,000 to accomplish this goal - we hope to find surplus land at county, city, or church partner locations to lower our costs.

Our typical house will be 1200-1400 sq foot, 3 BR/2 BA homes with carports.

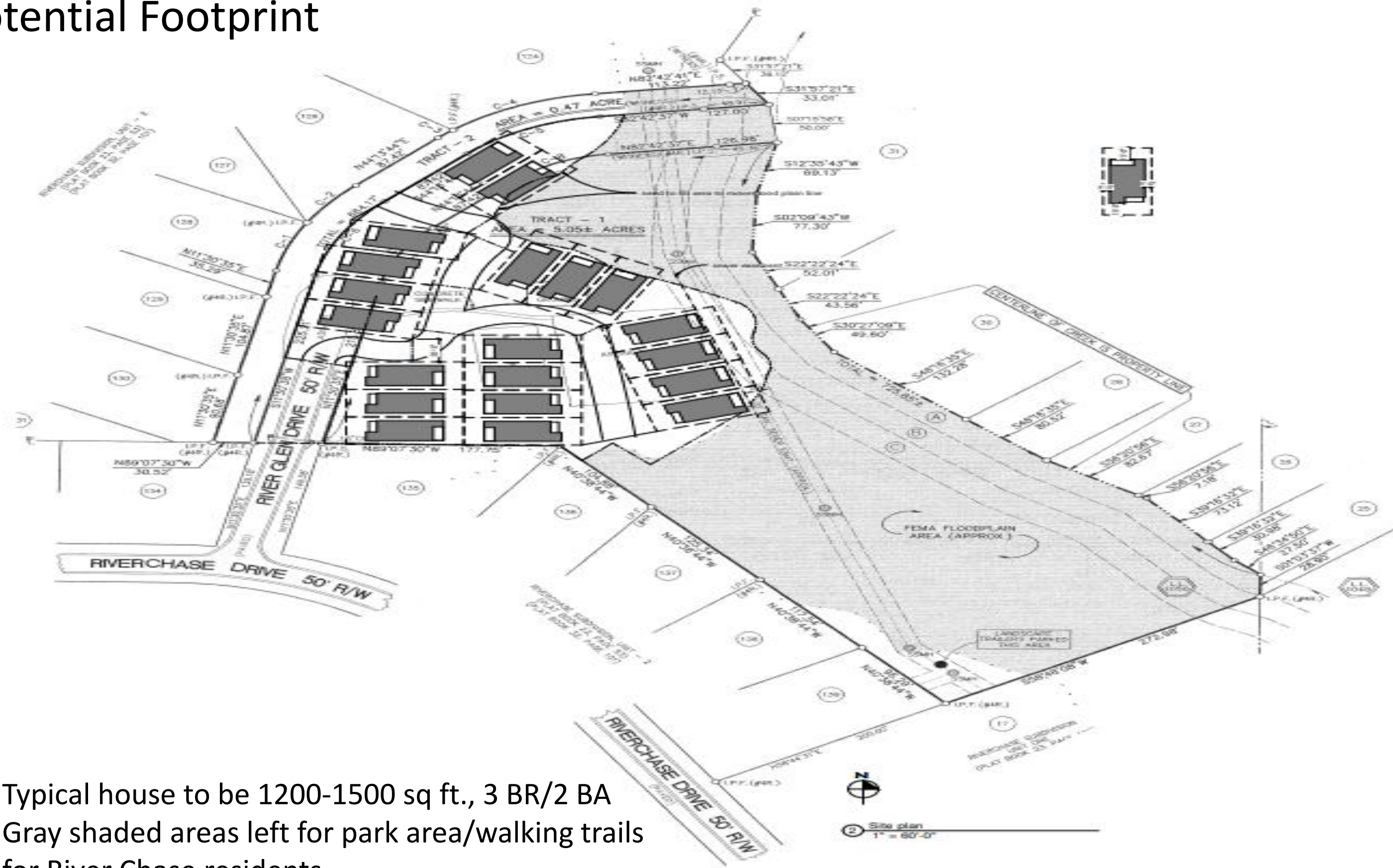
We will build in increments of 10 to 20 homes per tranche. So far, we have raised more than \$700,000 and are currently negotiating to acquire a 6-acre parcel for our project.



River Chase Park Opportunity



Potential Footprint



Typical house to be 1200-1500 sq ft., 3 BR/2 BA
Gray shaded areas left for park area/walking trails
for River Chase residents

Mark R. Bruno
GA 005922

Bruno Architectural
136 Buckeye Point
Commerce, Georgia 30530
770.641.0324

Preliminary Plans

Project Name
Enter address here

FOR Owner

REVISIONS

Issue Date
N/A

Job No.
#1

Drawn By
mrb

Approved By
BK

Drawing No.
A101

Our focus:

- Preparing for zoning process in Cherokee for River Chase property and final negotiations with county
- Continue to raise funds to build initial 20 homes (grants from large ATL enterprises, CDBG, Cherokee, etc.)
- Securing land for future builds (homes 21-100)
- Determining best way to leverage material provider community (Manufacturer, Distributors, Retailers)
- Find skilled labor providers (HVAC, Plumbing, Elec)
- Build out network of community partners for vol. labor
- Continue to build “house captain” team

It takes all of us.
Join us and GO BIG.

GIVE NOW



facebook.com/fullercenterofatlanta

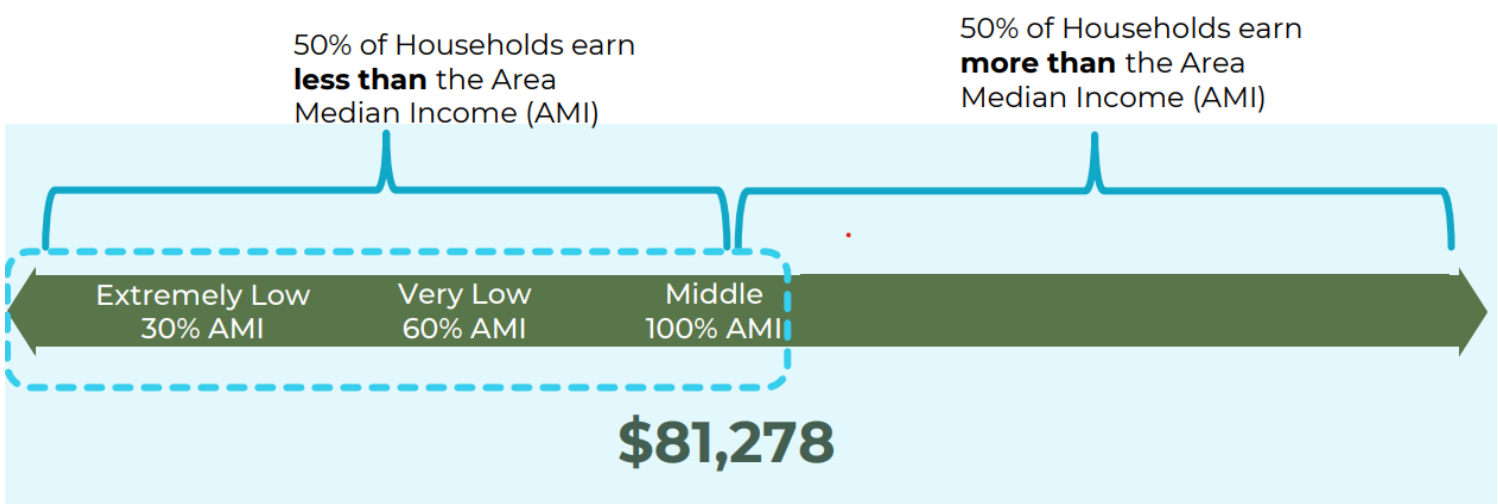


markm@fullercenteratlanta.org

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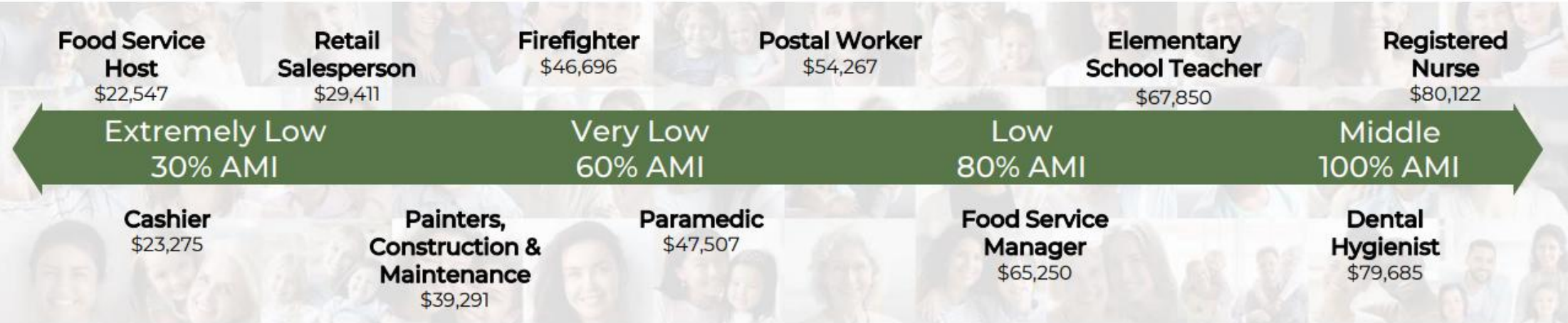


What is Workforce/Affordable Housing



Income Limits for 2024 (Based on 2024 MTSP Income Limits)					
	1 Person	2 Person	3 Person	4 Person	5 Person
30%	\$22,590	\$25,800	\$29,040	\$32,250	\$34,830
40%	\$30,120	\$34,400	\$38,720	\$43,000	\$46,440
50%	\$37,650	\$43,000	\$48,400	\$53,750	\$58,050
60%	\$45,180	\$51,600	\$58,080	\$64,500	\$69,660
70%	\$52,710	\$60,200	\$67,760	\$75,250	\$81,270
80%	\$60,240	\$68,800	\$77,440	\$86,000	\$92,880
100%	\$75,300	\$86,000	\$96,800	\$107,500	\$116,100
115%	\$86,595	\$98,900	\$111,320	\$123,625	\$133,515
120%	\$90,360	\$103,200	\$116,160	\$129,000	\$139,320

2024 Homeownership Sale Price Maximums				
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
Max Sale Price at 60%	\$135,540	\$145,170	\$174,240	\$201,240
Max Sale Price at 80%	\$180,720	\$193,560	\$232,320	\$268,320
Max Sale Price at 100%	\$225,900	\$241,950	\$290,400	\$335,400
Max Sale Price at 120%	\$271,080	\$290,340	\$348,480	\$402,480



*Data from Atlanta Region Local Workforce Development Area, which includes Cherokee, Cobb, Clayton, DeKalb, Douglass, Fayette, Fulton, Gwinnett, Henry, Rockdale
Source: KB Advisory Group with data from the Georgia Department of Labor Quarterly Census of Employment and Wages by Region (2022)