Streamlined Annual PHA Plan ***(HCV Only PHAs)***	**U.S. Department of Housing and Urban Development Office of Public and Indian Housing**	**OMB No. 2577-0226 Expires 02/29/2016**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS **PHA Code**: GA901

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2016

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Housing Choice Vouchers (HCVs) 16638

PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B.	Annual Plan.
B.1	**Revision of PHA Plan Elements.** (a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☐ ☒ Housing Needs and Strategy for Addressing Housing Needs. ☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☒ ☐ Informal Review and Hearing Procedures. ☒ ☐ Homeownership Programs. ☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☒ Substantial Deviation. ☒ ☐ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s): Details for these Revisions can be found in Attachment A.
B.2	**New Activities** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Project Based Vouchers. (b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y N N/A ☒ ☐ ☐ (b) If yes, please describe: Audit identified instances where the payment standards were not applied properly. The auditor noted "the error was not significant enough to change the TTP and HAP". Audit finding included "income was over estimated. The adjusting annual income was not correctly determined."
B.4	**Civil Rights Certification** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.5	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.6	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. (See Attachment A)

B.7	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ (a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

Instructions for Preparation of Form HUD-50075-HCV
Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(e))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. 24 CFR §903.7(a)(2)(ii)

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents , and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

☒ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☒ **Homeownership Programs**. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☒ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 **New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 **Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))

B.4 **Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.5 **Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

B.6 **Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.7 **Resident Advisory Board (RAB) comments**. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

List of Supporting Documents Available for Local Review

(*Applicable to All PHA Plan Types*)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Form HUD-50077, *Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans*.	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
X	Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Streamlined Annual PHA Plan*, including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☐ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents.☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☒ Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(*Applicable to All PHA Plan Types*)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
	Public housing grievance procedures ☐ Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section **15. PART VII** of the Section 8 Administrative Plan).	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs ☐ Check here if included in the public housing A & O Policy.	
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). ☐ Check here if included in the public housing A & O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	• *Details of the Project Based Voucher Program*	
	• *Civil Rights Certification*	

ATTACHMENT A
FY 2015-16 STREAMLINED ANNUAL PHA PLAN
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) (GA-901)

B.6 PROGRESS REPORT

The GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) has made the following progress on the stated goals:

HUD PHA Goal: Expand the supply of assisted housing

Objectives:

- ✓ Apply for additional rental vouchers:

In the last fiscal year, DCA received and has begun contracting new allocations of Veterans Affairs Supportive Housing (VASH) vouchers. Since 2015, there have not been any additional Notices of Funding Availability issued for vouchers to be administered within DCA's jurisdiction. Nonetheless, DCA continues to await the issuance of such NOFAs and are prepared to apply for available vouchers, as applicable.

HUD PHA Goal: Improve the quality of assisted housing

Objectives:

- ✓ Ensure program compliance

DCA has consistently maintained a "high performer" SEMAP score.

- ✓ Increase customer satisfaction:

DCA continues to seek opportunities to improve customer satisfaction. DCA has expanded its Customer Service Call Center for general applicant information as well as a resource center for current participants and landlords. This call center is now available to applicants 24 hours a day, seven days a week.

DCA continues to develop client web portals in an effort to increase its customer satisfaction by increasing methods of contact with customers.

DCA has developed and implemented an online application process for open waiting lists.

- ✓ Research, develop, and implement a paperless file management system.

  DCA has begun utilizing a new software system that will allow for paperless file management. DCA continues to work towards a paperless file management system.

- ✓ Concentrate on efforts to improve specific management functions:

  DCA continues to assess the management structure to ensure the oversight and quality of all program functions.

  DCA continues to implement intensive file audit processes.

  DCA continues to provide training to staff to ensure successful succession planning and cross-function trainings.

HUD PHA Goal: Increase assisted housing choices

Objectives:

- ✓ Provide voucher mobility counseling

  DCA continues to notify all program participants of their rights to move with the HCV voucher by including this information in the briefing packages. DCA also continues to maintain a separate Portability Office to specifically administer port applications. Additionally, DCA's family housing counselors provide voucher mobility counseling to HCV participants.

- ✓ Conduct outreach efforts to potential HCV landlords

  DCA continues to perform outreach with potential landlords through the www.GeorgiaHousingSearch.org website. Through this website, landlords can post notices of vacant rental units while learning about the Housing Choice Voucher program.

- ✓ Increase voucher homeownership program

  DCA continues to assist participants of the Homeownership program. DCA continues to review policies to expand participation in the homeownership program.

- ✓ Implement DCA/DHR Housing Initiative; Manage project based vouchers for women suffering from domestic violence, Continuation of Mainstream program. Administer Enhanced Vouchers when made available.

  DCA continues to manage project based vouchers, including vouchers for victims

of domestic violence.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

HUD PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ✓ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

  DCA maintains a partnership with the GA Department of Behavioral Health and Developmental Disabilities (DBHDD) to provide housing solutions for participants receiving supported services via DBHDD with a housing need.

  DCA, via its Family Self-Sufficiency Program, continues to work with program participants to increase education and educational opportunities. FSS program participants also gain financial education tools such as budgeting and credit improvement strategies. Additionally, FSS participants can receive mortgage payment assistance when purchasing a home.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Equal housing opportunity for all persons, regardless of race, color, national origin, religion, age, sex, familial status, marital status, or disability, is a *fundamental policy of DCA. DCA is committed to diligence in assuring equal housing opportunity and non-discrimination to all aspects of its housing financing activities.*

Reasonable steps are always taken to affirmatively further fair housing in DCA's *Housing Choice Voucher (HCV) Program.*

1) The DCA Housing Choice Voucher Program ensures that all buildings and communications used for all aspects of HCV program application intake, participant briefings, informal hearings and trainings are accessible to persons with disabilities. Additionally, services can be provided at alternative locations to accommodate specific disability needs upon request. TTY telephone communications are available at all locations.

2) *DCA prominently displays the Equal Housing Opportunity poster in its offices. It is the policy of DCA to fully comply with all federal, state and local nondiscrimination laws and in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.*

3) *Vacant DCA positions are advertised statewide via the Georgia Department of Community Affairs (DCA) website at https://ga.taleo.net/careersection/ga_external/jobsearch.ftl?lang=en&organization=19600101370*

4) *DCA refers individuals and families covered under the Fair Housing Act to the many programs offered through DCA. The means of communication to raise awareness of these programs include newspapers, website, radio and service provider contacts in all 159 counties of Georgia. At the Initial Briefing and when participants wish to move, HCV applicants and participants are provided information on fair housing and how to find a safe and affordable unit.*

5) *Detailed policy and procedures on Reasonable Accommodation are outlined in DCA's Administrative Plan. DCA Housing staff and contracted representatives are required communicate these policies to participants and interested parties during the course and scope of their work.*

6) *DCA reviews fair housing requirements of 24 CFR Section 903.7(o) by examining current and proposed programs to ensure compliance and identify impediments to fair housing choice within these programs.*

7) *The FSS and homeownership programs are marketed to all DCA HCV recipients regardless of race, color, national origin, religion, age, sex, familial status, marital status, or disability.*

8) *The DCA FSS and Homeownership Programs assist in the recruitment of landlords, service providers and lending professionals to expand housing choice to program participants looking to own homes. DCA continues to market and utilize a web-based housing locator service, www.georgiahousingsearch.org in an effort to overcome the barrier of finding safe and affordable housing. The website encourages landlords in all 159 counties to list their vacant units.*

Other PHA Goals and Objectives (FY 2015-20 Five-Year Plan):

PHA Goal 1: DCA will strive to serve the needs of child and adult survivors of domestic

violence, dating violence, sexual assault or stalking.

Objectives:
DCA shall respond appropriately to such survivors.

DCA continues to respond to requests for protection under the Violence Against Women Act (VAWA) as those situations arise. DCA also provides staff with VAWA training and encourages collaboration with Domestic Violence Prevention advocates and support service providers to address the needs of survivors of domestic violence.

PHA Goal 2: DCA will strive to reduce non-compliance by participants in the Housing Choice Voucher Program.

Objective:
Continuing to investigate cases where a suspicion of non-compliance exists by the participant, family members, landlord, or property owner.

DCA continues to investigate cases of suspected fraud, waste, and abuse via a designated Compliance department. This team is specifically designed to accept and review allegations of fraud, waste and abuse. The Compliance team organizes informal reviews, where necessary. And coordinates and documents all informal hearing procedures.

DCA also makes efforts to reduce instances of non-compliance by notifying participants of rules and penalties at briefings. At the initial briefing of participants on the HCV program, applicants and participants (including port-ins) are educated about non-compliance/fraud by receiving the HUD brochure "Is Fraud Worth It?" (HUD 1141) and receiving verbal notices that DCA will take appropriate actions when instances of non-compliance and/or fraud are discovered.

PHA Goal 3: DCA will continue efforts to support housing of persons with disabilities.

Objective:
Continuing the tenant selection preference to people with significant disabilities who have access to community-based long term care through targeted systems of supportive services.

DCA was granted this tenant selection preference as an actionable plan in furtherance of the requirements under the Americans with Disability Act (ADA) as well as the mandates under the Olmstead v. LC case.

DCA has amended its HCV program eligibility criteria to be consistent with the HUD Public and Indian Housing (PIH) requirements to ensure greater access for persons

transitioning from jails and prisons who are included in the Settlement Agreement target population.

DCA continues to ensure that individuals with disabilities who are chronically homeless, transitioning from institutions or at risk of institutionalization have access to affordable, integrated housing while remaining compliant with PIH and FHEO requirements.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.

DCA has outlined its policies for tenant eligibility, selection and admission in the Administrative Plan.

As permitted under 24 CFR 982.207, DCA has established a local residency preference. This residency preference applies to the head of household and spouse or co-head living, working, or have been notified that they are hired to work in the county for which they are applying.

DCA also offers a preference for persons meeting the criteria under the Americans with Disabilities Act Settlement Agreement between the U. S. Department of Justice and the State of Georgia in order to assist the Georgia Department of Behavioral Health and Development Disabilities (DBHDD) to carry out the housing remedy of the Settlement Agreement. The preference extends to persons with developmental disabilities and persons with severe and persistent mental illness who are currently institutionalized or at risk of institutionalization. DCA will allocate one out of every two available vouchers through attrition to members of the Settlement Class annually as funding allows. The vouchers will be available for use in all of the 149 counties under DCA's jurisdiction.

Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

DCA manages wait lists for each of the 149 counties within its jurisdiction. Waitlists are open as voucher become available in each county. Preliminary applications are accepted during waitlist openings and a lottery is conducted to determine the waitlist.

When DCA opens the wait list, the application period date will be posted on DCA's two websites, www.applygadca.com and www.dca.ga.gov, on social media, such as Facebook, and Instagram, in the HCV regional offices, and in the county's local newspapers. You can also contact our Application Assistance line at (888) 858-6085 to check on the wait list opening status.

Applicants and potential applicants are notified that there are several factors that must be considered when determining eligibility for the HCV program. DCA will contacts applicants when their names come to the top of the wait list to determine your eligibility for the program.

To apply for the Housing Choice Voucher program, applicants must submit an application during an open waiting list enrollment period by visiting the website at **www.applygadca.com or contacting the application assistance line at** (888) 858-6085.

All DCA waitlist procedures are listed in the Administrative Plan, Chapter 4, Applications, Wait list and Tenant Selection.

Financial Resources

The following financial resources are available to DCA for the support of the Housing Choice Voucher Program administered by DCA.

FINANCIAL RESOURCES STATEMENT **PLANNED SOURCES AND USES** **(Through March 2016)**		
Sources	Planned $	Planned Uses
Annual Contributions for Section 8 Tenant-Based Assistance	$ 81,274,448.00	HAP
Other Income Resources		
Admin Fee	$7,819,036.00	Operations
Mainstream	$258,177	
Total	**89,351,661.00**	

Rent Determination Policies

DCA makes determinations of rent reasonableness if there is a 5 percent decrease in the Fair Market Rent that goes into effect at least 60 days before the contract anniversary date. DCA also makes a determination of rent reasonableness at any time after the initial occupancy period if: (1) DCA determines that the initial rent reasonableness determination was in error or (2) DCA determines that the information provided by the owner about the unit or other units on the same premises was incorrect.

In accordance with HUD regulations, the total tenant payment (TTP) for an assisted family is the highest of the following amounts, rounded to the nearest dollar:

- 30 percent of the family's monthly adjusted income
- 10 percent of the family's monthly gross income
- A minimum rent of $50

The amount that a family pays for rent and utilities (the family share) will never be less than the family's TTP but may be greater than the TTP depending on the rent charged for the unit the family selects.

If a family chooses a unit with a gross rent (rent to owner plus an allowance for tenant-paid utilities) that exceeds the PHA's applicable payment standard: (1) the family will pay more than the TTP, and (2) at initial occupancy the PHA may not approve the tenancy if it would require the family share to exceed 40 percent of the family's monthly adjusted income. The income used for this determination must have been verified no earlier than 60 days before the family's voucher was issued.

DCA will pay a monthly housing assistance payment (HAP) for a family that is equal to the lower of (1) the applicable payment standard for the family minus the family's TTP or (2) the gross rent for the family's unit minus the TTP.

When the subsidy for a family exceeds the rent to owner, the family is due a utility reimbursement. As permitted by HUD, DCA will make utility reimbursements to the family.

DCA's schedule of payment standards is used to calculate housing assistance payments for HCV families. This section covers the application of DCA's payment standards. The establishment and revision of DCA's payment standard schedule are covered in Chapter 16.
DCA will review the appropriateness of the payment standards on an annual basis when the new FMR is published, and at other times as determined necessary. In addition to ensuring the payment standards are always within the "basic range", DCA will consider the following factors when determining whether an adjustment should be made to the payment standard schedule:

Funding Availability,
Rent Burden of Participating Families,
Quality of Units Selected,
Changes in Rent to Owner,
Unit Availability, and
Lease-up Time and Success Rate

Changes to payment standard amounts will be effective on December 1st of every year unless, based on the proposed FMRs, it appears that one or more of the current payment standard amounts will be outside the basic range when the final FMRs are published. In that case, DCAs payment standards will be effective October 1st instead of December 1st.

If DCA has already processed reexaminations that will be effective on or after October 1st, and the effective date of the payment standards is October 1st, DCA will make retroactive adjustments to any such reexaminations if the new payment standard amount is higher than the one used by DCA at the time the reexamination was originally processed.

Grievance Procedures

Both applicants and participants have the right to disagree with, and appeal, certain decisions of the DCA that may adversely affect them. DCA's decisions that may be appealed by applicants and participants, as well as the informal hearing process, are documented in the Chapter 16 of the DCA Administrative Plan.

The process for applicant appeals of DCA's decisions is called the "informal review." For participants (or applicants denied admission because of citizenship issues), the appeal process is called an "informal hearing."

Informal reviews are provided for program applicants. An applicant is someone who has applied for admission to the program, but is not yet a participant in the program. Informal reviews are intended to give an applicant the opportunity for review of a decision denying assistance [24 CFR 982.554(a)]. Denial of assistance may include any or all of the following [24 CFR 982.552(a)(2)]:

- Denying listing on the waiting list
- Denying or withdrawing a voucher
- Refusing to enter into a HAP contract or approve a lease
- Refusing to process or provide assistance under portability procedures

DCA will only offer an informal review to applicants for whom assistance is being denied. Denial of assistance includes: denying listing on DCA waiting list; denying or withdrawing a voucher; refusing to enter into a HAP contract or approve a lease; refusing to process or provide assistance under portability procedures.

DCA offers an informal hearing for certain determinations relating to the individual circumstances of a participant family. A participant is defined as a family that has been admitted to the HCV program and is currently assisted in the program. The purpose of the informal hearing is to consider whether DCA's decisions related to the family's circumstances are in accordance with the law, HUD regulations and DCA policies.
DCA will not terminate a family's assistance until the time allowed for the family to request an informal hearing has elapsed, and any requested hearing has been completed.

Termination of assistance for a participant may include any or all of the following:

- Refusing to enter into a HAP contract or approve a lease
- Terminating housing assistance payments under an outstanding HAP contract
- Refusing to process or provide assistance under portability procedures

DCA will offer a participant family an opportunity for an informal hearing for the following:

- A determination of the family's annual or adjusted income, and the use of such income to compute the housing assistance payment
- A determination of the appropriate utility allowance (if any) for tenant-paid utilities from the PHA utility allowance schedule
- A determination of the family unit size under the PHA's subsidy standards
- A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under the PHA's subsidy standards, or the PHA determination to deny the family's request for exception from the standards
- A determination to terminate assistance for a participant family because of the family's actions or failure to act
- A determination to terminate assistance because the participant has been absent from the assisted unit for longer than the maximum period permitted under PHA policy and HUD rules
- A determination to terminate a family's Family Self Sufficiency contract, withhold supportive services, or propose forfeiture of the family's escrow account [24 CFR 984.303(i)].

In cases where DCA makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following:

- The proposed action or decision of DCA.
- A brief statement of the reasons for the decision, including the regulatory reference.
- The date the proposed action will take place.
- A statement of the family's right to an explanation of the basis for DCA's decision.
- A statement that if the family does not agree with the decision the family may request an informal hearing of the decision.
- A deadline for the family to request the informal hearing.
- To whom the hearing request should be addressed.
- A copy of DCA's hearing procedures.

The DCA informal hearing process is managed by the DCA Compliance team and includes impartial hearing officers who administer the hearing process and issue hearing determinations.

Homeownership

DCA has outlined the rules pertaining to the Homeownership program in its Administrative Plan, Chapter 15, Part VII. The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. The PHA must have the capacity to operate a successful HCV homeownership program as defined by the regulations. DCA has instituted a minimum homeowner down payment requirement of at least three percent

of the purchase price, and requires that at least one percent of the purchase price come from the family's personal resources.

DCA will offer the monthly homeownership assistance payments to qualified families.

In addition to the mandatory eligibility requirements for the HCV program, to be eligible to participate in the homeownership option, families must meet the following criteria:

- The family is not within the initial one-year period of a HAP Contract.
- The family does not owe money to DCA.
- The family does not have any current promissory notes (or repayment agreements) with DCA.
- The family has not committed any serious or repeated violations of a PHA-assisted lease within the past year.
- Current DCA Policy:
- Only FSS participants can participate in the homeownership program.
- The FSS program is offered in the following counties:

  Carroll, Clarke, Coffee, Dougherty, Douglas, Houston, Lee, Lowndes, Newton, Paulding, Peach, Pierce, Rockdale, Ware

FSS Families who have been participating in an economic self-sufficiency program for at least six months, or have graduated from such a program, will be given preference over other families for the Homeownership option. Elderly and disabled families will automatically be given this preference.

Community Services and Self-Sufficiency Programs

DCA administers the Family Self- Sufficiency Program in accordance with 24 CFR part 984 to promote self-sufficiency of assisted families, including the coordination of supportive services (42 U.S.C. 1437u). DCA administers FSS in the following counties: Carroll, Clarke, Coffee, Dougherty, Douglas, Houston, Lee, Lowndes, Newton, Paulding, Peach, Pierce, Rockdale, Ware. Each FSS participant is assigned to an FSS Coordinator where their FSS plans are developed and monitored. Details of the FSS program are listed in the DCA Administrative Plan.

Civil Rights Certification

DCA certifies that it will carry out its plan in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973 and title II of the Americans with Disabilities Act of 1990.

Recent Results of PHA's fiscal year audit

DCA will include the most recent SEMAP and financial audit reports with this PHA plan.

Additional information

DCA operates a project-based voucher (PBV) program that may use up to 20 percent of its budget authority for project-based assistance. It is DCA's goal to administer PBV housing that

provides for deconcentrating poverty and expanding housing and economic opportunities. DCA currently administers 141 project based vouchers in five locations within its jurisdiction. These PBV sites provide housing assistance for tenants with special needs, victims of domestic abuse, and persons with disabilities who are at a high risk of homelessness. The rules on Project-based vouchers are outlined in Chapter 17 of DCA's Administrative Plan.

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Streamlined Annual PHA Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning ***JULY 2016****, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:*

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public -
inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
· The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
· Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
· The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
· The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment
and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
21.The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

___ 903.7a Housing Needs
___ 903.7b Eligibility, Selection, and Admissions Policies
___ 903.7c Financial Resources
___ 903.7d Rent Determination Policies
___ 903.7h Demolition and Disposition
___ 903.7k Homeownership Programs
___ 903.7r Additional Information
- _X_A. Progress in meeting 5-year mission and goals
- _X_B. Criteria for substantial deviation and significant amendments
- _X_C. Other information requested by HUD
  - _X_1. Resident Advisory Board consultation process
  - _X_2. Membership of Resident Advisory Board
  - _X_3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:
(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
(ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
(iii)The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

GA DEPARTMENT OF COMMUNITYAFFAIRS
PHA Name

GA901_____
PHA Number

Streamlined Annual PHA Plan for Fiscal Year: _JULY 2016_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature X	Date

Civil Rights Certification *(Qualified PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB Approval No. 2577-0226** **Expires 02/29/2016**

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
PHA Name

GA901_____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature	Date

Georgia™
Department of COMMUNITY AFFAIRS

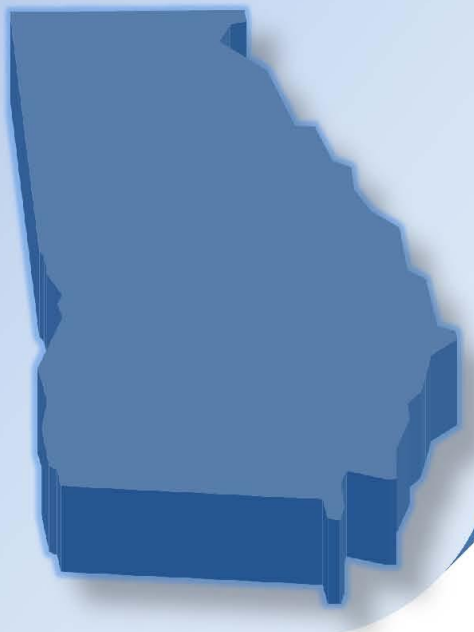
THE STATE OF GEORGIA CONSOLIDATED PLAN
Federal Fiscal Years 2013-2017

Including

Federal FY2013/State FY2014

ANNUAL ACTION PLAN

JULY 1, 2013 - JUNE 30, 2014



Nathan Deal, Governor

Georgia Department of Community Affairs
Gretchen Corbin, Commissioner

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Executive Summary

ES-05 Executive Summary - 91.300(c), 91.320(b)

The Georgia Department of Community Affairs (DCA) is the lead agency overseeing the implementation of the Consolidated Plan and is responsible for the administrative oversight of the State's federally funded programs. This Strategic Plan covers federal fiscal year (FFY) 2013 beginning July 1, 2013 through FFY2017 which ends June 30, 2018. The Action Plan is for the receipt of Federal Fiscal Year 2013 funds during the State Fiscal Year 2014 beginning July 1, 2013 and ending June 30, 2014.

The Plan focuses on the use of funds from HUD's four consolidated formula programs – Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). It includes information about the overall goals and objectives for the coming year with a description of available resources and proposed actions to address the identified needs. In addition, the Plan includes information about the specific activities and allocation of available resources for the federal funded programs covered in the Action Plan.

The data collected from the Integrated Disbursement and Information System (IDIS) on each performance measure is reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER) and submitted to HUD by September 30. Previous CAPERs are available on DCA's web page at:

http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp

Evaluation of past performance

The CAPER Performance Table in the Appendix shows performance statistics by objective for FY2010 and FY2011 as reported on the State's FY2011 CAPER.

Summary of citizen participation process and consultation process

Citizen Participation

A key component of DCA's citizen participation strategy to solicit feedback for the development of the 2013-2017 Consolidated Plan was an online survey. The survey was available for completion for a 30 day period and its availability was widely disseminated through e-mails to DCA stakeholder lists as well as newspaper advertisements throughout the state. E-mail blasts were sent to developers, CHIP recipients, CDBG recipients including local governments and grant administrators, current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. Included in these notices was information about three public hearings that were scheduled around the state as well as a webinar for persons who were unable to attend one of the hearings. The hearings were geared towards providing background information to attendees to let them know of the goals and objectives from the last Consolidated Plan, previous accomplishments, and the timetable for the development of the 2013-2017 Consolidated Plan. The survey results are included as an appendix to this Consolidated Plan.

Public hearings were advertised in eleven newspapers throughout the state and also included the URL for the survey. The newspapers included the Albany Herald, Athens Banner-Herald, Atlanta Journal-Constitution, Augusta Chronicle, Columbus Ledger-Enquirer, Dalton Citizen, Gainesville Times, Macon

OMB Control No: 2506-0117 (exp. 07/31/2015)

Telegraph, Rome News-Tribune, Savannah Morning News, and the Waycross Journal-Herald. The hearings themselves were held in Brunswick on October 16, Americus on October 29, and Gainesville on November 1. The webinar was held on November 8.

The draft plan was made available for a 30-day period beginning April 10, 2013. Its availability was advertised in the same newspapers as noted above along with the Brunswick News. E-mails were also sent out to the same groups notifying them of its availability and the deadline for comments. Technical assistance to groups seeking funding assistance will be provided later in the program year as application workshops are held for the CDBG, CHIP, ESG, and HOPWA annual funding rounds as well as for applications to be submitted for funding covered by the Qualified Allocation Plan (QAP).

Consultation

As a result of collaborating with other state agencies under the Department of Justice Settlement Agreement, DCA initiated several efforts to promote the goal of community integration for persons with disabilities. DCA engaged the services of the Technical Assistance Collaborative, Inc. during 2011 to assist DCA in formulating a Strategic Housing Plan for Individuals with Disabilities that focused solely on improving integrated housing options for persons with severe and persistent mental illness covered by the Settlement Agreement and persons that are covered under the Georgia Department of Community Health, Money Follows the Person Demonstration Grant.

Through this strategic planning effort and working with the Georgia Department of Behavioral Health and Developmental Disabilities, the Department of Community Health and the Department of Human Services, Division of Aging Services, it is anticipated that community integrated housing opportunities will be created for 3,199 households included in these targeted populations. This effort also established a regular Steering Committee for state agency leaders to collaborate on plan implementation, removing impediments and discussions regarding new partnerships to contribute to this initiative.

In addition to these public agencies, DCA collaborates and consults with a number of private housing and service providers. Staff works closely with the Georgia Council on Developmental Disabilities, a federally funded, independent state agency that serves as a catalyst for systems change for individuals and families living with developmental disabilities as well as other groups that advocate for fair housing and disability access including the SOPOS Coalition. Staff also participates in the activities of G-STAND, the Georgia State Trade Association of Nonprofit Developers, the Housing Assistance Council, and the Georgia Affordable Housing Coalition (GAHC). The first two groups advocate for more low-income housing assistance and for increased assistance to be made to CHDOs and other nonprofit developers. GAHC is a group of for-profit developers, funders, attorneys, engineers, architects, and others involved in affordable housing development. Other groups that DCA collaborates with include local governments, public housing authorities throughout the state, the Center for Financial Independence and Innovation, the Brain and Spinal Injury Trust Fund Commission, Concrete Change, disABILITY Link, the Disability Resource Center, the Georgia Department of Labor/Vocational Rehabilitation, the Georgia Advocacy Office, Atlanta Legal Aid, the Atlanta Neighborhood Development Partnership, the Georgia Mental Health Consumer Network, Habitat for Humanity affiliates across the state, the Georgia Division of Family and Children Services, the Statewide Independent Living Council, the Mental Health Planning Advisory Council, Metro Fair Housing Services, the Georgia Supportive Housing Association, the Supportive Housing Committee of the Atlanta Regional Commission, as well as a number of other housing and community development nonprofit organizations.

Consultation Part II

DCA staff also consults regularly with homeless housing and service providers as well as advocates throughout the year. The Georgia Balance of State Entitlement (BoS) staff hosts annual discussions with the Continuums of Care (CoCs) within the BoS ESG Entitlement concerning the needs of each Continuum. Stakeholders such as the CoC leads, local government officials and non-profit organizations serving the homeless give input into how the BoS Entitlement sets priorities for annual funding allocations. The BoS awards points for applications from within that Continuum according to whether the CoC regards the activity as a high, medium or low priority.

In addition, the BoS Entitlement staff meet with CoC and Entitlement leads from across Georgia, to discuss ESG implementation and to review interventions that serve the homeless. Last year the Balance of State Entitlement staff coordinated a meeting specifically for the Continuum leads within the Balance of State to review performance measures that were being implemented, including a review of benchmarks to be established. Entitlement staff noted and reviewed all input received and revised the performance measurements accordingly.

The BoS Entitlement continues its consultation with both CoC leads and stakeholders through a series of meetings, technical assistance and webinars to review Entitlement plans, particularly around the increased implementation of Rapid Re-Housing activities.

The Georgia Homeless Management Information Systems (HMIS) Project is a statewide collaborative effort to implement HMIS across six of the seven Georgia Continuums of Care. DCA is the Lead Agency for the Georgia HMIS Project. The Steering Committee for this initiative is made up of representatives from each of the six Continuum of Care, the DCA HMIS Project Manager, and Pathways Community Network Institute (the State's HMIS vendor) staff. The role of the Steering Committee is to oversee HMIS implementation and prioritize enhancements for Georgia's HMIS.

Summary of public comments

All public comments received are included Citizen Participation comment's attachment.

Summary of comments or views not accepted and the reasons for not accepting them

There were no public comments received that were not accepted.

Summary

The 2013-2017 Consolidated Plan covers the receipt of funds by the State of Georgia for four HUD programs. These include the Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions, and Housing Opportunities for Persons with AIDS programs. The three objectives of the programs relate to the provision of decent, affordable housing, the provision of a suitable living environment, and the expansion of economic opportunities. The development of activities and programs outlined in the Plan are a result of the analysis of market conditions and an assessment of needs along with feedback received from the public and other stakeholders as to unmet needs in the state in these areas. An extensive effort was conducted to gather feedback from these individuals and groups along with reviewing past performance prior to determining the activities to be undertaken and the allocation of funding to these activities

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GEORGIA	N/A

Table 1 – Responsible Agencies

Narrative

The administrators for CDBG are Joanie Perry, Community Finance Division Director and Steed Robinson, Community Development Office Director. For HOME, it is Cassandra Knight, Housing Policy and Administration Division Director and Don Watt, Program and Public Affairs Office Director. For ESG and HOPWA, it is Cassandra Knight and Don Watt as listed above along with John Bassett, Housing Trust Fund Office Director.

Consolidated Plan Public Contact Information

Rick Heermans, Planning and Policy Development Specialist
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PR-10 Consultation - 91.110, 91.300(b); 91.315(l)

DCA recognizes that it is just one resource among many that must work together to successfully address the housing and service needs of Georgia's citizens. As a result, staff works closely with a number of different organizations and advocacy groups throughout the state to identify gaps in services and solutions to fill those gaps. Ongoing communication and consultation with these groups is critical to improving service delivery to those populations in need.

A key component of this consultation related to the development of this Consolidated Plan involved the creation of an on-line survey to allow all who were interested to provide input and feedback. Information about the survey was sent out via e-mail to developers, local governments, grant administrators, nonprofit organizations, advocacy groups, and providers of housing and services to the homeless. Over 500 responses were received and reviewed as a part of the development of this plan.

Summary of the states' activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Georgia has been working with two legal actions that have required major system changes to bring about solutions to address the housing and support service issues for some of the more vulnerable populations in the state, including individuals with physical disabilities, behavioral health and developmental disabilities. The first of these legal actions is the Olmstead Decision. Georgia is the home state of the landmark 1999 case, *Olmstead v. L.C.* This case, brought forward by Georgia Legal Aid Society, reached the US Supreme Court when the Georgia Department of Human Resources appealed a decision that it had violated the Americans with Disabilities Act integration mandate by segregating two individuals with developmental disabilities who were in residence at a state operated hospital long after their treatment professionals had recommended their transfer to community care. The second action is the U.S. Department of Justice suit against the State of Georgia in Civil Action NO. 1:10-CV-249-CAP, *United States v. Georgia.* The subsequent Settlement Agreement resolves the Civil Rights Division's complaint against the State of Georgia regarding its failure to serve individuals with developmental disabilities and mental illness in the most integrated setting appropriate to meet the individual's needs.

As a result of collaborating with other state agencies, DCA initiated several efforts to promote the goal of community integration for persons with disabilities. DCA engaged the services of the Technical Assistance Collaborative, Inc. during 2011 to assist DCA in formulating a Strategic Housing Plan for Individuals with Disabilities that focused solely on improving integrated housing options for persons with severe and persistent mental illness covered by the Settlement Agreement and persons that are covered under the Georgia Department of Community Health, Money Follows the Person Demonstration Grant.

Through this strategic planning effort and working with the Georgia Department of Behavioral Health and Developmental Disabilities, the Department of Community Health and the Department of Human Services, Division of Aging Services, DCA anticipates the creation of community integrated housing opportunities for 3,199 households included in these targeted populations. This effort also established a regular Steering Committee for state agency leaders to collaborate on plan implementation, removing impediments and discussions regarding new partnerships to contribute to this initiative.

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DCA has established a Tenant Selection Preference with its Housing Choice Voucher Program that will help to provide a remedial measure to meet the requirements delineated in the Settlement Agreement. This preference will create immediate access to housing choice vouchers (HCVs) for persons with developmental disabilities and persons with severe and persistent mental illness who are currently institutionalized or may be at risk of institutionalization. This groundbreaking policy approved by HUD is the first of its kind in the nation and will allow DCA to provide integrated housing options for 2,200 individuals.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Overall, the Entitlement and Continuum of Care's primary intervention to end all forms of homelessness is to maximize the use of the Rapid Re-Housing intervention. DCA has increased the amount of funds available for Rapid Re-Housing to $1.5 million dollars each year across the State after consultation with the CoC. Sub – grantees that apply for and awarded funds for this activity will be encouraged to address the needs of the vulnerable groups listed above as well as other homeless groups.

The Entitlement and CoC will work together to complement this intervention with Rental Assistance Permanent Supportive Housing through the CoC. Georgia has 1636 units managed by DCA through the Georgia Housing and Finance Authority to assist the most vulnerable homeless, including chronically homeless individuals, families, and veterans.

DCA will implement a harm reduction program to complement its PSH program to ensure those who have traditionally been unable to access housing are able to do so. This will be linked to the Rental Assistance PSH program, so that the most vulnerable homeless can access safe and secure housing.

The State has developed Housing Support Standards (HSS) to ensure that the services provided by all DCA grantees meet a basic standard of care. These standards are not comprehensive nor are they meant to replace standards and guidelines required by licensing agencies. However, the State's objective is to reduce across Georgia the amount of time participants experience homelessness and increase housing stability as individuals and households move through the continuum of care. DCA utilizes state funding to continue the implementation of its Continuum of Care Plan that includes the HUD Shelter Plus Care (S+C) program to implement a permanent supportive housing solution to prevent and eliminate homelessness.

In 2004, the Interagency Homeless Coordination Council was formed to coordinate the various initiatives provided by the agencies working together to end homelessness. Additionally, the Council is continuously working on solutions to eliminate discharged clients back into homeless situations and improve the coordination efforts between the State agencies to expedite the client's accessibility and eligibility to social security benefits.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Georgia Balance of State Entitlement (BoS) staff hosts annual discussions with the Continuums of Care (CoCs) within the BoS ESG Entitlement concerning the needs of each Continuum. Stakeholders such as the CoC leads, local government officials and non-profit organizations serving the homeless give input into how the BoS Entitlement sets priorities for annual funding allocations. The BoS awards points for applications from within that Continuum according to whether the CoC regards the activity as a high, medium or low priority.

In addition, the BoS Entitlement staff meet with CoC and Entitlement leads from across Georgia, to discuss ESG implementation and to review interventions that serve the homeless. Last year the Balance of State Entitlement staff coordinated a meeting specifically for the Continuum leads within the Balance of State to review performance measures that were being implemented, including a review of benchmarks to be established. Entitlement staff noted and reviewed all input received and revised the performance measurements accordingly.

The BoS Entitlement continues its consultation with both CoC leads and stakeholders through a series of meetings, technical assistance, and webinars to review Entitlement plans, particularly around the increased implementation of Rapid Re-Housing.

The Georgia HMIS Project is a statewide collaborative effort to implement HMIS across six of the seven Georgia Continuums of Care. The Department of Community Affairs is the Lead Agency for the Georgia HMIS Project, the Balance of State Continuum of Care and the Balance of State ESG Entitlement.

The Steering Committee is made up of representatives from each of the six participating Continuum of Care, the DCA HMIS Project Manager, and Pathways Community Network Institute (our HMIS vendor) staff. The role of the Steering Committee is to oversee HMIS implementation and prioritize enhancement requests for the Pathways HMIS.

As lead agency, DCA is responsible for soliciting feedback from agencies and stakeholders and communicating that feedback to the Steering Committee. Within this, DCA also meets with Entitlement staff to review funding priorities, operating policies and procedures and operational issues. The CoC representative reports on this feedback to the Steering Committee.

DCA, as the lead agency also runs quarterly conference calls for all CoC and Entitlement leads, as well as an HMIS annual conference in which both Entitlement and Continuum staff present and lead discussion.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	Tri-Jurisdictional Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All continuums in the state were consulted regarding DCA's homeless needs and priorities.
2	**Agency/Group/Organization**	Athens-Clarke County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All continuums in the state were consulted on DCA's homeless needs and priorities.

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3	**Agency/Group/Organization**	Augusta-Richmond Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	**Agency/Group/Organization**	Cobb County Continuium of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All continuums in the state were consulted on DCA's homeless needs and priorities.
5	**Agency/Group/Organization**	Columbus-Muscogee Continuum of Care
	Agency/Group/Organization Type	Continuum of Care

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	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All continuums in the state were consulted on DCA's homeless needs and priorities.
6	**Agency/Group/Organization**	SAVANNAH-CHAHAM AUTHORITY FOR THE HOMELESS, INC.
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All continuums in the state were consulted on DCA's needs and priorities.
7	**Agency/Group/Organization**	CHIP Grantees
	Agency/Group/Organization Type	Housing Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They were asked to complete a survey on needs and priorities prior to the process starting and to comment on the draft plan before it was finalized.
8	**Agency/Group/Organization**	Private Developers
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They were asked to complete a survey on needs and priorities as the process started. They were also asked to comment on the draft plan prior to its completion.
9	**Agency/Group/Organization**	Private Non-profit Organizations
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They were asked to complete a survey on needs and priorities and to review and provide comments on the draft plan before its completion.
10	**Agency/Group/Organization**	ESG Entitlement Jurisdictions
	Agency/Group/Organization Type	Other government – County Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They were asked to complete a survey on needs and priorities once the plan development commenced and to review the draft plan prior to its completion.
11	**Agency/Group/Organization**	CDBG Grantees
	Agency/Group/Organization Type	Other government – County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	They were asked to complete a survey on needs and priorities and to review the draft of the plan prior to its completion.

Table 2 – Agencies, groups, organizations who participated

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Identify any Agency Types not consulted and provide rationale for not consulting

Whether through steering committees, focus groups, or regular meetings, the State openly seeks participation from all stakeholders. Through the restructuring of the State's Continuum of Care governance, however, DCA anticipates increased participation among all stakeholders, including business and civic leaders, in working towards reducing homelessness throughout Georgia.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))

Each year the State works to collaborate with ESG Entitlement jurisdictions and local CoCs in the setting of goals and priorities for programs in order to reduce the number of persons experiencing homelessness. The State anticipates increased collaboration with local consolidated planning jurisdictions in working towards reducing homelessness throughout Georgia. Beginning with the 2013 Homeless Count data, the Balance of State CoC will be able to further clarify populations of homelessness within and for each jurisdiction, which will hopefully assist in local homelessness strategies.

The State works with local governments with the HOME and CDBG Programs through the implementation of the HOME CHIP Program and CDBG Annual Competition where local governments can be subrecipients of funds to carry out housing, public facilitiy, infrastructure, and economic development initiatives.

Narrative (optional):

In addition to public agencies, DCA collaborates and consults with a number of private housing and service providers. Staff works closely with the Georgia Council on Developmental Disabilities, a federally funded, independent state agency that serves as a catalyst for systems change for individuals and families living with developmental disabilities as well as other groups that advocate for fair housing and disability access including the SOPOS Coalition. Staff also participates in the activities of G-STAND, the Georgia State Trade Association of Nonprofit Developers, the Housing Assistance Council, and the Georgia Affordable Housing Coalition (GAHC). The first two groups advocate for more low-income housing assistance and for increased assistance to be made to CHDOs and other nonprofit developers. GAHC is a group of for-profit developers, funders, attorneys, engineers, architects, and others involved in affordable housing development. Other groups that DCA collaborates with include local governments, public housing authorities throughout the state, the Center for Financial Independence and Innovation, the Brain and Spinal Injury Trust Fund Commission, Concrete Change, disABILITY Link,

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the Disability Resource Center, the Georgia Department of Labor/Vocational Rehabilitation, the Georgia Advocacy Office, Atlanta Legal Aid, the Atlanta Neighborhood Development Partnership, the Georgia Mental Health Consumer Network, Habitat for Humanity affiliates across the state, the Georgia Division of Family and Children Services, the Statewide Independent Living Council, the Mental Health Planning Advisory Council, Metro Fair Housing Services, the Georgia Supportive Housing Association, the Supportive Housing Committee of the Atlanta Regional Commission, as well as a number of other housing and community development nonprofit organizations.

PR-15 Citizen Participation - 91.115, 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

A key component of DCA's citizen participation strategy to solicit feedback for the development of the 2013-2017 Consolidated Plan was an online survey. The survey was available for completion for a 30-day period and its availability was widely disseminated through e-mails to DCA stakeholder lists as well as newspaper advertisements throughout the state. E-mail blasts were sent to developers, CHIP recipients, CDBG recipients including local governments and grant administrators, current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. Included in these notices was information about three public hearings that were scheduled around the state as well as a webinar for persons who were unable to attend one of the hearings. The hearings were geared towards providing background information to attendees to let them know of the goals and objectives from the last Consolidated Plan, previous accomplishments, and the timetable for the development of the 2013-2017 Consolidated Plan.

Public hearings were advertised in eleven newspapers throughout the state and also included the URL for the survey. The newspapers included the Albany Herald, Athens Banner-Herald, Atlanta Journal-Constitution, Augusta Chronicle, Columbus Ledger-Enquirer, Dalton Citizen, Gainesville Times, Macon Telegraph, Rome News-Tribune, Savannah Morning News, and the Waycross Journal-Herald. The hearings themselves were held in Brunswick on October 16, Americus on October 29, and Gainesville on November 1. The webinar was held on November 8.

Feedback received at the public hearings as well as from survey responses was reviewed by staff as goals and objectives were identified for the Strategic Plan as well as the Annual Action Plan. Input was considered not only for funding allocations to specific activities but also for program policies and procedures to make the programs more efficient and less administratively burdensome for subrecipients and more responsive to the needs of the ultimate beneficiaries.

The draft plan was made available for a 30-day period beginning April 10, 2013. Its availability was advertised in the same newspapers as noted above along with the Brunswick News. Technical assistance to groups seeking funding assistance will be provided later in the program year as application workshops are held for the CDBG, CHIP, and ESG annual funding rounds.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	This hearing was held in Brunswick on October 16, 2012 and was attended by 3 persons.	See the Citizen Comments section in the Attachments for a summary. Attendees were encouraged to complete the on-line survey to provide input on needs and priorities.	None.	
2	Public Meeting	Non-targeted/broad community	This meeting was scheduled for Americus on October 29, 2012. No one attended the meeting.	None	N/A	
3	Public Meeting	Non-targeted/broad community	This meeting was held in Gainesville on November 1, 2012 and was attended by 3 individuals.	A summary of the meeting is included in the Citizen Comments attachment. Attendees were encouraged to complete the on-line survey to provide input on needs and priorities.	None	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	A webinar was held on November 8, 2012. A total of 89 persons registered and 65 participated.	A summary of the webinar is included in the Citizen Comments section. Participants were encouraged to complete the on-line survey to provide input on needs and priorities.	None	
6	Internet Outreach	Non-targeted/broad community	A survey was placed on-line to allow for the public and various stakeholders to provide input on the state's needs and priorities for housing, community development, homelessness, economic development, and other issues.	A total of 526 persons responded to the survey. Details are included in the Survey attachment.	None	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Non-targeted/broad community	A newspaper ad ran on April 10, 2013 providing the public and others the opportunity to review the draft Consolidated Plan and to provide comments and feedback. Over 2,000 e-mails were sent out to stakeholders. These included current and past CHDOs, the development community, current and past CHIP recipients, local governments, grant administrators, homeless providers and advocates, and the disability community.	A total of five comments were received. They are summarized in the Citizen Participation Comments attachment to the Plan.	None.	

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Needs Assessment

NA-05 Overview

Data from the 2005-2009 CHAS shown in Table 6 shows that there are a total of 688,603 Georgia households with total incomes not greater than 80% of the area median income for those communities. This represents 20% of all Georgia households. Of these households at this income level, 19.6% have at least one household member age 62 or older.

Table 7 shows the housing problems experienced by these households for both homeowners as well as renters. While substandard housing is prevalent throughout the state for those at these income levels, most households have complete plumbing and kitchen facilities. Overcrowding is an issue for 18,619 renter and owner households below 80% of median but this affects only 2.7 % of all these households in the state.

The overwhelming problem faced by low- and moderate-income households throughout Georgia is cost burden where they are paying more than 30% of their income toward housing costs. There are a total of 163,886 renter households that meet this criteria and 51.7% of them are actually paying in excess of 50% of their income for housing costs. The number of homeowners paying more than 30% of their income towards housing is 193,693. Of this total, 50.2 % are paying greater than 50% of their income for housing-related expenses. Tables 9 and 10 both indicate that many of the homeowners facing this problem are elderly which means that they are less likely to be able to have the funds needed to maintain their homes properly as most of their income is going towards their mortgages, property taxes, insurance, and utilities.

The other tables in this section indicate as expected that the number of households experiencing one or more housing problems is far greater for those at the lowest income levels below 50% of area medians. For those experiencing moderate or severe housing problems related to overcrowding, cost burdens, or having complete facilities, it appears that this problem is more prevalent for Asian, Pacific Islander, and Hispanic households.

In just considering the housing cost burden factor, Table 20 outlines the income factors and race and ethnicities predominately affected. Approximately 66.5% of the households in Georgia are not cost burdened at all. For those that are cost burdened or severely cost burdened, there is a disproportionately greater need for African-American and Hispanic households. This means that the percentage of those two groups that are experiencing those problems is more than 10% higher than the percentage of households in the jurisdiction as a whole that are experiencing them.

No data is included in this section on public housing as the State of Georgia does not own or manage any public housing units.

NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	4,012,254	9,497,667	137%
Households	1,626,318	3,417,298	110%
Median Income	N/A	$49,466.00	

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	435,245	396,020	588,930	357,000	
Small Family Households *	152,775	147,490	249,630	1,116,920	
Large Family Households *	31,720	36,485	57,530	170,570	
Household contains at least one person 62-74 years of age	68,925	73,265	92,370	51,635	226,140
Household contains at least one person age 75 or older	57,970	61,615	64,055	28,845	93,435
Households with one or more children 6 years old or younger *	91,090	82,200	119,880	340,060	
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2005-2009 CHAS

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Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4,110	3,160	2,620	1,045	10,935	1,805	1,170	2,060	1,020	6,055
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	2,775	2,230	2,475	970	8,450	405	555	935	395	2,290
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10,170	9,650	9,120	3,230	32,170	2,490	3,350	5,785	3,500	15,125
Housing cost burden greater than 50% of income (and none of the above problems)	163,965	58,035	9,985	730	232,715	90,930	64,665	49,180	13,235	218,010

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	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	28,375	87,910	89,140	13,270	218,695	25,375	46,525	112,585	63,870	248,355
Zero/negative Income (and none of the above problems)	26,680	0	0	0	26,680	16,195	0	0	0	16,195

Table 6 – Housing Problems Table

Data Source: 2005-2009 CHAS

Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	181,025	73,075	24,205	5,975	284,280	95,630	69,740	57,955	18,150	241,475
Having none of four housing problems	65,805	130,720	221,885	111,885	530,295	49,910	122,490	284,885	220,990	678,275

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	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
Household has negative income, but none of the other housing problems	26,680	0	0	0	26,680	16,195	0	0	0	16,195

Table 7 – Housing Problems 2

Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	87,935	68,970	43,115	200,020	34,475	43,785	79,470	157,730
Large Related	18,495	14,265	6,300	39,060	7,645	12,340	19,485	39,470
Elderly	29,050	19,335	9,020	57,405	50,725	39,040	30,720	120,485
Other	70,310	53,445	43,830	167,585	26,925	18,995	35,300	81,220
Total need by income	205,790	156,015	102,265	464,070	119,770	114,160	164,975	398,905

Table 8 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

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4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	75,870	23,040	3,015	101,925	29,840	27,255	21,525	78,620
Large Related	15,515	4,170	340	20,025	6,560	6,430	4,440	17,430
Elderly	21,015	8,525	2,190	31,730	33,855	18,955	10,350	63,160
Other	62,260	24,500	4,790	91,550	23,495	13,350	13,495	50,340
Total need by income	174,660	60,235	10,335	245,230	93,750	65,990	49,810	209,550

Table 9 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	10,985	9,675	8,845	3,065	32,570	2,160	2,620	4,720	2,740	12,240

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	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
Multiple, unrelated family households	1,815	2,040	2,215	970	7,040	735	1,285	2,005	1,120	5,145
Other, non-family households	330	430	870	225	1,855	0	24	35	50	109
Total need by income	13,130	12,145	11,930	4,260	41,465	2,895	3,929	6,760	3,910	17,494

Table 10 – Crowding Information – 1/2

Data Source: 2005-2009 CHAS

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Households with Children Present	0	0	0	0	0	0	0	0

Table 11 – Crowding Information – 2/2

Data Source Comments:

What are the most common housing problems?

The data shows that the most common housing problem affecting Georgians relates to cost burden. Of the 3,417,298 households in Georgia, a total of 688,603 of those have incomes at or below 80% of the area median family income. This represents 20% of all Georgia households.

Of these 688,603 households below the 80% threshold, a total of 372,587 (54.1%) are cost burdened to the point they are paying more than 30% of their income towards housing costs. Of those 372,587 households cost burdened in excess of 30% of their income, 189,132 (50.8%) are severely cost burdened to the point where they are paying in excess of 50% of their household income towards housing costs.

The other two housing problems referenced in the tables relate to lacking complete kitchen or plumbing facilities or being overcrowded to the extent that more than one person occupies each room in a home. The data show that there are more households dealing with overcrowding than not having complete facilities but the total numbers experiencing these problems come nowhere close to those dealing with cost burdens.

Are any populations/household types more affected than others by these problems?

Cost burden issues seem to affect a similar number of rental households as owner-occupied ones as there are a total of 173,527 rental households cost burdened of 30% or more compared to 199,060 homeowner households. However, American Community Survey estimates for 2007-2011 indicate that 66.8% of the total occupied households in Georgia are owner-occupied and 33.2% ore renter-occupied. Considering this disparity in number, cost burden issues are much more likely to affect renters than owners.

The other population that seems to be affected by cost burden is elderly homeowners. According to Table 6, there are a total of 239,853 households in Georgia containing at least one person aged 62 or older. Of these, a total of 93,745 (39.1%) are cost burdened at least 30%. Based upon the ratio of renters versus homeowners in the state, it appears that elderly rental households are affected equally to owner-occupied ones.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Persons threatened with homelessness include a variety of populations. For the purposes of Georgia's Consolidated Plan, the number of households with incomes below 30% of the median family income and who spend more than 50% of their income on housing is used as a proxy for the number of households threatened with homelessness. This proxy matches the statistics indicating that most households, immediately prior to becoming homeless, spend as much as 70% of their income on housing. Household estimates derived from 2013 American Community Survey Public Use Microdata Sample (PUMS) numbers by the National Low Income Housing Coalition show that Georgia's population of renters threatened with homelessness includes 262,746 households, or just over 21% of the state's total renter

households. (National Low Income Housing Coalition Congressional District Profiles, available online (http://nlihc.org/sites/default/files/CDP-GA.pdf).

Extremely low income households threatened with homelessness require a variety of supportive services to meet their respective needs, including rental/mortgage assistance; security deposit and utility assistance; financial management counseling; landlord-tenant counseling; day care; job counseling; substance abuse counseling; and medical services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The figure above is an estimate from National Low Income Housing Coalition 2013 data. The group is defined within the narrative above, along with the methodology.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Persons threatened with homelessness include a variety of populations. For the purposes of Georgia's Consolidated Plan, the number of households with incomes below 30% of the median family income and who spend more than 50% of their income on housing is used as a proxy for the number of households threatened with homelessness. This proxy matches the statistics indicating that most households, immediately prior to becoming homeless, spend as much as 70% of their income on housing. Household estimates derived from 2011 American Community Survey Public Use Microdata Sample (PUMS) numbers by the National Low Income Housing Coalition show that Georgia's population of renters threatened with homelessness includes 262,746 households, or just over 21% of the state's total renter households. (National Low Income Housing Coalition Congressional District Profiles, available online (http://nlihc.org/sites/default/files/CDP-GA.pdf).

Extremely low income households threatened with homelessness require a variety of supportive services to meet their respective needs, including rental/mortgage assistance; security deposit and utility assistance; financial management counseling; landlord-tenant counseling; day care; job counseling; substance abuse counseling; and medical services.

NA-15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

For purposes of determining whether a disproportionately greater need exists for a racial or ethnic group, this occurs when the members of such a group experience housing problems at a greater rate (10% or more) than the income level as a whole. As an example, Table 12 shows that there are a total of 392,370 households in the sample adding up the numbers ion Column A and Column B. Of this total, 330,405 (84.21%) have one or more housing problems. For any of the racial or ethnic groups that have 94.21% or more of their households with one or more housing problems, that would indicate a disproportionately greater need for that group.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	330,405	61,965	42,875
White	137,640	34,215	19,765
Black / African American	157,345	24,755	17,695
Asian	6,015	630	1,880
American Indian, Alaska Native	945	300	135
Pacific Islander	160	0	19
Hispanic	24,440	1,400	2,815

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	277,250	118,775	0
White	124,070	76,075	0
Black / African American	112,925	34,510	0
Asian	6,700	1,495	0
American Indian, Alaska Native	795	365	0
Pacific Islander	105	0	0
Hispanic	29,455	5,430	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	283,885	305,035	0
White	142,395	184,085	0
Black / African American	106,350	94,155	0
Asian	8,090	4,750	0
American Indian, Alaska Native	555	555	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	40	170	0
Hispanic	23,270	18,580	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	101,265	255,735	0
White	58,305	159,755	0
Black / African American	31,655	73,935	0
Asian	3,790	4,635	0
American Indian, Alaska Native	185	850	0
Pacific Islander	59	59	0
Hispanic	5,975	13,615	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Table 12 indicates that there is a disproportionately greater need for Pacific Islanders and Hispanic households at 0-30% of median income as the percentage of households exhibiting one or more housing problems for those groups is 100% and 94.58% respectively. For the 30-50% of median group, there is a disproportionate need for Asians (81.76% with housing problems), Pacific Islanders (100%), and Hispanics (84.43%). For those households at 50-80% of median, only Asians at 63.01% exhibit a disproportionate need. For those at 80-100% of median income, a disproportionate need exists for Asians (44.99% with housing problems), Pacific Islanders (50%), and Hispanics (43.89%).

It should be noted that Pacific Islanders only make up .1% of Georgia's population according to 2010 Census data so the data could be skewed by such a small sample of individuals. Asians comprise 3.4% of Georgia's population and 9.1% of all residents are Hispanic so data for those two groups should be more accurate.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.305(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For purposes of determining whether a disproportionately greater need exists for a racial or ethnic group, this occurs when the members of such a group experience housing problems at a greater rate (10% or more) than the income level as a whole. As an example, Table 16 shows that there are a total of 392,370 households in the sample adding up the numbers in Column A and Column B. Of this total, 276,655 (70.51%) have severe housing problems. For any of the racial or ethnic groups that have 80.51% or more of their households with severe housing problems, that would indicate a disproportionately greater need for that group.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	276,655	115,715	42,875
White	112,300	59,550	19,765
Black / African American	132,655	49,445	17,695
Asian	5,560	1,090	1,880
American Indian, Alaska Native	745	500	135
Pacific Islander	130	30	19
Hispanic	21,920	3,920	2,815

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	142,815	253,210	0
White	63,160	136,985	0
Black / African American	57,020	90,410	0
Asian	4,065	4,130	0
American Indian, Alaska Native	370	790	0
Pacific Islander	50	44	0
Hispanic	16,340	18,550	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	82,160	506,770	0
White	41,375	285,105	0
Black / African American	26,990	173,515	0
Asian	3,375	9,470	0
American Indian, Alaska Native	205	900	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	210	0
Hispanic	9,295	32,555	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,125	332,875	0
White	12,710	205,350	0
Black / African American	6,745	98,845	0
Asian	1,215	7,205	0
American Indian, Alaska Native	30	1,010	0
Pacific Islander	49	69	0
Hispanic	3,010	16,580	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Table 16 indicates that there is a disproportionately greater need for Asian, Pacific Islander, and Hispanic households at 0-30% of median income as the percentage of households experiencing severe housing problems for those groups is 83.61%, 81.23% and 84.83% respectively. For the 30-50% of median group shown in Table 17, there is a disproportionate need for Asians (49.60% with severe housing problems), Pacific Islanders (53.19%), and Hispanics (46.71%). For those households at 50-80% of median represented by Table 18, only Asians at 26.27% exhibit a disproportionate need. For those at 80-100% of median income, a disproportionate need exists for Asians (14.43% with severe housing problems), Pacific Islanders (41.53%), and Hispanics (15.36%).

It should be noted that Pacific Islanders only make up .1% of Georgia's population according to 2010 Census data so the data could be skewed by such a small sample of individuals. Asians comprise 3.4% of Georgia's population and 9.1% of all residents are Hispanic so data for those two groups should be more accurate.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

For purposes of determining whether a disproportionately greater need exists for a racial or ethnic group, this occurs when the members of such a group experience housing problems at a greater rate (10% or more) than the income level as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,271,760	614,195	486,590	44,755
White	1,578,120	327,310	226,105	20,215
Black / African American	525,410	221,085	204,930	18,755
Asian	49,055	15,640	13,400	1,990
American Indian, Alaska Native	4,880	1,410	1,225	145
Pacific Islander	845	150	210	19
Hispanic	93,665	42,170	34,885	3,070

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion

Table 20 shows the level of housing cost burden for the state as a whole and for specific races and ethnicities. The first column marked <=30% includes households that pay less than 30% of their income for housing and are thus not cost burdened. This table shows that 66.48% of the state's households are not cost burdened. For this category, a disproportionately greater need would exist for any subcategories where the total not cost burdened would be 55.48% or less. There are two groups meeting this criteria. They are African-Americans at 54.16% and Hispanics at 53.90%. Asians and American Indian/Alaskan Natives both had lesser percentages that are not cost burdened (61.25% and 63.71%) but neither met the 10% threshold to make it a disproportionately greater need. The state's White and Pacific Islander population were the only two subgroups that actually had a higher percentage of households with no cost burden than the state average. These figures were 73.41% and 69.04% respectively.

The 30-50% column shows the number of households that would be considered cost burdened and the >50% column shows those that are severely cost burdened. The figure for those cost burdened in the state is 17.97% and the corresponding figure for the severely cost burdened is 14.24%. No groups met the 10% minimum required to show a disproportionately greater need but again the African-American and Hispanic population showed the greatest disparity. For African-Americans, 22.79% are cost burdened and 21.12% are severely cost burdened. For Georgia's Hispanic population, 24.26% are cost burdened and 20.07% are severely cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Following are tables showing the breakdown of each of the three categories of housing issues and a summary of which racial or ethnic groups are disproportionately affected by income grouping compared to the effect on all members of the group. For all boxes marked with an X, those groups have at least a 10% or higher percentage that are affected by the problem than the group as a whole.

If they have needs not identified above, what are those needs?

The tables above indicate that there is a disproportionately greater need for Hispanics, Asians, and Pacific Islanders across the board. It should be pointed out that the overall number of Pacific Islanders in Georgia are .1% of the total population according to 2010 Census data and that the numbers of households experiencing housing problems could be affected by the small number of households in that state for this population.

The last table showing Housing Cost Burden only identifies African-American and Hispanic households with more than a 10% differential of households not being cost burdened compared with other racial categories. It should be pointed out, however, that these two groups also have the highest disparity in the 30-50% and >50% groups although none of these reach the 10% threshold. This would indicate that there is a need for programs and activities to enhance housing affordability for these two groups at all income levels.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are a number of areas within the state where there are significant numbers of African-Americans and Hispanic households. These are scattered throughout the state.

NA-35 Public Housing – (Optional)

Introduction

This section is optional for States to complete. DCA has opted not to do so.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	16,228	125	15,701	282	0	58

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	2,478	5	2,424	26	0
# of Disabled Families	0	0	0	3,004	36	2,869	49	0
# of Families requesting accessibility features	0	0	0	16,228	125	15,701	282	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Program Type									
				Vouchers					
							Special Purpose Voucher		
Race	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,280	64	2,158	38	0	14
Black/African American	0	0	0	13,893	58	13,494	243	0	43
Asian	0	0	0	22	2	18	0	0	1
American Indian/Alaska Native	0	0	0	23	0	22	1	0	0
Pacific Islander	0	0	0	10	1	9	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Ethnicity of Residents

Program Type									
Ethnicity	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project - based**	**Tenant - based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	0	0	0	260	10	241	6	0	0
Not Hispanic	0	0	0	15,968	115	15,460	276	0	58
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

N/A

How do these needs compare to the housing needs of the population at large

N/A

Discussion:

NA-40 Homeless Needs Assessment – 91.305(c)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans. If data is not available for the categories “number of persons becoming” and “exiting homelessness” each year, and “number of days that persons experience homelessness, describe these categories for each homeless population type including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Estimates for sheltered persons entering and exiting homelessness each year in Georgia’s Balance of State were measured directly from 2012 HMIS data. An assumption was made that the ratio of unsheltered persons to sheltered persons was the same during these two events as it was on the Point-in-Time night. Estimates for unsheltered persons entering and exiting homelessness each year were subsequently derived from the sheltered numbers by applying a simple multiplier to the sheltered numbers.

In 2012, more people entered homelessness than exited homelessness in the Balance of State CoC. This was consistent across various subpopulations, with the exception of chronically homeless families, which experienced an opposite trend. Persons in families with only adults experienced the worst disparity; the number of those persons who entered was over 2 times the number of persons who exited.

Currently, DCA is piloting methods for observing episodes of sheltered homelessness that span several program enrollments. Because this methodology is still in development, we cannot at this time measure the average number of days persons experience homelessness in Georgia’s Balance of State. It is anticipated that the Balance of State will utilize the forthcoming guidance from HUD to measure this.

The racial and ethnic breakout of the number of unsheltered persons is uncertain at this time. In the Balance of State CoC, of the number of persons who were residing in a shelter on the night of the 2012 Sheltered Count in January, 75% were Black or African American and 3% were Hispanic.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	512	0
Black or African American	1,678	0
Asian	45	0
American Indian or Alaska Native	10	0
Pacific Islander	5	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	76	0
Not Hispanic	2,174	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based upon the Homeless Count conducted on January 25, 2013, it is estimated that there are 224 unsheltered families with children who are in need of housing assistance. Of that number, it is estimated that the head of household was a veteran in 12% of the cases. The estimated number of unsheltered persons on the night of January 25, 2013, is derived from a combination of survey-based methods developed by DCA and statistical techniques developed by Dr. Jennifer Priestley of Kennesaw State University.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The racial and ethnic breakout of the number of unsheltered persons is uncertain at this time. In the Balance of State CoC, of the number of persons who were residing in a shelter on the night of the 2012 Sheltered Count in January, 75% were Black or African American and 3% were Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Several factors influence the prevalence of homelessness in different areas, including job markets and the availability of affordable housing. Although it is often assumed that homelessness is an urban problem, it actually occurs in both urban and rural areas. Urban areas typically offer more housing and supportive service programs to homeless individuals, therefore service usage data is often swayed in the direction of urban versus rural. In addition, however, in a recent article, the National Alliance to End

Homelessness indicated, “in 22 percent of states, over 50 percent of people experiencing homelessness was counted in rural or mostly rural CoCs.

A majority of homeless count survey respondents (89%) who were homeless were living in Georgia when they first became homeless. Interestingly, the City of Atlanta’s homeless census found that 75.1% of persons surveyed already live where they originally became homeless. SAMHSA’s National Resource Center on Homelessness and Mental Illness notes that homeless persons with serious mental illnesses are typically long-term citizens of the communities in which they are homeless.

Please note, the homeless count data reported throughout this document reflects data from the 2011 Balance of State Unsheltered Homeless Count and/or the 2012 Sheltered Homeless Count. Beginning with the 2013 Homeless Count, as per the requirements, the count data for consolidated planning jurisdictions within the Balance of State CoC will be available for the separate consolidated planning jurisdictions. Homeless count data for the Balance of State CoC can be found at: http://www.dca.ga.gov/housing/specialneeds/programs/homeless_count.asp.

Discussion:

NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d)

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	10,303
Area incidence of AIDS	312
Rate per population	8
Number of new cases prior year (3 years of data)	1,042
Rate per population (3 years of data)	9

Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	10,787
Area Prevalence (PLWH per population)	266
Number of new HIV cases reported last year	0

Table 25 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	187
Short-term Rent, Mortgage, and Utility	91
Facility Based Housing (Permanent, short-term or transitional)	178

Table 26 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

A total of 74% of Persons Living with HIV/AIDS in Georgia are males as of December 2010, which is an increase of 5% over what was reported 3 years ago. The number of females living with HIV/AIDS is 26%, which a decrease of 5% of the total number of Persons Living with HIV/AIDS over the last three years. The most frequent age category for both males and females is 40-49 years with the 50-59 age category coming in second. This represents a shift from previous years where the largest groups were younger, and better treatment options show continued success in helping persons living with this disease to live longer. An important note is that the number of Black, Non-Hispanic persons living with with HIV/AIDS continues to be disproportionately higher in that they account for a total of 70% of cumulative cases of HIV/AIDS, but the percentage of Black, Non-Hispanic persons only comprise 30% of Georgia's population.

According to the Georgia Department of Public Health, men who have sex with men (MSM) represent 55% of the most commonly reported transmission category within the persons living with AIDS group, and they represent 51% of males living with HIV (not AIDS).[1] Among the Persons Living with HIV/AIDS, 29% of males and 59% of females are reported to have had no identified risk (NIR).

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on responses to the Continuum of Care Bed Inventories and Georgia's Point-in-Time homeless census in 2011, the State estimates that 456 HOPWA-eligible households have unmet housing needs (individual and/or family households) in the balance of state's HOPWA 127-county coverage area. The estimated housing need of 456 most likely under-represents the true need for this population, but unfortunately, there is no other data to compare it with. The HIV Housing Need table has the unmet need estimate broken out by type of assistance as related to the HOPWA housing assistance available.

The housing needs of persons living with HIV/AIDS include tenant-based rental assistance (short- and long-term), emergency assistance, and rental and utility deposit assistance. Emergency assistance for individuals with HIV/AIDS enables homeless or marginally housed clients who become homeless to access shelter at local hotels and motels. To illustrate, medical conditions such as tuberculosis and other opportunistic infections often prevent these individuals from entering many conventional shelters for the homeless. In addition, rental and utility deposit assistance allows low-income people with HIV/AIDS to pay deposits even for the most modest housing.

Persons living with HIV/AIDS also face numerous obstacles that can jeopardize their housing situation, including discrimination based on their medical condition; progressions in their illness requiring increased medical care; and the limitation created by the disease on employment capabilities and financial resources. Barriers to providing housing and services to people living with AIDS in rural communities can also include transportation difficulties, lack of service providers, and a reluctance to seek help for a variety of reasons.

Affordable single or multifamily units, as well as transitional housing units, are keys to stabilizing the housing problems of marginally housed individuals and families. In addition, since many people living

with HIV/AIDS are also substance abusers or have chronic mental health issues, transitional facilities or permanent supportive housing programs that can offer supportive services are needed.

Other marginally housed individuals and families include those who are dependent and are living with family or friends in temporary or unstable situations. These individuals are at risk of losing their shelter at any time. When their care becomes too stressful or financially burdensome for the householder, the HIV/AIDS victim is often asked to leave the home.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of 2010, there were 41,986 persons in Georgia living with HIV/AIDS. Of these individuals, male-to-male sexual contact was the most commonly reported transmission category. Similar to the newly diagnosed cases, the majority of prevalent cases occurred in Black/Non-Hispanics. Among women, individuals with missing risk information or who did not meet one of the Centers for Disease Control and Prevention (CDC)-defined transmission categories and heterosexual contact were the two most commonly reported transmission categories. The majority of individuals who were living with HIV/AIDS in Georgia were male (74%).

Based upon 2011 data from the Centers for Disease Control (CDC), Georgia ranks sixth in the nation for its number of reported cumulative AIDS cases through December 2011. The number of persons living with AIDS in Georgia has increased every year since 1981. Using this data from the CDC, the cumulative number of AIDS cases in Georgia was 42,068 as of December 31, 2011.

In 2010, there were 1,294 persons newly diagnosed with HIV (not AIDS) and 743 persons newly diagnosed with AIDS. Of these, the majority of individuals were male (75%). Persons who were newly diagnosed with HIV (not AIDS) were, on average, younger than those who were newly diagnosed with AIDS. Black/Non-Hispanics accounted for the majority of newly diagnosed HIV (not AIDS) and AIDS cases among all races/ethnicities. An encouraging finding is that the number of newly diagnosed HIV cases has decreased 4.1% from the previous year, and the number of newly diagnosed cases of AIDS has decreased at a much higher rate over the last three years. In 2010, the number of newly diagnosed cases of AIDS in Georgia was 743, from 878 in 2009, and 1,165 in 2008.

GPH's 2011 HIV/AIDS Surveillance report shows that of the 41,986 Georgians living with HIV/AIDS, 66% resided in the Atlanta Metropolitan Statistical Area (MSA), 5% resided in the East Central (Augusta) Public Health District, and approximately 29% resided in the balance of state HOPWA jurisdiction.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.315 (f)

Describe the jurisdiction's need for Public Facilities:

There is a need for public facility improvements throughout the state. Funds are awarded to local governments competitively through the Annual Competition for these projects. It is difficult to predict exactly what the need is as it changes over time and is a product of the number and scope of funding requests DCA receives. For the most recent program year, 70 outof 94 awards were for public facilities or improvements. Of these 70 projects, 8 funded projects were for facilities. These included 1 senior center, 1 Head Start facility, 2 health centers, 2 domestic violence shelters, and 2 other facilities.

How were these needs determined?

These were based on CDBG Program Year 2012 funded projects.

Describe the jurisdiction's need for Public Improvements:

Of the 70 Public Facility/Improvements funded in Program Year 2012, 62 were for public improvements. These included 14 for streets and drainage, 11 water, 28 sewer, 3 multi-infrastructure, an6 water and sewer projects.

How were these needs determined?

These were from CDBG Program Year 2012 grant awards.

Describe the jurisdiction's need for Public Services:

DCA generally does not provide direct funding forpublic services. Local governments that apply for public facilities often are using funding for public services that are provided by other agencies, e.g., Area Agencies on Aging, and are combining these funds with CDBG dollars to meet both facilities needs and public services needs. Therefore demand for senior centers, health centers, and domestic violence shelters are an indication of public services needs. Again, funding all requests for these needs is not possible given the limited availability of CDBG dollars. Also, because CDBG funds are not available to non-entitlement local governments each year as is the case with entitlement local governments, using CDBG non-entitlement funds for public services does not have a sustainable impact on public services needs unless these dollars are provided locally via agencies that have year-after-year funding availability.

How were these needs determined?

See above.

Housing Market Analysis

Housing Market Analysis Overview:

Georgia has been slow to recover from the mortgage crisis that began in the middle of the last decade and took off in 2007. According to RealtyTrac, Georgia ranked fourth in the nation in 2012 in its foreclosure rate although the rate declined from the previous year. In April 2013, the rate in Georgia of homes that received a foreclosure filing was 1 in every 283 homes. There were a total of 5,959 foreclosures in Georgia in April 2013. That figure is 5% lower than the number of foreclosures in March 2013 and 42% less than those foreclosed in April 2012 so the situation is improving. In the United States, there were a total of 144,790 foreclosures in April 2013 and those are declining at a similar rate to Georgia's.

A larger problem is the number of homes in Georgia that are underwater, or those with mortgage balances in excess of the home's value. A recent study by Zillow completed at the end of 2012 showed that 42.1% of Georgia's homes are underwater. This compares to the national average of 27.5%. That study identified the worst 1% of Zip Codes nationwide with the largest percentage of residents with mortgage balances that exceeded their current home's worth. Georgia had nearly a quarter of those Zip Codes.

This creates problems in a number of areas. People become less mobile and unable to move to take advantage of better jobs or schools for their children. When people do not move, it creates a drag on upward mobility and stalls the market, making it harder for new families to enter into it and buy their first homes or move up to a bigger home as their families grow. People who are underwater are less likely to make improvements to their properties as they are less likely to ever see a return on the value they have added to their property.

Until something is done at the national level to provide a means to principal reduction for these homeowners, this problem is likely to be persistent and linger for many years.

MA-10 Number of Housing Units – 91.310(a)

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	2,604,547	66%
1-unit, attached structure	138,573	4%
2-4 units	221,682	6%
5-19 units	398,047	10%
20 or more units	187,073	5%
Mobile Home, boat, RV, van, etc	394,699	10%
Total	***3,944,621***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	3,132	0%	18,999	2%
1 bedroom	29,378	1%	214,100	19%
2 bedrooms	300,829	13%	467,417	42%
3 or more bedrooms	1,973,909	86%	409,534	37%
Total	***2,307,248***	***100%***	***1,110,050***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Most of DCA's housing programs are competitive and all types of applications are received for homeowner housing as well as rental. For that reason, there are not specific targets as applicants design their own projects. For all HUD-funded programs, the focus is on those households at or below 80% of area median income. In many of these programs, an emphasis is placed on the development of housing through scoring for occupancy by persons below 50% of median income. In addition, two groups for which there is a special emphasis is the elderly and those with physical and/or mental disabilities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The State of Georgia is allocated a total of 16,647 Housing Choice Vouchers. Based upon the experience in State Fiscal Years 2010-2012, a total of 1,443 units are expected to be lost from this inventory each year. Among the reasons for these losses are the following:

- Tenant Criminal Activity
- Lease Violations
- Voucher Expiration
- Non-compliance with Program Requirements
- Failure of Tenant to Pay Rent
- Eviction for Damages
- Portability Outside of Service Area
- Failure to Complete Annual Review

Does the availability of housing units meet the needs of the population?

There appears to be an adequate supply of homeowner and rental housing in Georgia just looking at the total numbers without accounting for cost. American Community Survey data from 2007-2011 shows that there are 572,270 vacant housing units in the state. This represents 14.1% of the total housing units in Georgia. The rental vacancy rate for the State is 11% and the same rate for homeowner units is 3.6%.

Over the last five years, Georgia has been hit hard by the foreclosure crisis. This has led to a number of homes in various stages of construction that were not completed or occupied as well as a number of homes that have been left vacant as a result of their owners losing them to foreclosures. Finding the resources to complete these and make them available for occupancy by households at all income levels would also increase the supply of available units.

Describe the need for specific types of housing:

Two categories of housing that Georgia needs more of are affordable rental housing for the elderly and for those who are disabled. Because both of these groups are often living on fixed incomes, it is difficult for them to find quality rental housing they can afford. More rental housing affordable to those at or below 30% of median income is needed for these groups.

Another group that needs housing of this type are those that are coming out of institutions and moving to community-based housing as part of the settlement agreement with the Department of Justice.

These individuals also are typically below 30% of area median income. An added challenge in housing these populations in the community is the need for services to assist them in living independently. Linkages with Community Service Boards, Boards of Health, and other service providers are needed to allow them to successfully make this transition out of institutional settings.

Discussion

MA-15 Cost of Housing – 91.310(a)

Introduction

Georgia's median home values increased from 2000 to 2009 but the median contract rents changed very little. A total of 38.03% of Georgian households pay less than $500 per month in rent, many of whom live in rural areas based upon Fair Market Rents for those areas. Another 51.38% pay between $500 and $999 for rent. The cost of housing for homeowners as well as renters is problematic primarily for those below 50% of area median income. It is especially acute for those below 30% AMI.

Cost of Housing

	Base Year: 2000	**Most Recent Year: 2009**	**% Change**
Median Home Value	0	160,100	0%
Median Contract Rent	0	622	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	**Number**	**%**
Less than $500	422,174	38.0%
$500-999	570,286	51.4%
$1,000-1,499	96,219	8.7%
$1,500-1,999	15,068	1.4%
$2,000 or more	6,303	0.6%
Total	***1,110,050***	***100.0%***

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	94,420	No Data
50% HAMFI	304,735	184,260
80% HAMFI	675,825	431,835
100% HAMFI	No Data	665,765
Total	***1,074,980***	***1,281,860***

Table 31 – Housing Affordability

Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	413	506	564	729	761
Low HOME Rent	413	459	551	637	711

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not sufficient housing at all income levels for the citizens of Georgia as there is a great need for more housing for those at the lowest income levels. As evidenced by Tables 9 and 10 in the Needs Assessment section of this document (NA-10), there are great numbers of cost burdened households for renters as well as homeowners. There are 79,577 renter households and 66,075 homeowner households that are cost burdened greater than 30%. Of these, 64,672 of the renter households (81.27%) and 49,248 of the homeowners (74.81%) are cost burdened to the point where they are paying in excess of 50% of their household income towards housing expenses. The situation is slightly less critical for those below 50% of median income but still problematic.

How is affordability of housing likely to change considering changes to home values and/or rents?

The median home value increased from $111,200 based upon 2000 Census data to $160,100 according to 2005-2009 ACS data. This represents a 30.54% increase. Georgia was hit hard by the mortgage crisis and home values plummeted throughout the state beginning in 2007. With a large number of foreclosures and vacant units, purchasing a home is now within reach of many Georgians because of these lower values. This is tempered by the fact that access to credit has tightened greatly during this time because of the large losses experienced by many lenders throughout the state and higher down payment requirements have been imposed as a result. It is expected that many housing markets in Georgia will pick up during this reporting period as a result of pent-up demand among buyers and prices should begin to escalate again.

Georgia's rents have remained steady from 2000 to 2009. The 2000 Census identified the median contract rent as $613 and this figure increased only to $622 according to 2005-2009 ACD data. This represents only a 1.45% increase. Despite these relatively flat median rents, there continues to be an affordability problem for renters. The 2007-2011 ACS data shows there to be 1,052,943 occupied units where rent is being paid and 454,146 of these (43.13%) have tenants paying in excess of 35% of their household income towards rent.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In many of Georgia's urban counties, the Fair Market Rents are typically lower than the High HOME rents but still greater than the area median rent. This would indicate a seller's market where there is more demand for quality affordable units than the supply can provide. In rural areas, rents are typically more affordable and the Fair Market Rents are equal or less than the high HOME rents. In virtually all cases in rural counties, the fair market rent is lower than the area median. Although this would indicate a lesser need for rental housing in the rural areas, this factor does not take into account the numbers of rental units available. In many of those rural areas, they are in short supply and more are needed, especially for the elderly and special needs populations such as those who are disabled.

Discussion

MA-20 Condition of Housing – 91.310(a)

According to 2011 ACS estimates, there are a total of 4,103,118 housing units in Georgia. Of these, 85.2% are occupied and 14.8% are vacant. This total number of units represents just a .97% increase from the total number of units in 2009. This is due primarily to the foreclosure crisis in Georgia as there was such a large inventory of housing units during this period that very few new ones were being constructed. In contrast to the current number of vacant units, the vacancy rate for all housing units in the 2000 Census was just 8.39%. Demand for housing throughout Georgia has been slow during this previous five year period but is expected to increase sharply during the five years covered by this plan. In many urban communities around the state, construction and sale of new units has picked up considerably.

Generally, Georgia's housing stock is relatively new. According to ACS data, a total of 61.81% of homes in the state were constructed in 1970 or later. Only 8.1% of current units were constructed prior to 1950. While a number of Georgia's household are experiencing housing problems, most are related to overcrowding or cost burden and not the condition of the homes. Only a total of 8,464 homes lacked complete kitchen or plumbing facilities according to 2005-2009 CHAS data.

Cost burdens are still a major problem for households in the state. Of those below 80% of area median income, a total of 173,527 renter households and 199,060 homeowners are cost burdened to the point where they are paying more than 30% of their income towards housing expenses. Of these households, 189,132 are cost burdened to where they are paying more than 50% of their income for housing expenses.

For special needs households such as those with persons having HIV/AIDS or persons with other disabilities, this problem is particularly acute as they are typically at the lowest income levels. Using the same number cited above, a total of 45.85% of renters and 33.19% of homeowners cost burdened at the 30% level have incomes below 30% of median income which would typically reflect those living on Social Security disability income. Of those cost burdened over 50%, 72.16% of all renters and 49.48% of all owners fit into that 30% of median income category.

Definitions

"Substandard condition" is defined as housing that fails to meet all state and local codes. Units that are "substandard but suitable for rehabilitation" would be ones that fail to meet state and local codes but are structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	628,334	27%	488,033	44%
With two selected Conditions	12,527	1%	27,266	2%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With three selected Conditions	1,526	0%	2,390	0%
With four selected Conditions	0	0%	159	0%
No selected Conditions	1,664,861	72%	592,202	53%
Total	***2,307,248***	***100%***	***1,110,050***	***99%***

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	447,565	19%	170,409	15%
1980-1999	983,211	43%	420,965	38%
1950-1979	700,018	30%	409,149	37%
Before 1950	176,454	8%	109,527	10%
Total	***2,307,248***	***100%***	***1,110,050***	***100%***

Table 34 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	876,472	38%	518,676	47%
Housing Units build before 1980 with children present	209,345	9%	93,815	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Table 33 shows that there are a total of 499,441 housing units in the state that have one or two of the following conditions: lacking complete kitchen or plumbing facilities, severe overcrowding, or cost burden. Of this total, 59.82% of these are owner-occupied homes and the remainder rental units. Making available HUD funds for rehabilitation of these properties will allow for many of these units to remain in the housing stock and would also target the assistance to those who need it the most. Table 7 in the Housing Needs Assessment section breaks down those who have one or more housing problems by income and tenure. Of the total number of renters who are experiencing one or more housing problems, 97.27% are at or below 80% of area median income. For owners experiencing one or more housing problems, 92.29% are at or below 80% of median income.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There are a total of 649,825 housing units in Georgia built before 1980. Of these, 439,706 (67.6%) are owner-occupied units. A total of 91,693 of these owner-occupied units are occupied by families with children. There are 210,119 rental units in the state built before 1980, 41,819 of which are occupied by households with children. Statistics show that the older a home is, the more likely it is to have lead-based paint present. Typically, those dwelling units built prior to 1950 are deemed the most likely to have lead-based paint present somewhere in the home. According to 2011 ACS data, 7.6% of Georgia's housing units were built prior to 1950. This figure represents 311,837 homes throughout the state that are likely to have the presence of lead-based paint.

Discussion:

MA-25 Public and Assisted Housing – (Optional)

This section is optional for States to complete and DCA opts not to do so.

Totals Number of Units

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available				16,580			1,052	0	657
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A

Describe the Restoration and Revitalization Needs of public housing units in the jurisdiction:

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

MA-30 Homeless Facilities – 91.310(b)

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	707	33	1,150	739	20
Households with Only Adults	0	0	0	352	82
Chronically Homeless Households	7	0	10	469	0
Veterans	0	0	0	0	0
Unaccompanied Youth	696	44	212	681	16

Table 38 - Facilities Targeted to Homeless Persons

Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Most of the mainstream provider agencies that complement services to homeless persons are community service boards (CSB). Routinely, these provider organizations are the community mental health providers and provide a comprehensive array of services to those with behavioral health and addictive disease needs. There are many of the CSBs that are ESG and S+C provider agencies that coordinate housing opportunities and assist in engagement of services with the individual. Further, these CSBs are the providers of supported employment, an evidence based practice for getting persons engaged in meaningful working opportunities. Recently the Department of Behavioral Health and Developmental Disabilities have promoted this service as an evidenced-based practice based on fidelity.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

As of January 2012, Georgia contained approximately 4,668 emergency shelter beds (source www.hudhre.info). Approximately 31% (1,432) of those beds are within the Balance of the State Continuum of Care (152 counties). However, approximately 50% of the emergency shelter beds within the Balance of State Continuum of Care are reserved specifically for victims of Domestic Violence. There were another 519 seasonal/winter beds of which 65 were in the Balance of State Continuum of Care.

See the Appendices for a table showing the County bed counts by category within the Balance of State Comtinuum of Care.

As of January 2012, Georgia contained approximately 4,846 transitional housing (source www.hudhre.info). Approximately 28% (1,362) of those beds are within the Balance of the State Continuum of Care (152 counties). However, approximately 38% of the transitional housing beds within the Balance of State Continuum of Care are reserved specifically for victims of Domestic Violence.

The Georgia Department of Human Services (DHS) has certified family violence shelters and programs throughout Georgia covering all 159 counties. Within Georgia, 1,477 emergency and transitional beds are reserved specifically for victims of domestic violence. According to the total number of domestic violence beds on the 2011 and 2012 HUD Continuum of Care Housing Inventories, approximately 83% of those beds are within the Balance of State Continuum of Care (152 counties). Core services funded by DHS include the following: 24-hour crisis line, shelter, support groups, children's program, legal advocacy, crisis intervention, comprehensive case management, community resources, and referrals.

Within the Balance of State CoC bed inventory, in January 2012, approximately 50% of all shelter beds and 83% of all transitional beds were in use by households with children. Many shelter and transitional programs have the ability to switch between types of household served based on need. However, around 20% of shelter and/or transitional programs are reserved for both individuals and families with children around the State.

Statewide, approximately 4,725 units of permanent supportive housing existed in January of 2012. Within the Balance of State specifically, there were 2,047 Permanent Supportive Housing Beds as of January 2012 and another 118 under development. Approximately 61% of these beds are reserved for individuals and 39% for families. These units are funded with a combination of Shelter Plus Care, Housing Choice Vouchers, HOME, and other funding sources. The Supportive Services are funded through various state and federal programs through a number of State agencies and local nonprofits.

MA-35 Special Needs Facilities and Services – 91.310(c)

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	91
PH in facilities	104
STRMU	180
ST or TH facilities	29
PH placement	31

Table 39 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

To the extent information is available, describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Two initiatives formally move persons from institutional care to the community-based integrated settings. The Georgia Department of Behavioral Health and Developmental Disabilities has received state funding for additional housing and community based supported services for persons who are leaving institutional settings including state psychiatric hospitals, psychiatric residential treatment facilities, and nursing home placements. The Georgia Department of Community Health has a grant to transition persons in nursing homes to community based settings using various waiver programs. This Money Follows the Person Demonstration Grant allows transitional assistance for a full year, providing the individual start up funds to cover costs for community integrated housing options, including security deposits, first month's rent, environmental modifications, and other related technology and services to assist the person in being re-integrated to the community. The persons served by the MFP grant include those with physical disabilities, developmental disabilities, traumatic brain injury and seniors.

The following services and facilities are available in Georgia's 127 county HOPWA jurisdiction to assist people living with HIV/AIDS, including those returning from an institutional setting. Other direct service providers that are not listed (such as medical establishments and other nonprofits) also deliver services to individuals with HIV/AIDS that are funded by various federal, state, local, and private funds.

- Action Ministries, Inc. offers short-term emergency assistance, case management, and supportive services to persons with HIV or AIDS in North Georgia.

OMB Control No: 2506-0117 (exp. 07/31/2015)

- AIDS Athens, Inc. offers short-term emergency assistance, case management, transitional housing, permanent supportive housing, permanent housing placement, and supportive services to individuals with HIV or AIDS in Athens.
- Central City AIDS Network provides case management, education and outreach, advocacy, emergency assistance, transitional housing, and permanent supportive housing, permanent housing placement, and coordinated social and health services for families and individuals living with HIV or AIDS in Macon.
- Comprehensive AIDS Resource Encounter, Inc. provides short-term emergency assistance, case management, transitional housing, permanent supportive housing, permanent housing placement, and supportive services to individuals with HIV or AIDS in Jesup.
- Georgia Legal Services offers civil legal services to people living with AIDS in Atlanta, Augusta, Columbus, Gainesville, Macon, and Savannah.
- Homeless Resource Network, Inc. provides case management, short-term housing services, education and outreach, advocacy, and early intervention health care for persons with HIV or AIDS in metropolitan Columbus.
- Living Room, Inc. provides case management, housing services, and education and outreach in Metro Atlanta for people with HIV or AIDS, and they offer case management and TBRA for people with HIV or AIDS in Northwest Georgia.
- Phoenix Place provides permanent supportive housing for HIV and AIDS infected adults in Savannah.
- Lowndes County Board of Health (d/b/a South Health District) provides case management, supportive services, short-term emergency housing assistance, permanent housing placement, education and outreach, advocacy, and health care for persons with HIV or AIDS in Valdosta.

Other programs that work with the State through the Shelter Plus Care program and provide permanent supportive housing to persons with HIV/AIDs who are homeless are Jerusalem House in Atlanta, and AIDS Alliance of Northwest Georgia in Cartersville. Both of these programs fall under the City of Atlanta's HOPWA 28-county jurisdiction.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Department of Behavioral Health and Developmental Disabilities and Department of Community Health efforts discussed above are two initiatives to formally move persons from institutional care to the community-based integrated settings.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

- DCA will continue to administer the HOPWA Program in order to serve low-income persons living with HIV/AIDS.

- DCA committed to set aside 100 Housing Choice Vouchers in FY 2012 through the current HCV Program to the Department of Behavioral Health and Developmental Disabilities individuals who are currently on the state funded Georgia Housing Voucher Program, (GHVP). DCA will provide an additional 700 Housing Choice Vouchers each year through 2015 for a total of 2,200 total vouchers. DCA will transfer households from the GHVP to DCA's HCV Program to free up state funded DBHDD vouchers so new DBHDD individuals can receive state funded rental assistance accompanied by transitional and bridge funding for costs associated with moving to the community from institutional placement. The GHVP is designed to assist the hardest to house Settlement Agreement consumer in a Housing First Model. Once stabilized on the GHVP with an established rental history, the individual can be transferred to the HCV and maintain their current housing.
- Another initiative is the DCA HOME Tenant-based Rental Assistance Program, (TBRA). DCA has developed a new TBRA Program funded through DCA's HOME allocation designed specifically for individuals participating in the Money Follows the Persons Demonstration Grant. DCA anticipates program start up by the summer of 2013 and has committed $1,000,000 in resource through the FY 2012 funding. The TBRA Program will operate statewide and will allow participants to select neighborhoods and communities of their choosing. This program will be primarily for persons who are leaving nursing home institutional care for community-based housing with waivers for the necessary and needed supported services and care.
- The State of Georgia was recently awarded the new HUD Section 811 Project Rental Assistance Demonstration Grant. This HUD Section 811 Project Rental Assistance Demonstration Program will enable the state to expand its efforts to transition individuals from institutional to integrated, community-based settings. It is a cooperative effort at the federal level: Housing and Urban Development and Health and Human Services; and at the Georgia State Level: Departments of Community Affairs, Community Health and Behavioral Health and Developmental Disabilities. The program will involve private sector and non-profit developers and organizations in the provision of 150 units of subsidized housing for the most vulnerable within the population, extremely low income persons with disabilities. This program is expected to be implemented during the summer of May 2013 and should be at full capacity in 24 months after the implementation date.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.310(d)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing vary widely through the State and is typically affected by local policies over which the State has little control. Effective in 2013, the State has adopted Minimum Standards and Procedures for Local Comprehensive Planning. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity.

Included in each Plan submitted by local governments is a Housing Element. This is required for Community Development Block Grant Entitlement Communities and optional but encouraged for all other local governments. Updates are submitted at local discretion. Factors are identified to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. A Community Work Program is developed and submitted that identifies activities for addressing any identified needs or opportunities. Among the factors to be considered include: housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle.

MA-45 Non-Housing Community Development Assets -91.315(f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	%Share of Workers	%Share of Jobs	%Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	44,188	14,424	2	1	-1
Arts, Entertainment, Accommodations	143,583	123,024	7	11	4
Construction	184,674	72,987	9	6	-3
Education and Health Care Services	394,147	243,643	20	21	1
Finance, Insurance, and Real Estate	108,389	64,559	5	6	1
Information	37,079	13,889	2	1	-1
Manufacturing	299,567	110,426	15	9	-6
Other Services	97,458	63,033	5	5	0
Professional, Scientific, Management Services	148,763	41,409	7	4	-3
Public Administration	113,182	112,637	6	10	4
Retail Trade	238,237	175,440	12	15	3
Transportation and Warehousing	127,760	41,043	6	4	-2
Wholesale Trade	69,956	87,361	3	8	5
Total	2,006,983	1,163,875	--	--	--

Table 40- Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	2,166,270
Civilian Employed Population 16 years and over	2,003,337
Unemployment Rate	7.52
Unemployment Rate for Ages 16-24	21.04
Unemployment Rate for Ages 25-65	4.21

Table 41 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	591,045
Farming, fisheries and forestry occupations	22,722
Service	309,699
Sales and office	501,037
Construction, extraction, maintenance and repair	243,095
Production, transportation and material moving	335,739

Table 42 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	1,225,557	64%
30-59 Minutes	515,718	27%
60 or More Minutes	167,038	9%
Total	***1,908,313***	***100%***

Table 43 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	206,851	25,981	185,730
High school graduate (includes equivalency)	574,611	38,658	227,738
Some college or Associate's degree	492,236	26,096	136,014
Bachelor's degree or higher	393,534	10,826	78,028

Table 44 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	13,688	25,755	28,572	62,456	94,524
9th to 12th grade, no diploma	92,681	76,661	78,022	147,175	94,119

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
High school graduate, GED, or alternative	160,455	191,554	237,673	414,721	178,634
Some college, no degree	133,593	132,683	138,218	223,594	77,232
Associate's degree	15,951	43,913	49,779	75,474	17,145
Bachelor's degree	18,771	81,955	96,895	137,639	42,100
Graduate or professional degree	1,748	31,383	45,706	94,573	30,041

Table 45 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	**Median Earnings in the Past 12 Months**
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within the state?

Major employment sectors include: Education and Healthcare Services, Manufacturing, Retail, Construction and Entertainment. Approximately 75% of Georgia's workforce is employed in these sectors.

Describe the workforce and infrastructure needs of business in the state.

Workforce needs center primarily in the area of education. Approximately 53% of Georgia's workforce has some level of advanced education while 47% has a high school degree or less. The educational

needs of businesses in the state vary greatly from a workforce that has received at least a GED to a highly trained workforce in some of the newer business sectors to the state, such as bio-science.

Infrastructure needs are primarily in the areas of telecommunication and transportation. Transportation needs include improvements to Georgia's ports, and improvements to the state's major transportation network of roads, rail and air.

Describe any major changes that may have an economic impact, such as planned public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Major changes affecting the State include private investments in three key areas: bio-science, general manufacturing and automobile manufacturing. These new investments have resulted in needs for a more highly educated workforce, the expansion of broadband and other telecommunications capabilities state-wide, and improvements in the state's transportation systems, specifically ports, Atlanta's international airport, and other major highway transportation corridors.

How do the skills and education of the current workforce correspond to employment opportunities in the state?

Georgia has a world-class job training program (Quick Start through the State's Technical College System) that major employers have used for many years that matches their initial training needs with employee screening and tailored training programs. Given recent announcements in highly specialized areas such as bio-science, leading colleges across the State such as the University of Georgia, Georgia Tech and Georgia Regents University have also enhanced efforts in this area in order to meet growing demand.

Also, the Governor's Office of Workforce Development (GOWD) was created in August 2006 to improve the job training and marketability of Georgia's workforce and drive future economic growth for the state. GOWD was established to implement state workforce development policy.

All efforts in this area of workforce training are designed to better match Georgia's workforce with growing demand for more highly trained workers.

Describe current workforce training initiatives supported by the state. Describe how these efforts will support the state's Consolidated Plan.

See the State's supporting efforts in matching business workforce needs with a qualified workforce under the previous question. The State is also committed to supporting employment opportunities by using an economic development set-aside under the CDBG Method of Distribution that supports efforts for job creation and retention. Other State efforts include the use of tobacco settlement funds in ways that help diversify the economies of the State's rural areas, State tax credits for job creation and other types of business investment, and more recently, the State Small Business Credit Initiative, an initiative of the U.S. Department of Treasury that is intended to increase access to capital for small businesses.

Describe any other state efforts to support economic growth.

See the State's other supporting efforts supporting economic growth using State Tax Credits and other federal initiatives under the previous question.

Discussion

Georgia's economy has been greatly affected by the recession and the collapse of the housing market. This has been especially evidenced by the State leading the nation in the number of bank closures, the number of housing foreclosures and the number of sub-prime loans. This has resulted in the State's need to diversify its economy. Success has been seen in the number of highly skilled manufacturing jobs being created, an increase in site locations/expansions by the logistics industry as well as recent investments in the area of arts and entertainment.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Georgia has a total of 159 counties, many of which have an aging housing stock and multiple households below 80% of median income. Areas that are concentrated would be those that have one or more of the following housing problems: lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowded, and housing cost burdened. No specific data is available statewide showing where these areas are concentrated although many are located in urban areas that are themselves entitlements.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Census data from 2010 shows that Georgia is 63.2% white with 36.8% being minorities. Any county where the population is greater than 50% minority would be considered an area of minority concentration. A total of 29 of Georgia's 159 counties have minority populations greater than 50%. Any county where more than 50% of the population has incomes below 80% of area median income would be considered an area of low-income concentration. There are a number of counties in the state that meet this definition, again many located in urban entitlement areas.

What are the characteristics of the market in these areas/neighborhoods?

Many of these neighborhoods with a high concentration of minorities and/or low-income individuals have high vacancy rates. A number have been hit hard by the foreclosure crisis and homes have become vacant and overgrown and magnets for crime. In some communities, investors have come in and acquired and rehabilitated homes for rent. The resulting drop in the number of homeowners is likely to lead to instability in the future as families come and go.

Are there any community assets in these areas/neighborhoods?

There are a number of qualified and concerned community-based organizations that operate in these areas. Many are faith-based and take a holistic approach to community improvement focusing on areas such as crime, housing, health care, schools, child care, and employment.

Are there other strategic opportunities in any of these areas?

The number of vacant units in many of these neighborhoods that are currently contributing to blight and crime could also be viewed as opportunities. Finding the funds to bring them to Code and use as rental or homeownership units could help stabilize the community and serve as a catalyst for a number of other improvements.

Strategic Plan

Strategic Plan Overview

Geographic Priorities

The state does not allocate specific funds based upon geographic priorities. Much of the funding awarded under the CDBG, HOME, ESG, and HOPWA programs is based upon competitive application processes. Some programs are limited, however, to applicants that are not located in another HUD entitlement area for that same program.

Priority Needs

Among the priority needs identified for FFY13 are the following:

- Affordable rental housing
- Affordable homeownership housing preservation and development
- Public facilities
- Infrastructure
- Economic development
- Redevelopment
- Rapid re-housing
- Homelessness prevention
- Outreach
- Emergency shelter and transitional housing

Influence of Market Conditions

Data continues to show that Georgia has a problem in the number of households that are cost burdened in paying their housing-related costs each month. This is particularly acute for those below 50% of median income which typically includes those who are elderly or disabled and living on a fixed income. There are also a number of homeowners who have incomes at or below that 50% that are cost burdened.

Anticipated Resources

In addition to the resources offered by the four HUD programs, there are a number of other resources available to address the priority needs identified in this plan in addition to required matching funds. These include the following:

- Housing Choice Vouchers
- Low-income Housing Tax Credits
- State Housing Tax Credits
- HomeSafe Georgia assistance for those behind on their mortgages
- Section 811 Project Rental Assistance

Institutional Delivery Structure

There are a number of other federal, state, and local partners that will work together to carry out the activities funded through this consolidated plan. Also included are developers and nonprofit organizations. There is a need for more qualified CHDOs in the state.

Barriers to Affordable Housing

Local governments control their own development and zoning policies that may result in the creation of barriers to affordable housing. The state provides education, training, and technical assistance in identifying and addressing these barriers.

Strategic Plan Overview-II

Homelessness Strategy

DCA requires its ESG subrecipients to work to identify the chronically homeless and carry out street outreach activities to identify these individuals and get them involved in the Continuum of Care. They are also required to work to get them into permanent housing after leaving temporary shelters and transitional housing programs. The state operates the Homeless Management Information System for all homeless continuums in the state to be able to track the results providers are getting to promote self-sufficiency.

Lead-based Paint Hazards

The state has fully incorporated HUD lead-based paint requirements into all of its federally-funded housing programs for units constructed prior to 1978.

Anti-Poverty Strategy

Georgia has a number of initiatives designed to attract jobs to the state that seem to be working. There are One-Stop Workforce Centers throughout the state to help link those seeking jobs to available positions. Several of the competitive programs funded by HOME that create affordable housing contain scoring provisions that reward those serving persons at the lowest income levels.

Monitoring

DCA carries out extensive monitoring activities to ensure that all federal requirements are met through the compliance period and that the recipients are serving individuals and families at the level they stated they would. These activities include desk reviews, unit inspections, and on-site reviews. Staff works with those recipients not meeting these requirements by providing technical and other assistance to improve their performance.

SP-10 Geographic Priorities – 91.315(a)(1)

Geographic Area

1	**Area Name:**	Non-entitlement Areas within the State
	Area Type:	Jurisdictions that do not receive HUD entitlement funds
	Other Target Area Description:	Jurisdictions that do not receive HUD entitlement funds
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Entitlement and Non-entitlement Areas within the State
	Area Type:	Includes all areas within the State regardless of entitlement status

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	Other Target Area Description:	Includes all areas within the State regardless of entitlement status
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Allocations for the CDBG, HOME, ESG, and HOPWA Programs are mostly made on a competitive basis through annual application processes. The only exception to this is for HOME-funded down payment assistance provided through the Georgia Dream Program on a first come, first served basis. Application workshops are advertised widely and are held for each of the competitive programs to provide applicants with the information they need in order to apply including copies of the applications, discussion as to what is being requested, minimum threshold issues if applicable, documentation needed, and program deadlines. In the CDBG Programs, applicants must either be located in HUD non-entitlement areas or be applying for funds to serve areas that are not HUD entitlement communities. For ESG and HOME, applicants may apply for funds for any area of the State with the exception of the HOME Community HOME Investment Program (CHIP), which is limited to non-Participating Jurisdictions.

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The State does not anticipate any funding set-asides for specific geographic areas of Georgia for the ESG or HOPWA programs. The State does not use allocation priorities on a geographic system, nor does the state dedicate specific percentages or amounts of funding to particular targeted areas for ESG and HOPWA.

By formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to the State of Georgia. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. HOPWA eligible metropolitan areas receive their HOPWA allocations directly from the Department of Housing and Urban Development and have specific guidelines and separate processes not included within the State's program. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive HOPWA funds from the State of Georgia.

SP-25 Priority Needs – 91.315(a)(2)

Priority Needs

	Priority Need Name	Priority Level	Population	Associated Goals
1.	**Affordable Rental Housing**	High	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Construction/Rehabilitation of Rental Units CHDO Pre-development Loans CHDO Operating Assistance Tenant-based Rental Assistance
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status	**Description** This activity includes the new construction or rehabilitation of affordable rental housing and tenant-based rental assistance.	
	Basis for Relative Priority	Georgia has many cost-burdened renter families that need quality affordable housing.		
2.	**Homeownership Housing Preservation & Development**	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly	Homeownership Assistance CHDO Pre-development Loans CHDO Operating Assistance
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status	**Description** Assistance for homeownership housing including homeowner rehab, new construction, and down payment financial assistance	

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	Basis for Relative Priority	Georgians need financial assistance to enable them to purchase homes and to allow existing homeowners to maintain their homes. There is also a large inventory of vacant units that need to be brought to Code and occupied.		
3.	**Public Facilities**	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development	Buildings Infrastructure Immediate Threat and Danger Program

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	Geographic Areas Affected	Jurisdictions that do not receive HUD entitlement funds	**Description** Local governments throughout the state need financial assistance to allow them to construct buildings where public services are offered as well as infrastructure projects.	
	Basis for Relative Priority	Local governments have been hit hard by the housing crisis and the resulting drops in property values have impacted their tax bases while the demand for services remains high.		
4.	**Job Creation**	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Economic Development Redevelopment
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status	**Description** Assistance provided to local governments and businesses that result in the creation of jobs for low and moderate-income persons.	
	Basis for Relative Priority	Georgia continues to have unemployment levels that exceed those of the nation and incentives are often needed to encourage job creation.		

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5.	Rapid Re-housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Rapid Re-housing Assistance HOPWA Tenant-based Rental Assistance HOPWA Housing Assistance
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status	**Description** Rapid re-housing is designed to get homeless individuals back into permanent housing as quickly as possible.	
	Basis for Relative Priority	DCA has pririitized rapid re-housing as its proncipal interventions as it has proven to be effective throughout the nation and many areas of the state do not have any emergancy shelters or transitional housing.		

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6.	Homelessness Prevention	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Homeless Prevention Assistance HOPWA Tenant-based Rental Assistance HOPWA Housing Assistance
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status	**Description**	Homeless prevention works to keep at-risk individuals and families in their homes rather than have them lose them and become homeless.
	Basis for Relative Priority	Homeless prevention is a lower priority as DCA prefers the rapid re-housing model but this can be effective for the state's most vulnerable populations.		

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7.	Homeless Outreach	High	Extremely Low Low Moderate Families with Children Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Homeless Outreach Assistance

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	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status	**Description** Outreach involves identifying persons on the street and bringing them into the system for assessments and referrals so they can be assisted .	
	Basis for Relative Priority	This is a high priority as there are many homeless Georgians that are not receiving services through the continuums of care around the state and this will help identify them.		
8.	Emergancy Shelter & Transitional Housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Emergency Shelter & Transitional Housing HOPWA Tenant-based Rental Assistance HOPWA Housing Assistance
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status	**Description** Emergency shelter typically involves providing the homeless overnight accommodations and transitional housing usually can last up to two years to allow households to learn to live independently.	
	Basis for Relative Priority	These are high priorities as they are needed for those with special needs and the chronically homeless.		

Table 48 – Priority Needs Summary

Narrative (Optional)

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SP-30 Influence of Market Conditions – 91.315(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Table 7 of NA-10 indicates there are a total of 200,515 renter households of people at 100% or less of AMI. Of this number, 84,975 (42.4%) report spending more than 50% of their income on housing costs and 60,799 of these severely cost burdened households (71.5%) have household incomes below 30% of median income. Most of Georgia's disabled population would fit into this income category. Because of the overwhelming need for housing subsidies for persons below 80% AMI and the limited availability of Housing Choice vouchers, the State will be undertaking a tenant-based rental assistance program to fill this gap. Participants must have at least one individual with a disability to receive assistance.
TBRA for Non-Homeless Special Needs	Finding community housing for those being de-institutionalized is a high priority for the State as is providing housing for the disabled. Both groups tend to be at the lowest income levels (0-30% AMI). Table 7 indicates that 65.6% of renters at this income level pay over 50% of their income for housing costs. The State has determined that the best way to address this problem is with tenant-based rental assistance.
New Unit Production	Generally, Georgia's housing vacancy rate would indicate there is not a great need for any new housing units. According to a 2012 ACS report, Georgia's homeownership vacancy rate was 2.7%. While better than the 3.6% rate in 2011, this rate is the 4th highest in the nation. The rental vacancy rate is 9.9%. While these rates would indicate a very low need for new construction, there are times it may be justified, particularly for rental units. This would particularly apply to rural areas where there is not a sufficient supply of existing units. The construction of new homeownership units is a low priority.
Rehabilitation	Rehabilitation of both rental and homeownership units is a high priority. The 2012 vacancy rate in Georgia for rental units is 9.9%. Included in this figure are a number of blighted and abandoned developments. These will be a high priority to address. Table 7 shows that there are a total of 136,826 homeowner units in the State owned by persons with incomes at or below 50% AMI. Of this total, 76,921 households have severe cost burdens, many of them elderly. For this reason, homeowner rehabilitation will be a high priority for funding.
Acquisition, including preservation	Acquisition and preservation will be a low priority with one exception. There are a number of vacant single-family homes that are either blighted or were not finished as a result of the housing crisis beginning in 2006. The acquisition, completion, and sale or rental of these properties will be a high priority throughout the State.

Table 49 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2)

Georgia will have a number of federal, state, local, and private resources available to address the priority needs and objectives identified in this Strategic Plan. Included in these are the following:

- CDBG
- HOME
- ESG
- HOPWA
- Housing Choice Vouchers
- Low-income Housing Tax Credits/Georgia Housing Tax Credit
- Competitive HUD Homeless funds
- Shelter Plus Care
- State Housing Trust Fund for the Homeless
- HomeSafe Georgia
- Section 811 Project Rental Assistance
- HUD Housing Counseling
- National Foreclosure Mitigation Counseling (NFMC)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$37,110,886	$750,000	$13,000,000	$50,860,886	$148,443,544	Required match plus additional leverage will be used with the federal funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$14,150,146	$5,000,000	$10,000,000	$29,150,146	$76,600,584	Funds will be used in conjunction with other non-federal funds for leverage and to ensure that minimal HOME funds are invested in each project.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	$1,964,378	0	$629,610	$2,593,988	$7,857,512	Funds will be leveraged as much as possible with other sources and subrecipients will be required to show sources of matching funds.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	$3,308,761	0	$72,463	$3,381,224	$13,253,044	Required match plus additional leverage will be used with federal funds. In addition to the federal funds, the state plans to allocate approximately $6,400,000 of its funds during the five years covered by this plan.

Table 50 - Anticipated Resources

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For all programs that have competitive funding rounds, points are granted to local applicants based upon the leveraging they show using non-federal funds as a way to encourage this. This would include the Low-income Housing Tax Credit, CDBG, and CHIP Programs. This also includes the ESG Program where non-federal resources are required as part of the match requirements for the program. In addition to the ESG match generated by private or local funds, the State allocates general revenue to the Housing Trust Fund which is combined with the federal resources in being allocated to program recipients and provides additional ESG match needed for the program. For the HOME Program, match is provided from two non-federal resources. State tax credits provided from general funds are awarded on a one for one basis to go along with the federal tax credits for all projects that also receive HOME funds and are used as equity generational tools by the developer recipients. In addition, the State also provides down payment assistance to HOME-eligible homebuyers with the use of State general revenues.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

No State-owned property will be used to address the needs identified in the plan. It is possible that locally owned property may be used for projects seeking funding through the competitive application processes for CDBG and HOME. That is not a requirement, however, and that would be a local determination that DCA would have no way of knowing if that was the case at this time.

Discussion

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SP-40 Institutional Delivery Structure – 91.315(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GA Dept. of Behavioral Health & Dev. Disabilities	Government	Homelessness Planning Rental	State
GA Dept of Community Health	Government	Homelessness Planning	State
State Housing Trust Fund for the Homeless	Government	Homelessness Planning	State
US Dept. of Veteran Affairs	Government	Homelessness Planning	Nation
CHIP Grantees	Government	Ownership	Jurisdiction
Private Developers	Developer	Ownership Rental	State
Non-profit Developers	CHDO	Ownership Rental	State
Community Service Boards	Government	Homelessness Planning Rental	Jurisdiction
ESG Entitlement Jurisdictions	Government	Homelessness	Jurisdiction
Private Non-profit Organizations	Non-profit organizations	Homelessness Ownership Rental	Region
Tri-Jurisdictional Continuum of Care	Government	Homelessness Planning	Region
Athens-Clarke County Continuum of Care	Government	Homelessness Planning	Jurisdiction
Augusta-Richmond Continuum of Care	Government	Homelessness Planning	Jurisdiction
Columbus-Muscogee Continuum of Care	Government	Homelessness Planning	Jurisdiction

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Cobb County Continuum of Care	Government	Homelessness Planning	Jurisdiction
SAVANNAH-CHAHAM AUTHORITY FOR THE HOMELESS, INC.	Government	Homelessness Planning	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

With HUD's increased expectations of CHDOs and their ability to own, sponsor, or develop affordable housing, the State is re-assessing how it works with CHDOs as it enters this 5-year planning period. In the past, many organizations sought CHDO status without having specific projects in mind or having the capacity to undertake large-scale projects. The State's primary focus for funding CHDOs in the past was for them to undertake large rental projects using HOME resources in conjunction with Low-income Housing Tax Credits or with State Housing Trust Fund money if the project was to be permanent supportive housing. Many agencies struggled to keep projects viable not only through the construction process, but also through the compliance period. During the period covered by this Plan, the State will be working to also consider projects for CHDOs to undertake of a more modest scale that will make it easier for those smaller organizations to successfully complete developments.

The lack of a number of high quality, capable CHDOs is the primary gap in the State's delivery system. A number of very qualified multi-family development organizations exist with good track records that have undertaken projects throughout the State, but most of these do not meet CHDO qualifications. Within CHIP, there are also a number of experienced subrecipients that have excellent track records of completing both home buyer assistance and homeowner rehabilitation projects. There are also a number of organizations that have participated in the development of permanent supportive housing units. An ongoing issue regarding these types of developments is being able to provide the necessary services to the residents that are needed to allow them to live independently and succeed.

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Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and

families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

DCA administers all programs funded through the State Housing Trust Fund for the Homeless (HTF) Commission. Through the Georgia's HOPWA Program, the State's eight HOPWA funded project sponsors are able to provide supportive services to persons living with HIV/AIDS from 108 of the State's 127-county HOPWA entitlement area. This represents an increase of 25 counties in the last two years. HOPWA project sponsors provide, or link clients to, services in the areas of alcohol and drug abuse, child care, education (for HIV/AIDS prevention), employment and training, healthcare, life skills, and transportation.

Many supportive service programs exist for persons who are homeless, however stand-alone service programs specifically targeted to persons who are homeless are principally based in the more urban areas of Georgia. Employment training programs for persons who are homeless are in Athens, Atlanta, Decatur Savannah, Marietta, Macon, and the seven rural counties surrounding Macon. Day centers are located in Athens, Atlanta, Columbus, Macon, Tifton, and Valdosta, and programs offering case management, ID assistance, mainstream resources assistance, healthcare, employment referrals, assessment, and transportation are located in Atlanta, Augusta, Marietta, Columbus, Macon, and Savannah.

Support services (outside of mainstream services) are provided for persons who are homeless within Georgia's 150 ESG funded emergency shelter, transitional housing, and rapid re-housing programs. Within those programs, 38 are located within the State's consolidated planning area and the BoS CoC, 32 are within other consolidated planning areas within the BoS CoC, and 80 are located within other planning jurisdictions entirely.

The Georgia State Department of Behavioral Health and Developmental Disabilities (DBHHD) is the state agency responsible for service provision, program oversight, and policy development of all behavioral health, substance abuse, and developmental/intellectual disability services. DBHDD coordinates its services through regional offices, and through Community Service Boards (CSB), DBHDD provides community based public disability services for disabilities related to mental health, developmental disabilities, and addictive diseases. DCA has an extensive partnership with over 16 CSBs around Georgia in the administration of over 33 PSH project grants that have 944 units under contract (868 units in production) within the state's consolidated planning jurisdiction alone. Community based street outreach programs include DBHDD's PATH Teams that specifically target persons who are chronically homeless and have a mental illness in Atlanta, Columbus, Augusta, and Savannah. DBHDD also sponsors a toll-free Georgia Crisis and Access Line (1-800-715-4225) as well as Mobile Crisis Services that can also be reached through the toll-free number.

In an effort to end homelessness for veterans, DCA's Rental Assistance Division works with HUD and the U.S. Department of Veterans Affairs (VA) to administer 415 VASH vouchers in Georgia. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a combination of Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the VA.

Homeless prevention programs and services outside of DCA's 8 ESG funded programs that are located throughout Georgia are as follows: Georgia Legal Services offer legal assistance and advocacy in cases of eviction, foreclosure, etc. within 11 regional offices; temporary mortgage assistance for eligible households through the HomeSafe Georgia program; Community Action Agencies administer utility assistance programs throughout the state; and housing counseling agencies.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system for special needs populations and persons experiencing homelessness, including, but not limited to, the services listed above, is both diverse and strong in Georgia. While the previous section highlights many of these strengths, the following section briefly summarizes some of these strengths; The General Assembly has committed to addressing the problem of homelessness in Georgia through the creation of the State Housing Trust Fund for the Homeless; The consolidation of the state's housing programs under one agency, DCA, has enabled the state to better coordinate the implementation of programs targeted to persons with special needs and/or persons experiencing homelessness, and has enhanced the resources available to address these needs; and DCA has formed strong partnerships with other State agencies, local governments, and various nonprofit organizations to assist in not only addressing the issue of homelessness in Georgia, but in working to reduce the number of persons who are experiencing homelessness and prioritizing both persons who are chronically homeless and veterans.

DBHDD contracts with 25 CSBs, boards of health and various providers, and state-operated regional hospitals to provide treatment and supportive services to persons with mental illnesses and addictive diseases, and support to people with mental retardation and related developmental disabilities. CSBs are available for all Georgians with low income, however there are approximately 33 CSBs that specifically target persons who are homeless with a disability related to an addictive disease or mental illness through the administration of the Shelter Plus Care program. For a list of DBHDD's Regional Offices, please go to: http://dbhdd.georgia.gov/regions.

The HIV Unit within the Georgia Department of Public Health works to provide programs targeted to persons living with HIV/AIDS that include the HIV Prevention Program (in all 18 health districts) and the HIV Care (Ryan White Part B) Program (to 16 health districts and several agencies). In addition to prevention services, testing, and reporting, these programs both provide essential medical and supportive services for persons with HIV diseases or AIDS and manage the Georgia AIDS Drug Assistance Program (ADAP) and Health Insurance Continuation Program (HICP). For a list of the Department of Public Health's statewide HIV care and service providers, please go to: http://www.health.state.ga.us/programs/stdhiv/providers.asp.

While many strengths exist in Georgia's system for delivering services to special needs populations and persons experiencing homelessness, gaps in this structure exist which hinders fully addressing this need. These gaps are summarized as: State budget cutbacks have resulted in the decline of financial resources available for HOME match and State Housing Trust Funds for the Homeless (HTF) allocations;

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A dedicated revenue source for the HTF dies not exist and such a tool would guarantee the viability of the actions undertaken by the fund; Local governments and nonprofit organizations often lack the capacity to administer housing programs, and many homeless service providers are hesitant to both serve clients with higher needs and move program strategies to a housing first model; Many of the more rural areas of Georgia lack nonprofit providers needed to insure adequate coverage of the state; Program providers frequently have different funding cycles and/or program timelines that increase the difficulty in accessing the resources of various programs simultaneously; and Local governments may be unwilling or unfamiliar with the need to address affordable housing, homelessness, and special needs issues.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

- In tandem with the Balance of State Continuum of Care, DCA is currently incorporating elements of the Federal Strategic Plan through the use of state funds to support projects that implement programs serving persons who are chronically homeless.
- DCA is currently expanding its harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them.
- DCA continues to work with providers to build on the successful implementation of the Homeless Prevention and Rapid Re-Housing Program for households with children throughout the state. In addition, all DCA funded agencies are required to set goals targeted toward ending homelessness as quickly as possible and connecting families with mainstream services. DCA will continue to provide focused training and technical assistance to shelter and housing providers on the rapid re-housing model.
- Through the State Interagency Council on Homelessness, DCA works to decrease the number of homeless families statewide through state agency partnerships and policy change.
- Through the restructuring of the Continuum of Care governance, DCA will work to enhance the institutional structure and engage more stakeholders to the table in order to end homelessness for families, unaccompanied youth, veterans, and chronically homeless throughout Georgia.
- DCA will continue to strengthen connections with regional providers, such as Community Action Agencies, with the goal of all counties within the Balance of State CoC having access to prevention and rapid re-housing resources.
- Through the implementation of a Coordinated Assessment System, DCA will be able to build on each agency's efforts in the determination of Barriers to Housing Stability for participants at program entry. This data will be used to identify systemic barriers that can be addressed through the Interagency Homeless Coordination Council.
- DCA will also further data analysis begun in tracking the length of stay and in reoccurrence studies in order to assess systematic and programmatic barriers to families moving out of homelessness and link performance to funding and the rating of projects (where appropriate).
- Street outreach services targeted for people who are homeless and for people with HIV/AIDS vary around the state. Many outreach programs exist for persons who are homeless, however, the majority of ESG funded street outreach programs specifically targeted to persons who are homeless are in the more urban areas of Georgia. In order to address this issue, DCA focused

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ESG Outreach Programs in an effort to target homeless persons who are unsheltered and living on the street, prioritized applicants that focused on Permanent Housing (PH) as their principal intervention, and created a harm reduction PH program to assist with supporting persons who are chronically homeless. DCA is also funding a Street Outreach program specifically to reach out to homeless youth. Covenant House Georgia is a Shelter Plus Care sponsor with a program capacity of 18 units, and while the agency is located in the metro area, they provide assistance with shelter, food, clothing, residential and non-residential services and counseling for runaway youth from across the state.

SP-45 Goals Summary – 91.315(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	**Construction/Rehabilitation of Rental Units**	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: $47,620,350	Rental units constructed: 70 Rental units rehabilitated: 30
2	**Homeownership Assistance**	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Homeownership Housing Preservation & Development	CDBG: $7,922,359 HOME: $19,298,965	Homeowner Housing Added: 175 Homeowner Housing Rehabilitated: 560 Direct Financial Assistance to Homebuyers: 1500
3	**CHDO Pre-development Loans**	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing Homeownership Housing Preservation & Development	HOME: $146,025	Rental units constructed: 3
4	**CHDO Operating Assistance**	2013	2017	Capacity Building	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing Homeownership Housing Preservation & Development	HOME: $198,750	Other: 2
5	**Tenant-based Rental Assistance**	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: $2,804,525	Tenant-based rental assistance / Rapid Rehousing: 200
6	**Buildings**	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	HOME: $15,844,720	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000
7	**Infrastructure**	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: $83,977,013	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45,000
8	**Immediate Threat and Danger Program**	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: $3,168,944	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	**Economic Development**	2013	2017	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Job Creation	CDBG: $39,611,799	Jobs created/retained: 4,000
10	**Redevelopment**	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Job Creation	CDBG: $7,922,360	Jobs created/retained: 810
11	**Emergency Shelter & Transitional Housing**	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Emergency Shelter & Transitional Housing	ESG: $6,500,000	Homeless Person Overnight Shelter: 145,000
12	**Rapid Re-housing Assistance**	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Rapid Re-housing	ESG: $7,500,000	Tenant-based rental assistance / Rapid Rehousing: 12,500
13	**Homeless Prevention Assistance**	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Homelessness Prevention	ESG: $2,500,000	Homelessness Prevention: 1,550
14	**Homeless Outreach Assistance**	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Homeless Outreach	ESG: $1,250,000	Other: 5,000
15	**HOPWA Tenant-based Rental Assistance**	2013	2017	Non-Homeless Special Needs	Non-entitlement Areas within the State	Rapid Re-housing Homelessness Prevention Emergency Shelter & Transitional Housing	HOPWA: $1,783,105	Tenant-based rental assistance / Rapid Rehousing: 500
16	**HOPWA Housing Assistance**	2013	2017	Non-Homeless Special Needs	Non-entitlement Areas within the State	Rapid Re-housing Homelessness Prevention Emergency Shelter & Transitional Housing	HOPWA: $10,089,937	HIV/AIDS Housing Operations: 2300 Household Housing Unit

Table 53 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Construction/Rehabilitation of Rental Units
	Goal Description	This activity involves the new construction or rehabilitation of units for rent to income-eligible households. The allocation figure noted for this activity is an amount not to be exceeded.
2	**Goal Name**	Homeownership Assistance
	Goal Description	This activity includes the construction of new homeownership units, rehabilitation of owner-occupied units, and down payment assistance to income-eligible homebuyers. The funding allocations are both CDBG and HOME are maximum amounts that are not to be exceeded. The CDBG funding amount and persons to be assisted are based upon past performance as allocations for this activity will be based upon an annual competition for which there is no way to determine the amount of funds to be requested.
3	**Goal Name**	CHDO Pre-development Loans
	Goal Description	These funds will be used to provide loans to CHDOs with potential housing projects to determine if the project is viable.
4	**Goal Name**	CHDO Operating Assistance
	Goal Description	These funds will be provided to qualified CHDOs to assist them in building capacity.
5	**Goal Name**	Tenant-based Rental Assistance
	Goal Description	Funds will be used to provide assistance with rent, security deposits, and utilities for households with disabled individuals that qualify for the program. The funding allocation noted fgor this program is a maximum amount not to be exceeded.
6	**Goal Name**	Buildings
	Goal Description	Funds will be used by non-entitlement local governments to construct public facilities through an annual competitive application process. Because there is no way to predict how many applications for this activity will be received or funded, the amount and goal outcome indicator listed below is an estimate based upon percentages in years past.
7	**Goal Name**	Infrastructure
	Goal Description	Funds will be provided to non-entitlement local governments through an annual competition to carry out infrastructure projects including but not limited to water and sewer lines, drainage, sidewalks, and road improvements. The funding and number of persons assisted are estimates based upon past year's performance as there is no way to determine how many projects will be submitted or awarded as part of this annual competition.

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8	**Goal Name**	Immediate Threat and Danger Program
	Goal Description	These funds are made available to local governments that have an urgent need that may adversely affect the health or welfare of their citizens for which other financial resources are unavailable. The funding allocation amount listed representa a maximum not to be exceeded.
9	**Goal Name**	Economic Development
	Goal Description	Funds are provided to local governments, non-profits, and for-profit organizations to carry out activities that result in job creation or retention primarily for low and moderate-income persons. The allocation amount for this activity is a maximum amount not to be exceeded and the number of beneficiaries is an estimate based upon past experience with this program.
10	**Goal Name**	Redevelopment
	Goal Description	Funds are made available to local governments to assis with the implementation of economic and community development projects that result in job creation or retention or the elimination of slums and blight.
11	**Goal Name**	Emergency Shelter & Transitional Housing
	Goal Description	Provision of essential services to homeless families and individuals in emergency shelters/transitional housing programs, operating emergency shelters and issuing hotel/motel vouchers, and operating transitional housing programs. (Under emergency shelter Hotel/Motel Vouchers are to be used in the absence of adequate or appropriate shelter based upon documented needs in areas where rapid re-housing or outreach programs exist.) Eligible costs noted in application guidelines for each type of housing assistance.
12	**Goal Name**	Rapid Re-housing Assistance
	Goal Description	Provision of short-term or medium-term payments for rents or utilities. Assistance may be tenant or project-based. Beneficiaries may include homeless individuals or families (rapid re-housing), or individuals or families at risk of homelessness (homelessness prevention). Regional implementations are preferred for this activity.
13	**Goal Name**	Homeless Prevention Assistance
	Goal Description	Provision of services associated with rental assistance, to include housing search, mediation or outreach to landlords, legal services, credit repair, providing security or utility deposits, utility payments, rental assistance for a final month at a location, assistance with moving costs, or other activities (including hotel/motel vouchers) that are effective at: (a) stabilizing individuals and families in their current housing (homelessness prevention); or (b) (quickly moving such individuals and families to other permanent housing (rapid re-housing).

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14	**Goal Name**	Homeless Outreach Assistance
	Goal Description	Provision of essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term ''unsheltered homeless people'' means individuals and families who qualify as homeless under paragraph (1)(i) of the ''homeless'' definition under § 576.2. The eligible costs and requirements for essential services consist of: Engagement; Case management; Emergency health services; Emergency mental health services; and Transportation.
15	**Goal Name**	HOPWA Tenant-based Rental Assistance
	Goal Description	Provision of time-limited assistance designed to prevent homelessness and to help low-income people with HIV and AIDS to live independently.
16	**Goal Name**	HOPWA Housing Assistance
	Goal Description	Provision of eligible housing activities as named in current HUD regulations (24 CFR 574.300) that include but are not limited to the following: facility-based housing, short term supportive housing/temporary shelter, permanent housing placement, rental assistance (including shared housing), homelessness prevention.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Extremely Low-income Households Expected to be Assisted with Housing: 710 (CDBG-12, HOME-694)

Low-income Households Expected to be Assisted with Housing: 1,893 (CDBG-11, HOME-1,879)

Moderate-income Households Expected to be Assisted with Housing: 2,169 (CDBG-7, HOME-2,159)

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SP-50 Public Housing Accessibility and Involvement – 91.315(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The State of Georgia does not own, manage, or operate any public housing units.

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

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SP-55 Barriers to affordable housing – 91.315(h)

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing vary widely through the State and is typically affected by local policies over which the State has little control. Effective in 2013, the State has adopted Minimum Standards and Procedures for Local Comprehensive Planning. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state¿s economic prosperity.

Included in each Plan submitted by local governments is a Housing Element. This is required for Community Development Block Grant Entitlement Communities and optional but encouraged for all other local governments. Updates are submitted at local discretion. Factors are identified to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. A Community Work Program is developed and submitted that identifies activities for addressing any identified needs or opportunities. Among the factors to be considered include: housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Minimum Standards and Procedures for Local Comprehensive Planning encourage local governments throughout the State to examine all of their policies, including those related to housing, to see if they result in any negative effects. For those communities throughout the State that want additional housing information and technical assistance to possibly mitigate any existing barriers or identify affordable housing incentives, the Georgia Initiative for Community Housing (GICH) was created. GICH offers communities a three-year program of collaboration and technical assistance. The objective of the Initiative is to help communities create and launch a locally based plan to meet their housing and neighborhood revitalization needs as well as to allow them to look at potential barriers to affordable housing that may exist in their communities. The program represents a collaboration of partners: the Georgia Department of Community Affairs (DCA), the Georgia Municipal Association (GMA), the University of Georgia (UGA) Housing and Demographics Research Center, and the UGA Office of the Vice President for Public Service and Outreach. The Georgia Power Company is GICH's Founding Sponsor. Additional in-kind support is provided by Georgia EMC, the UGA Archway Partnership, and the UGA Carl Vinson Institute of Government.

During the three-year program of technical assistance and cross-community sharing, participating community housing teams:

- Attend two retreats a year with other participating communities
- Identify issues and needs, available resources, and potential obstacles
- Develop new ideas about meeting local housing needs and enhancing community development
- Learn about best practices and available resources and funding for housing and community development
- Produce a community housing plan with objectives and goals
- Begin implementation of the action plan

SP-60 Homelessness Strategy – 91.315(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- Expand DCA's harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them;
- Continue to provide technical assistance in assisting street outreach programs establish policy and procedure as outreach programs begin work. DCA acts as a facilitator when street outreach teams, including PATH teams find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;
- Target Street Outreach to be strongly focused on street based Engagement and Case Management that should lead to one goal, supporting homeless households in achieving some form of permanent, sustainable housing. To this end, DCA will prioritize funding towards Street Outreach teams that collaborate with Rapid Re-Housing programs to provide one seamless service.

Addressing the emergency and transitional housing needs of homeless persons

- Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an estimated 29,700 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program;
- Provide decent affordable housing to an estimated 2,500 persons who would otherwise be living on the street or in shelters/transitional housing programs through implementation of the Rapid Re-Housing Program funded through Georgia's ESG Program;
- Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State; and
- Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

- Continue to educate DCA Grantees in the housing first model and encourage them to prioritize Rapid Re-Housing funds towards ending homelessness;
- Provide technical assistance in the implementation of Outreach and Rapid Re-Housing grants towards increasing the number of homeless households served;
- Target Prevention dollars to communities that are able to demonstrate most need;
- Through the use of HMIS data, continue to monitor the length of time households are homeless, and then establish targets for agencies to assist households into permanent housing;
- Continue DCA's research into recidivism, and establish further research to assist agencies at a program level towards reducing the level of recidivism;
- Continue DCA's long term goal of increasing the number of Permanent Supportive housing units by 5% each year.

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Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Currently all grantees of State ESG funds are required to follow the HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. The council includes representation from the Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, and the Department of Community Health. In addition, DCA collaborates with both the Department of Corrections and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions.

SP-65 Lead based paint Hazards – 91.315(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Any homes built prior to 1978 are considered to be at risk of containing some amount of lead-based paint and lead-based paint hazards. The State is committed to ensure that recipients of HOME, CDBG, and ESG funds administer programs that adequately limit the risks associated with lead-based paints. If funded, applicants receive additional information on dealing with lead based paint hazards and ongoing technical assistance throughout the project to reduce or eliminate the risk associated with lead-based paint hazards. Both the CDBG and HOME programs allow funds to be used to assist with the cost of lead-based paint removal activities, depending upon the type of activity being funded.

The State requires testing for the presence of lead-based paint in all housing proposed for rehabilitation that is built prior to 1978. Contractors working on these homes must be lead-certified and follow safe work practices in working on any of the affected areas to protect their workers. The State Department of Natural Resources provides education, training, and certification to contractors in the treatment of lead-based paint. The State provides to the owners and occupants a lead pamphlet, Protect Your Family from Lead in Your Home, before starting renovation work and maintains documentation that it was received by the residents. For work in common areas of multi-family housing, the State distributes renovation notices to tenants. The State retains all the records for three years after renovation is completed.

How are the actions listed above integrated into housing policies and procedures?

Program policies and procedures regarding single- or multi-family housing rehabilitation all incorporate the HUD-mandated requirements for notification. Subrecipients of CDBG and HOME funds must incorporate these procedures into their local policies. As work write-ups are prepared and submitted for approval, the presence and proposed treatment of lead-based paint is reviewed thoroughly as part of the environmental review prior to approving the work and issuing a notice to proceed. For multi-family properties, this subject is covered thoroughly at the pre-construction conference.

The Department of Human Services administers other lead poisoning prevention programs, including a statewide lead poisoning surveillance system that incorporates electronic reporting of all blood lead levels, health education awareness programs, and has also implemented the revised Case Management and Follow up Guidelines treatment manual.

SP-70 Anti-Poverty Strategy – 91.315(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to U.S. Census data, Georgia had a total of 1,688,932 residents living below the poverty line in 2010. This constituted 17.9% of the state's population. This number grew to 1,827,743 in 2011. This figure represented 19.1% of all Georgia residents. Based upon the 2011 Census statistics, Georgia is tied for fifth of all 50 states in the percentage of its citizens living in poverty.

In January, 2013, Georgia's unemployment rate was 8.7% and only 8 states had a higher rate. While this was still high, the numbers are trending downward. The rate for Georgia in 2011 was 9.9%. The unemployment rate in January 2010 was 10.4% which represents an all-time high for the state. Job creation and retention combined with job training opportunities are considered to be the best way to fight poverty and to provide Georgians throughout the state the ability to live self sufficiently. Following are several initiatives the State is undertaking in this area.

- The Technical College System of Georgia (formerly Georgia Department of Technical and Adult Education - DTAE) offers easy access to a number of programs including technical education, customized business and industry training, and adult education classes.
- The University of Georgia's Fanning Institute and Georgia Municipal Association host the annual Professional Development Day program that gives certification-training credits for participating in career-related training after passing a written examination.
- The Georgia Appalachian Center for Higher Education (GACHE) Advisory Board awards competitive grants to high schools located in Georgia's Appalachian Regional Commission-designated counties. The grants will provide schools with resources to enable them to continue to increase their graduation and college-going rates.
- The Small Business Jobs Act of 2010 created the State Small Business Credit Initiative, funded with $1.5 billion nationwide to strengthen state lending programs that support small businesses and manufacturers. Of that total amount allocated, Georgia was allocated $47,808,507 in 2011. These funds are used to provide low-cost capital to small businesses for expansion and improvements.
- Georgia Work Ready was created to ensure that Georgia's workers have the best skills, easy access to training and world-class job opportunities. The backbone of the initiative is the Work Ready Certificate, which assesses the real world skills of Georgia's workers. Georgians can use their Work Ready Certificate to prove their work readiness to potential employers. Georgia also offers gap training aimed at helping to improve Certificate scores, enabling career growth and continued on-the-job success. This, combined with an innovative job profiling process that accurately identifies the exact skills required for specific jobs is helping create the perfect match between Georgia workers and jobs. A total of 136 of Georgia's 159 counties have been certified as Work Ready communities through this initiative showing potential employers that their work force has the skills needed in the event they wish to locate there.
- There are 20 Workforce Investment Act service areas in Georgia, and each workforce area has at least one comprehensive/full-service One-Stop Workforce Center where a wide range of workforce services are available to job seekers and employers. There are currently 46 full-service Career Centers in Georgia.

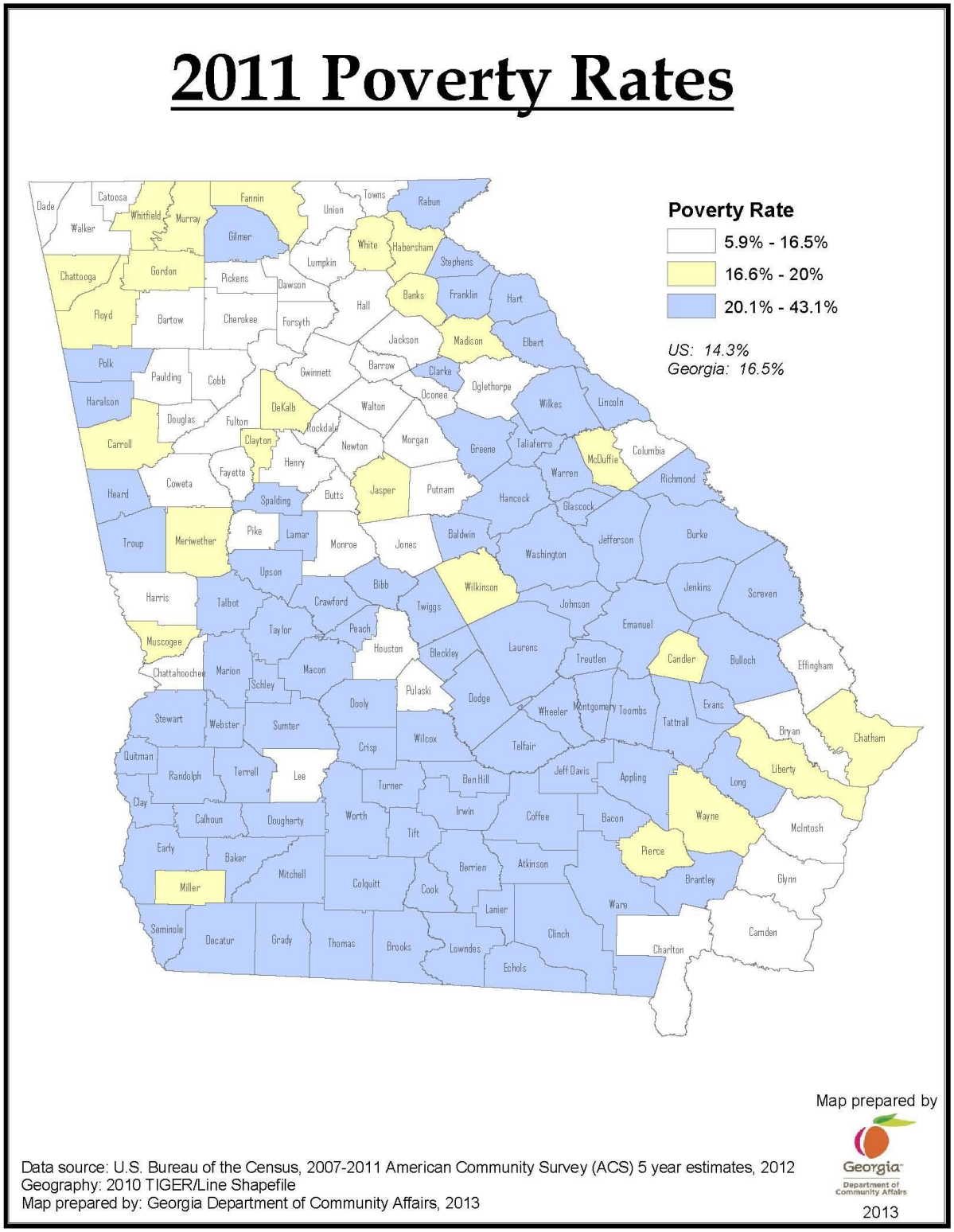
OMB Control No: 2506-0117 (exp. 07/31/2015)

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Georgia recognizes that employment and housing issues are intertwined. The 2013 Qualified Allocation Plan (QAP) is the document that the State develops to govern the award of assistance under the Low-income Housing Tax Credit Program which can also be combined with HOME Program funds. A number of criteria are included that involve employment and serving those in poverty. Preference is given to those projects that serve tenants below 50% of area median income and for developments located in proximity to public transportation options. Points are also awarded to developers proposing to provide supportive housing to those who are mentally or physically disabled who typically are also under 50% of area median income.

In addition to the HOME Rental Housing Loan Program, incentives are also included in scoring for the Community HOME Investment Program (CHIP) to serve lower income households. This competitive program allows local governments, nonprofit organizations, and public housing authorities to apply for funds through the provision of down payment assistance and homeowner rehabilitation. Points are provided to applicants based upon the percentage of persons below the poverty line in the proposed area of service with higher numbers getting higher points. Additional points are also awarded to applicants agreeing to limit their assistance to extremely low- and very low- income households.

OMB Control No: 2506-0117 (exp. 07/31/2015)



Poverty Levels of Georgia Counties

SP-80 Monitoring – 91.330

Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

See that Monitoring section of the Appendix for details on DCA's activities in this area.

AP-15 Expected Resources – 91.320(c)(1,2)

Georgia will have a number of federal, state, local, and private resources available to address the priority needs and objectives identified in this Strategic Plan. Included in these are the following:

- CDBG
- HOME
- ESG
- HOPWA
- Housing Choice Vouchers
- Low-income Housing Tax Credits/Georgia Housing Tax Credit
- Competitive HUD Homeless funds
- Shelter Plus Care
- State Housing Trust Fund for the Homeless
- HomeSafe Georgia
- Section 811 Project Rental Assistance
- HUD Housing Counseling
- National Foreclosure Mitigation Counseling (NFMC)

OMB Control No: 2506-0117 (exp. 07/31/2015)

ANNUAL ACTION PLAN
Federal FY 2013 – State FY 2014
July 1, 2013 – June 30, 2014

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$37,110,886	$750,000	$13,000,000	$50,860,886	$148,443,544	Required match plus additional leverage will be used with the federal funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$14,150,146	$5,000,000	$10,000,000	$29,150,146	$76,600,584	Funds will be used in conjunction with other non-federal funds for leverage and to ensure that minimal HOME funds are invested in each project.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	$1,964,378	0	$629,610	$2,593,988	$7,857,512	Funds will be leveraged as much as possible with other sources and subrecipients will be required to show sources of matching funds.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,308,761	0	72,463	3,381,224	13,253,044	Required match plus additional leverage will be used with federal funds. In addition to the federal funds, the state plans to allocate approximately $6,400,000 of its funds during the five years covered by this plan.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For all programs that have competitive funding rounds, points are granted to local applicants based upon the leveraging they show using non-federal funds as a way to encourage this. This would include the Low-income Housing Tax Credit, CDBG, and CHIP Programs. This also includes the ESG Program where non-federal resources are required as part of the match requirements for the program. In addition to the ESG match generated by private or local funds, the State allocates general revenue to the Housing Trust Fund which is combined with the federal resources in being allocated to program recipients and provides additional ESG match needed for the program. For the HOME Program, match is provided from two non-federal resources. State tax credits provided from general funds are awarded on a one for one basis to go along with the federal tax credits for all projects that also receive HOME funds and are used as equity generational tools by the developer recipients. In addition, the State also provides down payment assistance to HOME-eligible homebuyers with the use of State general revenues.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No State-owned property will be used to address the needs identified in the plan. It is possible that locally owned property may be used for projects seeking funding through the competitive application processes for CDBG and HOME. That is not a requirement, however, and that would be a local determination that DCA would have no way of knowing if that was the case at this time.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction/Rehabilitation of Rental Units	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: $8,122,731	Rental units constructed: 70 Rental units rehabilitated: 30
2	Homeownership Assistance	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Homeownership Housing Preservation & Development	CDBG: $1,584,472 HOME: $3,859,793	Rental units rehabilitated: 112 Homeowner Housing Added: 35
3	CHDO Pre-development Loans	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: $29,205	Other: 3
4	CHDO Operating Assistance	2013	2017	Capacity Building	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: $39,750	Other: 3
5	Tenant-based Rental Assistance	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: $560,905	Tenant-based rental assistance / Rapid Rehousing: 50

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Buildings	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: $3,168,944	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
7	Infrastructure	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: $16,795,402	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 45000 Persons Assisted
8	Immediate Threat and Danger Program	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: $633,789	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
9	Economic Development	2013	2017	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Job Creation	CDBG: $7,922,360	Jobs created/retained: 800 Jobs
10	Redevelopment	2013	2017	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Public Facilities Job Creation	CDBG: $1,584,472	Jobs created/retained: 162 Jobs
11	Emergency Shelter & Transitional Housing	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Emergancy Shelter & Transitional Housing	ESG: $1,300,000	Homeless Person Overnight Shelter: 29700 Persons Assisted
12	Rapid Re-housing Assistance	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Rapid Re-housing	ESG: $1,500,000	Tenant-based rental assistance / Rapid Rehousing: 2500 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Homeless Prevention Assistance	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Homelessness Prevention	ESG: $500,000	Homelessness Prevention: 310
14	Homeless Outreach Assistance	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Homeless Outreach	ESG: $250,000	Other: 1,000
15	HOPWA Tenant-based Rental Assistance	2013	2017	Non-Homeless Special Needs	Non-entitlement Areas within the State	Rapid Re-housing Homelessness Prevention Emergency Shelter & Transitional Housing	HOPWA: $356,621	Tenant-based rental assistance / Rapid Rehousing: 120
16	HOPWA Housing Assistance	2013	2017	Non-Homeless Special Needs	Non-entitlement Areas within the State	Rapid Re-housing Homelessness Prevention Emergency Shelter & Transitional Housing	HOPWA: $2,450,769	HIV/AIDS Housing Operations: 460

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Construction/Rehabilitation of Rental Units
	Goal Description	This activity involves the new construction or rehabilitation of rental units. The funding amount represents the maximum amount for the activity not to be exceeded.
2	**Goal Name**	Homeownership Assistance
	Goal Description	This activity includes the construction of new homeownership units, the rehabilitation of owner-occupied units, and the provision of down payment assistance to income-eligible home buyers. The allocations for both CDBG and HOME are maximum amounts not to be exceeded. The CDBG funding for this activity is an estimate based upon past requests as total funding will be determined through an annual competition.
3	**Goal Name**	CHDO Pre-development Loans
	Goal Description	Funds will be used to provide loans to qualified CHDOs with potential housing projects to determine if they are viable.
4	**Goal Name**	CHDO Operating Assistance
	Goal Description	These funds will be provided to qualified CHDOs to assist them in building capacity.
5	**Goal Name**	Tenant-based Rental Assistance
	Goal Description	Funds will be used to provide assistance with rent, utilities, and security and utility deposits for households with disabled individuals. The funding allocation for this program is an amount not to be exceeded.
6	**Goal Name**	Buildings
	Goal Description	Funds will be provided to non-entitlement local governments to construct public facilities through an annual competitive application process. Because there is no way to predict the number of applications for this activity and what will be awarded, the allocation and projected goal outcome is based upon past year's performance.

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7	**Goal Name**	Infrastructure
	Goal Description	Funds will be provided to non-entitlement local governments through an annual competition to carry out infrastructure projects including, but not limited to, water and sewer line installation, drainage projects, sidewalk construction, and road improvements. The allocation and goal outcome indicators are based upon past performance as there is no way to determine how many applications for this activity will be received and approved for funding.
8	**Goal Name**	Immediate Threat and Danger Program
	Goal Description	these funds are made available to local governments that have an urgent need that may adversely affect the health or welfare of their citizens for which other financial resources are unavailable. The funding allocation represents an amount for this activity not to be exceeded.
9	**Goal Name**	Economic Development
	Goal Description	Funds are provided to local governments, nonprofits, and for-profit organizations to carry out activities that result in job creation or retention primarily for low to moderate-income persons. The allocation amount for this activity represents a maximum not to be exceeded and the goal outcome indicator is based upon past performance.
10	**Goal Name**	Redevelopment
	Goal Description	Funds are made available to local governments to assist with the implementation of economic and community development projects that result in job creation or retention or the elimination of slums and blight.
11	**Goal Name**	Emergency Shelter & Transitional Housing
	Goal Description	Provision of essential services to homeless families and individuals in emergency shelters/transitional housing programs, operating emergency shelters and issuing hotel/motel vouchers, and operating transitional housing programs. (Under emergency shelter Hotel/Motel Vouchers are to be used in the absence of adequate or appropriate shelter based upon documented needs in areas where rapid re-housing or outreach programs exist.) Eligible costs noted in application guidelines for each type of housing assistance.
12	**Goal Name**	Rapid Re-housing Assistance
	Goal Description	Provision of short-term or medium-term payments for rents or utilities. Assistance may be tenant or project-based. Beneficiaries may include homeless individuals or families (rapid re-housing), or individuals or families at risk of homelessness (homelessness prevention). Regional implementations are preferred for this activity.

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13	**Goal Name**	Homeless Prevention Assistance
	Goal Description	Provision of services associated with rental assistance, to include housing search, mediation or outreach to landlords, legal services, credit repair, providing security or utility deposits, utility payments, rental assistance for a final month at a location, assistance with moving costs, or other activities (including hotel/motel vouchers) that are effective at: (a) stabilizing individuals and families in their current housing (homelessness prevention); or (b) (quickly moving such individuals and families to other permanent housing (rapid re-housing).
14	**Goal Name**	Homeless Outreach Assistance
	Goal Description	Provision of essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term ''unsheltered homeless people'' means individuals and families who qualify as homeless under paragraph (1)(i) of the ''homeless'' definition under § 576.2. The eligible costs and requirements for essential services consist of: Engagement; Case management; Emergency health services; Emergency mental health services; and Transportation.
15	**Goal Name**	HOPWA Tenant-based Rental Assistance
	Goal Description	Provision of time-limited assistance designed to prevent homelessness and to help low-income people with HIV and AIDS to live independently.
16	**Goal Name**	HOPWA Housing Assistance
	Goal Description	Provision of eligible housing activities as named in current HUD regulations (24 CFR 574.300) that include but are not limited to the following: facility-based housing, short term supportive housing/temporary shelter, permanent housing placement, rental assistance (including shared housing), homelessness prevention.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-25 Allocation Priorities – 91.320(d)

The percentages for HOME reflect the totals of anticipated FFY13 funding and estimated program income receipts. The 10% set-aside for admin is not reflected in these totals. Percentages are rounded up as applicable as the table does not allow for anything but whole numbers.

See the State of Georgia Method of Distribution for its State CDBG Program at AP 30 in the Appendices for further details. The percentages in the table are based on the dollar amounts planned for each set-aside (Immediate Threat, Economic Development, and Redevelopment) with remaining funds for the CDBG Annual Competition (Buildings, Infrastructure and Housing). The allocation priorities provided for Buildings, Infrastructure, and Housing are based on historical information only and do not reflect State allocation priorities. Allocation priorities under the Annual Competition are determined by local governments. Allocation priorities (and percentages) may change based on the needs and decisions of local governments as they assess their own needs and priorities. Therefore, the allocation priorities are provided as estimates only and are not meant to limit the State CDBG program or otherwise change the State's Method of Distribution.

ESG allocations include 7% for HMIS administration. This percentage is included with the 7% allocated for Homeless Outreach Assistance.

Percentages for all programs are calculated after the administrative set-aside has been taken.

Funding Allocation Priorities

	Construction Rehab Rental Units (%)	Homeowner Assistance (%)	CHDO Loans (%)	CHDO Operating (%)	TBRA (%)	Buildings (%)	Infrastructure (%)	Immediate Threat and Danger Program (%)	Economic Development (%)	Redevelopment (%)	Emergency Shelter & Transitional Housing (%)	Rapid Re-housing Assistance (%)	Homeless Prevention Assistance (%)	Homeless Outreach Assistance (%)	HOPWA TBRA (%)	HOPWA (%)	Total (%)
CDBG	0	5	0	0	0	10	53	2	25	5	0	0	0	0	0	0	**100**
HOME	72	23	1	1	3	0	0	0	0	0	0	0	0	0	0	0	**100**
HOPWA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	82	**100**
ESG	0	0	0	0	0	0	0	0	0	0	34	39	13	14	0	0	**100**

Table 56 – Funding Allocation Priorities

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Reason for Allocation Priorities

Allocation priorities as represented by the percentages in the table above are based upon the demand-driven nature of the State CDBG Program. Because needs are widely disbursed throughout the state and because units of local government are closer to the community and economic development needs of their geographies, DCA provides technical assistance and coordination services to local interests for the development of locally driven initiatives, partnering with public and private initiatives to strengthen rural communities.

CDBG has a unique method of distribution from the other Consolidated Plan funds and most CDBG funds are allocated to the Annual Competition. This allows local governments to establish local priorities; however, because the funding for the Annual Competition is competitive, applicants that describe and document significant needs receive a high priority for funding. Also, applications for funds allocated to the set-asides (Economic Development, Redevelopment, and Immediate Threat and Danger) are reviewed based on threshold criteria that require a review of described and documented needs. Note that the ultimate geographic distribution of assistance cannot be predicted.

HOME priorities are determined based upon the needs identified through the data and for affordable rental and homeownership housing for all populations as well as through input received from the public during the citizen participation process.

ESG and HOPWA priorities are determined by program set-asides and priority needs evidenced by available data and public input.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

Funds will be allocated to programs and activities that have been developed to meet the needs identified in the Annual Goals and Objectives section in AP-20. The percentage of funding allocated for each goal is based upon the level of need determined through these sources as well as the amount of carryover funds available for each and the anticipated demand for funds from developers, subrecipients, and other potential beneficiaries of these activities. The allocation figures were developed to address the unmet needs in the areas of affordable housing, homelessness, non-housing community development, and special needs households throughout the state of Georgia. As projects are funded and completed in all areas, it is anticipated that these needs will decrease as a result of the additional resources that are created to meet these needs.

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-30 Methods of Distribution – 91.320(d)&(k)

Distribution Methods

1	**State Program Name:**	CDBG Annual Competition
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Funds are made available to local governments through an annual competitive process. The State has designed its CDBG program to address community priorities; ensure fairness in the treatment of all applications; and support activities that principally benefit low- and moderate-income persons. In the Annual Competition eligible local governments may apply for either a Single-Activity or Multi-Activity Program. A Single-Activity Application must be structured to address problems within one of the following three areas: (a) housing, (b) public facilities, or (c) economic development. A Multi-Activity Application must involve two or more activities that address community development needs in a comprehensive manner within more than one of the areas listed above. Both the Single Activity and Multi-activity grant applications may qualify for Revitalization Area bonus points.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Single- or Multi-Activity applications will be rated separately to assign points for feasibility, impact and strategy. Demographic scores will be calculated jointly for cities and counties. Applications will be rated and scored against each of the following factors, using any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as may be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. The maximum score is 500 points.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Application manuals and other state publications regarding the CDBG Program can be found at the web link below: http://www.dca.ga.gov/communities/CDBG/index.asp
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	A minimum of $21,689,439 will be allocated to this activity. This activity may be increased depending upon the need for other CDBG programs based upon requests received and approved.
	Describe threshold factors and grant size limits.	Annual Competition Restrictions A) Only one single- or multi-activity application per general purpose local government, whether individually or jointly submitted, shall be eligible for competition. B) Only one single- or multi-activity award may be received by any general purpose local government. C) No recipient of a single- or multi-activity award shall be eligible to apply for or receive another single- or multi-activity award from the next fiscal year's except for recipients applying for activities within a DCA-approved Revitalization Area who may apply annually. Local governments that receive designations for annual eligibility under item C above must show substantial progress in implementing and spending prior grants in order to receive subsequent awards. Criteria to be considered in measuring "substantial progress" include, but shall not be limited to, percentage of funds obligated and/or expended from prior grants. Recipients of prior CDBG funding must resolve all outstanding audits, monitoring findings and/or other program exceptions that involve a violation of federal, state or local law or regulation prior to award of or submission of any application to the State. In addition, recipients who fail to substantially meet their proposed accomplishments in their current CDBG project or have missed significant deadlines imposed by the State or other applicable agencies may be penalized in the subsequent year's Annual Competition. The maximum grant amount for a single activity is $500,000 and $800,000 for a multi-activity request.
	What are the outcome measures expected as a result of the method of distribution?	• Number of People Assisted • Number of Jobs Created/Retained • Number of Housing Units Assisted • Number of Units Demolished
2	**State Program Name:**	Employment Incentive Program
	Funding Sources:	CDBG

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Describe the state program addressed by the Method of Distribution.	The Employment Incentive Program (EIP) must provide for the creation and/or retention of jobs, or job training, principally for persons who are low- and moderate-income. Typically, this includes loans to private for-profit entities or the provision of infrastructure improvements.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	For each activity funded under the Employment Incentive Program, at least 51% of all jobs to be created or retained because of the EIP project must be documented to be either "available to" or "taken by" or retained by persons defined as low- and moderate-income by DCA. Prior to project close-out, at least 51% of all jobs created must be documented to have been either "available to" or "taken by" persons defined as low and moderate income. For an activity or project that retains jobs, the unit of local government and proposed subrecipient must document that jobs would actually be lost without the EIP assistance and that at least 51% of the total existing jobs are currently held by low- and moderate-income persons. For employment skill enhancement and/or basic educational training activities/ services, at least 51% of the recipients of such services must be documented to have been low- and moderate-income persons at the time such services were provided. Grant amounts under this program will generally not exceed $500,000 per award. The maximum grant amount may be increased if warranted by extraordinary public benefit to be achieved by a particular project. Administrative and closing costs paid with EIP funds shall be limited to 6% of the grant award amount. The administrative cost limitation is applicable whether costs are paid directly to the recipient or financed as a portion of an EIP subrecipient loan. In cases of loan foreclosure, DCA may, on a case by case basis, allow additional administrative and legal expenses to be paid out of loan and/ or foreclosure proceeds.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Additional details including application manuals and other state publications can be found at the web link below: http://www.dca.ga.gov/communities/CDBG/index.asp
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	Up to eight million ($8,000,000) dollars from the FFY 2013 allocation to the State for the CDBG Program will be set-aside for this program. Funds remaining in the set-aside at the end of the fiscal year may be returned to an "active status" and may be used to fund EIP applications under a subsequent fiscal year or transferred to any of the other funding categories or for State Administration, subject to the limitations of the Housing and Community Development Act. In addition, the Commissioner of DCA may adjust the EIP program set-aside periodically during the 2013 Program Year based on demand for the set-aside.
	Describe threshold factors and grant size limits.	The maximum Employment Incentive Program grant is $500,000. Note that the maximum grant amount for the Employment Incentive Program may be increased. See program description and selection criteria for details.
	What are the outcome measures expected as a result of the method of distribution?	Number of jobs created/retained
3	**State Program Name:**	Immediate Threat and Danger Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Immediate Threat and Danger Program must address an event or situation that has a particular urgency and uniqueness that adversely affects a community and its citizens and where other financial resources are not available to meet such needs. The State certifies that the activity meets the immediate needs of the community because the existing condition pose a threat to the health or welfare of the community and other financial resources are unavailable.

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Up to $500,000 from each federal fiscal year's allocation to DCA for CDBG will be set-aside for this program. The Immediate Threat and Danger Program is intended to respond to events or situations which have a particular urgency and uniqueness which adversely affect or impact the health or welfare of the community and its citizens and where other financial resources are not available to meet such need. To be considered, the event or situation must have a sense of urgency and be of recent origin or have recently become urgent. Recent origin is defined as a condition that has developed or become critical generally within 18 months of application. Ample description of the cause of the threat and probable ramifications must be provided. Grant amounts under this program generally cannot exceed $50,000. Generally, a grant awarded under this program cannot be more than 50% of the project cost. The applicant (local government) must provide at least 10% of the project cost. These requirements may be waived in extraordinary circumstances. In case of a "major disaster," the Commissioner will determine the extent of DCA involvement. The Commissioner may waive the maximum grant amount and other requirements in case of a "major disaster." Applications can be submitted at any time and funds will be awarded to eligible applicants who meet the threshold described above, as long as funds remain in the set-aside amount. Applications must include a certification that other financial resources are not available to meet the identified needs; the situation poses a serious and immediate threat, and identifies the other sources of project funding. Upon receipt of a request for assistance, DCA staff will review the application for completeness and degree of urgency. Staff may visit the locality to inspect the problem cited by the applicant and may consult with other appropriate state, federal or local agencies to determine the extent of the threat prior to funding decisions. After staff recommendations, the Commissioner, using the same criteria and based on staff recommendations, will approve or deny the request and transmit the decision to the local government.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Application manuals and other state publications with program details can be found at the web link below: http://www.dca.ga.gov/communities/CDBG/index.asp
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
	Describe how resources will be allocated among funding categories.	Up to $500,000 from each federal fiscal year's allocation to DCA for CDBG will be set-aside for this program. In case of a "major disaster," the Commissioner will determine the extent of DCA involvement. The Commissioner may waive the maximum grant amount and other requirements in case of a "major disaster."
	Describe threshold factors and grant size limits.	The maximum grant request for the Immediate Threat and Danger Program is $50,000. Note that the maximum grant amount for the Immediate Threat and Danger Program may be increased.
	What are the outcome measures expected as a result of the method of distribution?	• Number of people assisted • Number of housing units assisted • Number of units demolished

Table 57 - Distribution Methods by State Program

Discussion:

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

Yes

Available Grant Amounts

DCA may set-aside a multi-year, cumulative total of up to twenty percent (20%) of its most recent CDBG allocations plus any CDBG program income for Pledge of Grants that will be used as security for notes and other obligations issued by units of non-entitlement local government to Section 108 of the Housing and Community Development Act of 1974, as amended.

For projects that would provide extraordinary public benefit, job creation, and private investment, the DCA Board of Directors may approve allocation and loan amounts that exceed the twenty percent (20%) set-aside and/or maximum loan guarantee amounts. However, in no event may the amounts pledged exceed the limits contained in CFR Part 570.705(a) or up to five (5) times the amount of its last CDBG grant less the amounts of any unpaid balances previously guaranteed.

Local governments interested in obtaining Section 108 financing must cover their own application preparation and administration costs in order to be competitive. Certain underwriting and issuance costs required by HUD in order to participate in the program are allowable and will not affect an application's competitiveness; however, all "soft costs" not necessary to cover HUD-required underwriting and issuance costs are not eligible for inclusion under Section 108 financing and must be paid from non-Section 108 sources.

Maximum Loan Guarantee Amount: $5,000,000 (In the interest of limiting exposure and promoting a diversified portfolio, the Department reserves the right to limit the amounts "pledged" to any one unit of local government or business interest).

Acceptance process of applications

Upon receipt of a pre-application under this program, staff will review the pre-application for completeness and for evaluation against the various rating and selection factors. Applications that contain insufficient information or documentation to be evaluated may be returned to the locality without further review.

The staff may conduct site visits and hold discussions with applicants and proposed sub-recipients for the purposes of confirming and evaluating information contained in the pre-application or application. The staff may consult with other appropriate government and private entities in the course of reviewing and evaluating information contained in pre-applications and applications. The scores obtained for the various selection factors will be totaled and only those applicants with scores of at least 325 points will be considered for a Pledge of Grants.

Selection System for Section 108 Applications

Section 108 Applications will be rated and scored against each of the following factors:

Review Factors	Maximum Points Available
Demographic Need	90 points
Program Feasibility	120 points
Program Impact	120 points
Program Strategy	120 points
Bonus (for Credit Enhancement)	25 points
Total Available Points	475 points

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

Yes

State's Process and Criteria for approving local government revitalization strategies

HOME Program Community Redevelopment activities may be eligible to receive points under the HOME Rental Housing Loan Program carried out in conjunction with the Low-income Housing Tax Credit Program. Points can be awarded to projects that are located within an area that has a Redevelopment Plan that has been adopted and formulated by the local Government and that clearly targets the specific neighborhood in which the project is located. Points will also be awarded if the proposed development site is located in a Qualified Census Tract and the development of which contributes to a concerted community revitalization plan or is located in a State Enterprise Zone. CDBG Program - Five points apiece can be awarded for projects meeting the criteria for Revitalization Area threshold requirement, local redevelopment tools, investment partnerships, and collaboration.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State does not have any geographic set-asides for any of the four HUD programs covered under this plan. Most programs do, however, prohibit projects or activities from being funded in areas that receive direct entitlement funds from HUD. Only down payment assistance and multi-family development funding provided to CHDOs do not follow this requirement.

Rationale for the priorities for allocating investments geographically

The State does not use allocation priorities on a geographic system, nor does the state dedicate specific percentages or amounts of funding to particular targeted areas.

- For the CDBG program, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The CDBG Annual Competition does give bonus points to applicants proposing activities in an approved Revitalization Strategy Area. Depending on the competition, funding may not be allocated to these applicants but only to the extent the bonus points affect the CDBG geographic distribution of funded projects. Funding is limited to jurisdictions that do not receive direct CDBG entitlement funds from HUD.
- Under the HOME Program, there are also no geographic set-asides for specific geographic areas of Georgia. Funds are not provided for projects to be carried out in HOME participating jurisdictions with two exceptions. In the HOME Rental Housing Loan Program, Community Housing Development Organizations (CHDOs) only may be funded for developments within these areas. Recipients of Georgia Dream down payment assistance may also purchase homes in these areas as well.
- For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The State does not use allocation priorities on a geographic system, nor does the state dedicate specific percentages or amounts of funding to particular targeted areas. By formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to DCA. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. HOPWA eligible metropolitan areas receive their HOPWA allocations directly from the Department of Housing and Urban Development and have specific guidelines and separate processes not included within the State's program. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

Discussion

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Assistance in FFY2013 for will come primarily from HOME but CDBG, ESG, and HOPWA will also be included. The numbers below are based upon the anticipated completion numbers for projects in each of the categories.

One Year Goals for the Number of Households to be Supported	
Homeless	1,000
Non-Homeless	597
Special-Needs	120
Total	1,717

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,170
The Production of New Units	85
Rehab of Existing Units	142
Acquisition of Existing Units	320
Total	1,717

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion:

A total of 1,717 households are expected to be assisted in FFY2013. Of this total, 1,000 homeless will receive rental assistance through ESG Rapid Re-Housing and 120 with HOPWA rental assistance. There are an anticipated 1,007 non-homeless households expected to receive assistance. These include 50 receiving HOME-funded TBRA, 70 in newly constructed multifamily housing, 15 in newly constructed single-family housing, 107 homeowners receiving rehabilitation assistance through CDBG and CHIP, 35 in newly constructed multi- and single-family housing, and 320 receiving HOME assistance to acquire single-family housing.

AP-60 Public Housing - 24 CFR 91.320(j)

The State of Georgia does not operate any public housing units directly nor receive any funding to do so. The State does review the Annual and Five-Year Plans of public housing authorities throughout the state to determine consistency with Georgia's Consolidated Plan and issues certifications to these authorities upon request documenting this fact.

Actions planned during the next year to address the needs to public housing

No actions are planned by the State to specifically address the needs of public housing residents to the exclusion of other classes. These residents are eligible to participate in any of the ongoing programs of the State based upon their eligibility as determined by program regulations.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Public housing residents are eligible to participate in the home buyer programs offered through DCA and its subrecipients as long as they meet all eligibility criteria. The State plans no actions on its part to involve these residents in management but encourages the various public housing authorities within the state to do this.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

DCA monitors the number and location of "troubled" PHAs within the state and makes itself available to provide technical assistance if requested by the PHA itself.

Discussion:

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The Georgia Department of Community Affairs (DCA) has established the primary goal of reducing the number of unsheltered homeless individuals and families. The information contained below outlines goals, strategies and performance measures to be utilized for all ESG sub-recipients.

Overall Goals

1. Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement by 1% each year. This goal will be achieved by placing emphasis on high utilization of emergency shelters and transitional housing beds. This will be measured in HMIS.

- Reduce length of stay for clients in emergency shelters and transitional housing programs in order to provide services to additional households. Length of stay should generally be no longer than 90 days for shelters and 1 year for Transitional Housing. This will be measured in HMIS.
- Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. This will be measured in HMIS.

1. Prevent individuals and families from becoming homeless – either unsheltered or sheltered, by 3% each year. Follow-up checks will be made at 3 months and 6 months post discharge. This will be measured in HMIS.
2. Increase the percentage of individuals and families remaining housed for 3 months by 2% each year. This will be measured in HMIS by using our Recidivism measurements.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For each Street Outreach program, performance will be measured based on the following standards:

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter or transitional housing.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

In addition, DCA will pursue the following overarching goals:

- Expand DCA's harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them;
- Continue to provide technical assistance in assisting street outreach programs establish policy and procedure as outreach programs begin work. DCA acts as a facilitator when street outreach teams, including PATH teams find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;
- Target Street Outreach to be strongly focused on street based Engagement and Case Management that should lead to one goal, supporting homeless households in achieving some form of permanent, sustainable housing. To this end, DCA will prioritize funding towards Street Outreach teams that collaborate with Rapid Re-Housing programs to provide one seamless service.

Addressing the emergency shelter and transitional housing needs of homeless persons

*For each Emergency Shelter program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay of the households served should be no longer than 60 days.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each Transitional Housing program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit by 5% each year.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

*Programs serving the chronically homeless, or chemically dependent clients, or shelters with minimal barriers to entry may be held to different standards than programs providing other levels of assistance.

In addition, DCA will pursue the following overarching goals:

1. Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an estimated 29,700 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program;
2. Provide decent affordable housing to an estimated 2,500 persons who would otherwise be living on the street or in shelters/transitional housing programs through implementation of the Rapid Re-Housing Program funded through Georgia's ESG Program;
3. Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State; and
    - Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

- Continue to educate DCA Grantees in the housing first model and encourage them to prioritize Rapid Re-Housing funds towards ending homelessness;
- Provide technical assistance in the implementation of Outreach and Rapid Re-Housing grants towards increasing the number of homeless households served;
- Target Prevention dollars to communities that are able to demonstrate most need;
- Through the use of HMIS data, continue to monitor the length of time households are homeless, and then establish targets for agencies to assist households into permanent housing;
- Continue DCA's research into recidivism, and establish further research to assist agencies at a program level towards reducing the level of recidivism;
- Continue DCA's long term goal of increasing the number of Permanent Supportive housing units by 5% each year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

DCA continues to evaluate policies across the State in order to help low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Currently all ESG subrecipients are required to follow HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. The council includes representation from the Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, and the Department of Community Health. In addition, DCA collaborates with both the Department of Corrections and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions. Planned actions for the next year are as follows:

- DCA will work with health agencies this year to develop formal policy that will promote appropriate discharge planning efforts to prevent being discharged from health care facilities to the shelters or street.
- DCA will continue to provide permanent supportive housing options for placement in community based placement options. Shelter plus Care is a resource only for individuals who meet HUD eligibility criteria for admission into the program.
- DCA will implement the newly announced award for the HUD Section 811 PRA Demonstration Grant in order to provide project based rental assistance for an additional 150 units of permanent supportive housing in tax credit developed properties. This Section 811 PRA program will target extremely low income persons covered by the Settlement Agreement and the Money Follows the Person Program.
- DCA will work to assist DBHDD in the planning and development of formal policy that would promote appropriate discharge planning efforts to prevent persons in mental health facilities from being discharged to the shelters or street. The State's Interagency Council on Homelessness will be a resource to assist in collaborative efforts to ensure that effective use of resources will allow for proper residential and housing options appropriate to meet the individual's needs.
- DCA will continue to both serve as an Advisory Member of the Healthy Transition Initiative Program to ensure that housing resources are available to those youth that are at risk of homelessness.
- DCA will continue to partner with the State Board of Pardons and Paroles, and the Department of Corrections in the joint implementation of the "Re-Entry Housing Partnership" (RHP) program.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
• Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	165
• Tenant-based rental assistance	120
• Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	100
• Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	50
Total	435

AP-75 Barriers to affordable housing – 91.320(i)

Many of the actions that present barriers to affordable housing are taken at the local level over which the state has no control. As a result, the actions noted below pertain mostly to education and raising public awareness among citizens and local officials.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Georgia has a strong commitment to making decent affordable housing available to all residents. There are many programs established to meet a significant portion of the housing needs throughout the state. The State is fortunate that growth has been consistent in the past year until most recently due to the financial crisis. Nevertheless, the State has been proactive with implementing housing programs to facilitate access to available resources.

The Georgia Planning Act requires jurisdictions to regularly examine housing related issues to make the necessary adjustments to address the barriers. Most of these actions are identified in the adopted Fair Housing Plan and implementation actions of the Analysis of Impediments to Fair Housing Choice.

To eliminate the affordable housing barriers, the State will continue to move in the directions to meet the needs of families in need for the federal programs offered to make their lives more enjoyable. Those steps include, but are not limited to the list below:

- Collaborate with the Georgia Council on Developmental Disabilities, an advocacy group for individuals with physical disabilities and other nonprofit organizations to eliminate the barriers to purchasing a home and to improve access to affordable rental housing across the State.
- Promote homeownership awareness to Georgians interested in purchasing their homes and collaborate with a number of housing counseling agencies that work with specific non-English speaking populations to ensure their clients have access to this information as well.
- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners.
- Continue to fund homebuyer education and foreclosure mitigation counseling.
- Implement the Continuum of Care Plan to provide a strong delivery system to meet the affordable housing and service needs of the state's homeless population.
- Continue to provide housing educational opportunities to communities throughout the state through the Georgia Municipal Association. Also continue the Georgia Initiative for Community Housing (GICH) which offers participating jurisdictions technical assistance to develop local housing plans designed to enhance affordability and to address barriers to affordable housing.
- Market to builders and developers DCA's initiative on creating aesthetically built homes and how to reduce cost to make it affordable to qualified home buyers.

Discussion:

AP-85 Other Actions – 91.320(j)

Introduction:

The State plans a number of other actions designed to address gaps and weaknesses in the service delivery system, promote coordination, overcome obstacles, promote affordable housing, and work to meet the needs of its lowest-income citizens during this reporting period.

Actions planned to address obstacles to meeting underserved needs

Several obstacles exist that prevent the State from meeting some of its goals. One such obstacle relates to the Georgia Dream down payment assistance program. Outreach to lenders is ongoing to get as broad participation as possible. With the pending implementation of the new HOME rule adding additional requirements on inspections and determining the level of assistance to be provided, it will become more difficult to recruit lenders to participate in the program. DCA staff will continue to meet with lenders to educate them about the program and will work to revise program procedures to conform to the new rules upon their implementation to streamline the process as much as possible and to make it easier for lenders to participate.

Another obstacle to meeting the needs of Georgia's citizens is matching the availability of rental units to those needing housing. DCA has sponsored the Georgia Housing Search website for a number of years to address this problem. The site provides a real-time assessment of units that are available with details including addresses, numbers of bedrooms, security deposits required, proposed rents, and eligibility criteria. Staff will continue to do outreach about the system to landlords to encourage them to list their units on the system which does not cost them anything and to also work to make sure the site is updated by them regularly as units become vacant or are leased.

The CHIP Program has become a primary source of affordable housing assistance at the local level. Being an annual competitive program, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to apply as there are so many unmet housing needs throughout the state, particularly in rural areas. Staff will continue to spread awareness about the program and continue to encourage participation at the local level to address these needs.

Actions planned to foster and maintain affordable housing

Preserving affordable housing units that may be lost from the assisted housing inventory will be a high priority for DCA. With regards to homes owned by low- and moderate-income individuals, rehabilitation through the CHIP Program to bring these houses to Code will continue to be a priority and should allow many of them to be preserved as affordable housing for the long term.

Preservation of rental housing will also be a high priority. In the HOME Rental Housing Loan Program, developments that received previous HOME and tax credit assistance are eligible to apply again once their period of affordability has been satisfied. In addition, trends have shown that many rental projects, particularly those undertaken by nonprofit organizations and CHDOs, s are struggling to remain viable in this challenging housing environment and are in danger of foreclosure. Staff will work closely with the borrowers and other lenders to try and develop workout plans to prevent this from happening which would result in lost affordable rental units.

Actions planned to reduce lead-based paint hazards

All proposed rehabilitation projects for units built before 1978 will be tested for the presence of lead-based paint. If any is found, risk assessments will be completed and all lead-related work will be performed by lead-certified contractors. Clearance tests will be completed to ensure that the hazard has been removed from the home. All those affected by these programs will receive information to educate them about the dangers of lead paint. The Department of Human Services will continue to administer other lead poisoning prevention programs throughout the state including a lead poisoning surveillance system that incorporates electronic reporting of all elevated blood levels, health education awareness programs, and follow-up treatment for all children diagnosed with elevated blood levels.

Actions planned to reduce the number of poverty-level families

During the upcoming reporting period, Georgia will undertake a number of activities to reduce the number of poverty-level families. Job creation efforts as outlined in SP-70 will continue as will programs such as the Communities of Opportunity and Work Ready initiative. Students in Georgia's technical schools will have enhanced opportunities to receive tuition assistance through Georgia's HOPE scholarship program through lower grade requirements. Georgia's Career Service Centers will continue to work to provide job training opportunities to residents throughout the state. In addition, awards made through the HOME Rental Housing Loan and CHIP programs will continue to emphasize those applications that propose to serve more people at the lowest income levels.

Actions planned to develop institutional structure

A major gap exists with CHDO and nonprofit capacity in developing affordable housing. DCA recognizes that and will continue to encourage partnerships among agencies designed to increase their experience and knowledge. DCA will also continue to seek out opportunities for training and make these agencies aware of these as they come up.

Following are some activities to be undertaken during the upcoming program year to address gaps in housing and services for the homeless:

- In tandem with the Balance of State Continuum of Care, DCA is currently incorporating elements of the Federal Strategic Plan through the use of state funds to support projects that implement programs serving persons who are chronically homeless.
- DCA is currently expanding its harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them.
- DCA continues to work with providers to build on the successful implementation of the Homeless Prevention and Rapid Re-Housing Program for households with children throughout the state. In addition, all DCA funded agencies are required to set goals targeted toward ending homelessness as quickly as possible and connecting families with mainstream services. DCA will continue to provide focused training and technical assistance to shelter and housing providers on the rapid re-housing model.
- Through the State Interagency Council on Homelessness, DCA works to decrease the number of homeless families statewide through state agency partnerships and policy change.
- DCA will also further data analysis begun in tracking the length of stay and in reoccurrence studies in order to assess systematic and programmatic barriers to families moving out of homelessness and link performance to funding and the rating of projects (where appropriate).

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Actions planned to enhance coordination between public and private housing and social service agencies

The State will continue to work closely with program partners in a wide array of areas to promote efficiency and coordination among different areas. Proposed actions in various areas are outlined below.

Public and Private Housing

- Participate in various forums and networks from across the state addressing affordable housing, homelessness or special needs housing.
- Support training sessions and workshops sponsored through the University of Georgia for local elected officials that are member of the Association County Commissioners of Georgia (ACCG) to ensure that counties have the essential leadership tools to meet the health, safety and welfare needs of their residents.
- Join forces with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center to offer communities a three-year program of assistance to create a local housing strategy.

Social Service Agencies

- Collaborate with the DBHDD through the Georgia Mental Health Planning Council to continue to provide resources and services to the chronically homelessness.
- Serve as the lead agency of the Georgia Interagency Homeless Coordination Council, which works to eliminate discharging clients back into homeless situations and improve accessibility to resources and services to end homelessness.
- Participate in local and regional housing forums facilitated by the Atlanta Regional Commission and participates in the meetings sponsored by the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), Supportive Housing Subcommittee of the Atlanta Regional Commission on Homelessness, and the Governor's Council on Developmental Disabilities.
- Collaborate with the Regional Commission on Homelessness and the United Way of Metropolitan Atlanta to plan opportunities to end chronic homelessness and to identify best practices to replicate on the local level.

Community & Economic Development

- Attend the Office of Downtown Development three-day workshop offered to local communities to provide an overview of the program requirements for the Business Improvement Districts (BID), Community Improvement Districts (CIDs), and Tax Allocation Districts (TAD).
- Collaborate with the Conserve Georgia, a statewide multi-agency, focusing on marketing and educating the public on the conservation efforts throughout the state to preserve natural resources: energy, land, and water.
- Serve as a member on the OneGeorgia Authority to enhance regional competitiveness by offering grants and loans to create jobs and stimulate new private investment.
- Continue the operation of State Small Business Credit Initiative to support the state's small businesses and manufacturers. These funds are used to provide low-cost capital to small businesses for expansion and improvements.

Continuum of Care

- Through the restructuring of the Continuum of Care governance, DCA will work to enhance the institutional structure and engage more stakeholders to the table in order to end homelessness for families, unaccompanied youth, veterans, and chronically homeless throughout Georgia.
- DCA will continue to strengthen connections with regional providers, such as Community Action Agencies, with the goal of all counties within the Balance of State CoC having access to prevention and rapid re-housing resources.
- Through the implementation of a Coordinated Assessment System, DCA will be able to build on each agency's efforts in the determination of Barriers to Housing Stability for participants at program entry. This data will be used to identify systemic barriers that can be addressed through the Interagency Homeless Coordination Council.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

The Community Development Block Grant Program (CDBG) provides funding to assist a wide range of eligible activities, including housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or head start centers, and economic development projects. All projects must substantially benefit low and moderate income persons.

The total funding level is approximately $32.8 million with approximately $22 million available for the annual competition. The maximum amount available per applicant is $500,000 for Single-Activity projects during the annual competition and $800,000 for Multi-Activity projects during the annual competition.

Eligible applicants are units of general local government, excluding metropolitan cities, urban counties, and units of government eligible to participate in the urban counties or metropolitan cities programs of the U.S. Department of Housing and Urban Development. Eligible applicants selected for funding will be those having the greatest need as evidenced by poverty and per capita income and whose applications most adequately address the needs of low- and moderate-income persons and have the greatest impact.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	664,888
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**664,888**

Other CDBG Requirements

1. The amount of urgent need activities	500,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   No forms of investments other than those found in 92.205 will apply to the use of DCA's HOME funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   DCA will use recapture for home buyer activities where the buyer does not occupy the home for the minimum period of affordability. This is derived from the HOME Program regulations at 92.254(a)(5)(ii)(A) and section 215(b)(3)(B) of the National Affordable Housing Act. DCA follows the option outlined in the regulations to recapture the entire amount of its investment prior to the homebuyer receiving anything.

   If the net proceeds of the sale are not sufficient for DCA to recapture the full amount of the CHIP or Georgia Dream direct subsidy investment, the recapture amount will be limited to the net proceeds. In the event the net proceeds exceed the amount necessary to repay the HOME subsidy, the excess proceeds will go to the homeowner. The DCA recapture policy for these programs is the same for voluntary and involuntary sales.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The minimum periods of affordability outlined in 92.254(a)(4) will not apply to the recapture period for down payment assistance loans provided under the CHIP and Georgia Dream programs. Instead of the 5 and 10 year periods, DCA will impose 6 and 11 years to allow for time from closing for legal documents to be filed and returned before closing out the projects in IDIS. In the Georgia Dream Program, DCA may opt to continue the recapture period throughout the owner's term in the house without forgiving any of the assistance after the initial period has been satisfied. In these instances, the owner must pay back any of the net proceeds of the sale up to the amount of HOME assistance they received initially at purchase.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   DCA does not intend to use its HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

- **STREET OUTREACH** programs must have standards for targeting and providing essential services related to street outreach.
- **EMERGENCY SHELTER** programs must have: 1)Policies and procedures for admission, diversion, referral, and discharge by emergency shelters, including standards regarding length of stay, if any, and safeguards to meet the safety and shelter needs of special populations, [*e.g.,* victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest]; and 2) Policies and procedures for assessing, prioritizing, and reassessing needs for essential services related to emergency shelter
- **PREVENTION and RAPID RE-HOUSING** programs must have policies and procedures for determining and prioritizing homelessness prevention and rapid re-housing assistance; standards for determining what percentage or amount of rent and utilities costs, **if any,** each program participant must pay for asssitance; standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time, **if at all;** and standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide, including the limits, **if any**, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months in the program; or the maximum number of times the program participant may receive assistance.
- **TERMINATION, COMPLAINTS, APPEALS AND CONFIDENTIALITY POLICIES**

  If a program participant violates program requirements, the grantee may terminate the assistance in accordance with a formal process established by the grantee, and approved by the recipient, that recognizes the rights of individuals affected. The grantee must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.

  To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of written notice to the program participant, a review of the decision, in which the program participant is given the opportunity to present their case; and prompt written notice of the final decision to the program participant.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   The CoC has not completed its implementation of the coordinated assessment system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

   As noted in AP-30, both HUD and HTF ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Local units of government are eligible to apply. To the extent determined under State law by HTF and DCA, private, secular or faith-based nonprofit organizations are also eligible to apply for funds. Nonprofit organizations must demonstrate collaboration with local mainstream service providers and local homeless provider groups. Applicants are expected to participate in continuum of care planning appropriate to the jurisdiction where their activities are located to the satisfaction of those jurisdiction(s).

   Criteria for the Written Standards and Policies and Procedures can be found within the 2013 ESG Application Guidelines, and the full application guidelines can be found at: http://www.dca.ga.gov/housing/SpecialNeeds/programs/documents/2013-2014ESGAPPLICATIONMANUAL.pdf

   While all programs must be provided in a manner that is free from religious influences, it should be noted that the Georgia Constitution allows the State Housing Trust Fund for the Homeless to expend funds "... for programs of purely public charity for the homeless, including programs involving the participation of churches and religious institutions ...".

   Under State law, DCA must collect and evaluate organizational and financial information from nonprofit organizations in order to establish the capacity of the nonprofit organization prior to making an award, and to report funding amounts to the Georgia Department of Audits and Accounts. Current or past DCA grantees must also be in compliance with all DCA programs and grant agreements to apply for and receive funds under this program.

   DCA will solicit information about application submission and application development workshops by email from every person on its HTF "contacts" mailing list. Notices will also be emailed to local government representatives, regional commissions, DCA regional representatives, and other groups with local and regional interests. Notice will be published on the DCA website, and all persons receiving notice will be asked to share the notice with others within the state, their region or their community with an interest. Application development workshops will be held in at least four (4) locations around the state.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

   The homeless participation requirement is not applicable to States.

5. Describe performance standards for evaluating ESG.

ESG programs with different eligible activities will require different assessment standards. DCA's goal is to require sub-recipients to enter additional data elements into HMIS and DCA is diligently working with sub-recipients to ensure a level of data completeness by which an accurate evaluation of program performance can be measured.

*Emergency Shelter program standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay of the households served should be no longer than 60 days.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Transitional Housing program standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit by 5% each year.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Rapid Re-Housing program standards:

1. An increase in the percentage of discharged households that secured permanent housing at program exit by 2% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Homeless Prevention program standards:

1. An increase in the percentage of discharged households that maintained permanent housing at program exit by 3% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Street Outreach program standards:

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter or transitional housing.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

*Programs serving the chronically homeless, or chemically dependent clients, or shelters with minimal barriers to entry may be held to different standards than programs providing other levels of assistance.

Discussion:

APPENDICES

I. PRIOR YEAR PERFORMANCE
II. AFFIRMATIVELY FURTHERING FAIR HOUSING
III. SP-80 MONITORING
IV. (COUNTY) HOMELESS BED COUNT
V. CONSOLIDATED PLAN NEEDS AND PRIORITIES SURVEY RESULT
VI. SUMMARY OF CITIZEN PARTICIPATION COMMENTS

SUMMARY OF PAST PERFORMANCE FROM 2010 and 2011 CAPERS
(For ES-05 Executive Summary)

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
DH-1.2	**Accessibility for the purpose of providing decent affordable housing**						
DH-1.2.1.1	Construct affordable rental housing units for *extremely low-income* households.	HOME	• Number of affordable rental housing units	2010	77	77	100%
				2011	60	85	142%
		Program Income					
			GOAL		**389**		
DH-1.2.1.2	Construct affordable rental housing units for *low-income* households.	HOME	• Number of affordable rental housing units	2010	131	131	100%
				2011	90	146	162%
		Program Income					
			GOAL		**541**		
DH-1.2.1.3	Construct affordable rental housing units for *moderate-income* households.	HOME	• Number of affordable rental housing units	2010	37	37	100%
				2011	40	62	155%
		Program Income					
			GOAL		**239**		
DH-1.2.2.1	Assist *extremely low-income* households with the construction of housing so that they may achieve homeownership.	HOME	• Number of affordable housing units for	2010	0	0	N/A
				2011	1	0	0%
		Program Income					
			GOAL		**4**		
DH-1.2.2.2	Assist *low-income* households with the construction of housing so that they may achieve homeownership.	HOME	• Number of affordable housing units	2010	0	0	N/A
				2011	1	2	200%
		Program Income					
			GOAL		**6**		

DH-1.2	Accessibility for the purpose of providing Decent Affordable Housing						
DH-1.2.2.3	Assist *moderate-income* households with the construction of housing so that they may achieve homeownership.	HOME	• Number of affordable housing units	2010	2	2	100%
				2011	0	10	N/A
		Program Income					
			GOAL		**2**		
DH-1.2.3.0	Assist Hispanic households to access the continuum of housing and/or supportive housing.	HOME	• Number of Hispanic households assisted	2010	2,427	2,427	100%
				2011	2,000	1,447	72%
		CDBG					
		HOPWA					
		ESG					
		HCV	**GOAL**		**6,427**		
DH-2.2	**Affordability for the purpose of providing Decent Affordable Housing**						
DH-2.2.1.1	Provide *extremely low-income* households with rental assistance.	HOPWA	• Number of households assisted	2010	14,060	14,060	100%
				2011	13,954	13,277	95%
		HCV					
		S+C					
			GOAL		**42,023**		
DH-2.2.1.2	Provide *low-income* households with rental assistance.	HOPWA	• Number of households assisted	2010	3,232	3,232	100%
				2011	3,046	3,819	125%
		HCV					
		S+C					
			GOAL		**9,324**		
DH-2.2.1.3	Provide *moderate-income* households with rental assistance.	HOPWA	• Number of households assisted	2010	414	414	100%
				2011	388	623	161%
		HCV					
		S+C					
			GOAL		**1,190**		

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DH-2.2	Affordability for the purpose of providing Decent Affordable Housing						
DH-2.2.2.1	Assist *extremely low-income* households with down payment assistance so that they may achieve homeownership.	HOME	• Number receiving down payment assistance	2010	32	32	100%
				2011	18	26	144%
		Program Income					
		CDBG					
			GOAL		71		
DH-2.2.2.2	Assist *low-income* households with down payment assistance so that they may achieve homeownership.	HOME	• Number receiving down payment assistance	2010	236	236	100%
				2011	134	163	122%
		Program Income					
		CDBG					
			GOAL		520		
DH-2.2.2.3	Assist *moderate-income* households with down payment assistance so that they may achieve homeownership.	HOME	• Number receiving down payment assistance	2010	474	474	100%
				2011	263	213	81%
		Program Income					
		CDBG					
			GOAL		1,024		
DH-2.2.3	Assist households with home buyers' education so that they may achieve homeownership.	HUD Housing Counseling	• Number of households receiving home buyers education.	2010	6,563	6,563	100%
				2011	5,250	932	18%
		HOME					
			GOAL		16,013		
DH-2.2.4	Make funding awards to organizations or households that assist Special Needs households with housing and supportive services.	HOME	• Number of Special Needs households assisted	2010	7,898	7,898	100%
		HOPWA		2011	7,500	9,120	122%
		HCV					
		S + C					
			GOAL		22,948		
DH-2.2.5	Provide housing assistance and information to Special Needs households in order to enable them to transfer from institutional to community living situations.	HCV	• Number households assisted	2010	12	12	100%
				2011	0	0	N/A
		HOME					
			GOAL		67		
DH-2.2.6	Provide housing assistance and services to break the cycle of homelessness	ESG	• Number households that received emergency financial assistance	2010	0	0	N/A
				2011	1,100	194	18%
			GOAL		2,200		

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DH-3.2	Sustainability for the purpose of providing Decent Affordable Housing						
DH-3.2.1.1	Rehabilitate affordable, rental housing units for *extremely low-income* households.	HOME	• Number of units rehabilitated	2010	40	40	100%
				2011	0	12	N/A
		Program Income					
			GOAL		**116**		
DH-3.2.1.2	Rehabilitate affordable, rental housing units for *low-income* households.	HOME	• Number of units rehabilitated	2010	166	166	100%
				2011	0	6	N/A
		Program Income					
			GOAL		**166**		
DH-3.2.1.3	Rehabilitate affordable, rental housing units for *moderate-income* households.	HOME	• Number of units rehabilitated	2010	5	5	100%
				2011	0	0	N/A
		Program Income					
			GOAL		**5**		
DH-3.2	Sustainability for the purpose of providing Decent Affordable Housing						
DH-3.2.2.1	Assist *extremely low-income* households with rehabilitation so that they may achieve sustainable and affordable homeownership.	HOME	• Number of affordable units	2010	45	45	100%
				2011	27	37	137%
		CDBG					
			GOAL		**108**		
DH-3.2.2.2	Assist *low-income* households with rehabilitation so that they may achieve sustainable and affordable homeownership.	HOME	• Number of affordable units	2010	51	51	100%
				2011	41	55	134%
		CDBG					
			GOAL		**148**		
DH-3.2.2.3	Assist *moderate-income* households with rehabilitation so that they may achieve sustainable and affordable homeownership.	HOME	• Number of affordable units	2010	37	37	100%
				2011	37	23	62%
		CDBG					
			GOAL		**125**		

OMB Control No: 2506-0117 (exp. 07/31/2015)

SL-1.1	Accessibility for the purpose of creating Suitable Living Environments						
SL-1.1.1.0	Provide **housing** necessary for Georgia's homeless to break the cycle of homelessness to provide housing to homeless individuals (transitional and shelter)	ESG	• Number of homeless given overnight shelter	2010	33,766	33,766	96%
				2011	33,000	29,873	91%
		CDBG					
			GOAL		**99,766**		
SL-1.1	**Accessibility for the purpose of creating Suitable Living Environments**						
SL-1.1.2	Enhance the availability and accessibility of suitable living environments through the construction of public facilities[1] to benefit residential areas with a LMI percentage of 51 or greater.	CDBG	• Number of people assisted	2010	16,588	16,588	100%
				2011	3,000	9,118	304%
			GOAL		**22,588**		
SL-1.1.3	Enhance the availability and accessibility of suitable living environments through the construction of buildings[2] to benefit LMI people at a rate of 51 or greater. For CDBG, this will primarily involve projects that offer limited clientele services through construction of new facilities.	CDBG	• Number of people assisted	2010	1,468	1,468	100%
				2011	3,000	23,680	789%
			GOAL		**7,468**		
SL-1.1.4	Provide **supportive services** necessary for Georgia's homeless to break the cycle of homelessness to individuals.	ESG	• Number of homeless individuals assisted	2010	47,963	47,963	100%
				2011	46,000	39,890	87%
			GOAL		**137,963**		
SL-1.1.5	Provide emergency housing for Georgia's homeless seeking overnight accommodations in shelters and transitional to break the cycle of homelessness	ESG	• Number of beds created in overnight shelter or emergency housing	2010	4,505	4,505	100%
				2011	4,500	4,593	102%
			GOAL		**13,505**		

OMB Control No: 2506-0117 (exp. 07/31/2015)

SL-3.1	**Sustainability for the purpose of creating Suitable Living Environments**						
SL-3.1.1.0	Make funding awards to local governments, or organizations that assist elderly persons with housing and/or supportive services. NOTE: For CDBG, these numbers generally represent services through senior centers.	HOME	• Number of elderly persons assisted	2010	3,081	3,081	100%
				2011	3,994	2,491	
		CDBG					
			GOAL		**11,185**		
SL-3.1.2.0	Enhance the sustainability of suitable living environments through the construction, reconstruction or rehabilitation of public facilities to benefit residential areas with a 51% or greater LMI percentage. NOTE: For CDBG, these numbers represent upgrades to existing services such as replacing 2" lines with 6" lines.	CDBG	• Number of people assisted	2010	4,255	4,255	100%
				2011	9,000	2,383	26%
			GOAL		**22,255**		
SL-3.1	**Sustainability for the purpose of creating Suitable Living Environments**						
L-3.1.3.0	Enhance the sustainability of suitable living environments through the reconstruction or rehabilitation of buildings to benefit LMC at a percentage of 51 or greater. For CDBG, this will primarily involve projects that offer limited clientele services through renovations and expansions of existing facilities.	CDBG	• Number of people assisted	2010	1,468	1,468	100%
				2011	2,000	5,223	261%
			GOAL		**5,468**		
EO-1.3	**Accessibility for the purpose of creating Economic Opportunities**						
EO-1.3.1.0	Provide economic opportunity by providing new job opportunities via loans to businesses, grants for public infrastructure and funds for training centers.	CDBG	• Number of new jobs created	2010	648	648	100%
				2011	1,200	969	81%
			GOAL		**3,048**		
EO-3.3	**Sustainability for the purpose of creating Economic Opportunities**						
EO-3.3.1.0	Provide economic opportunity by retaining jobs via loans to businesses, grants for public infrastructure and funds for training centers.	CDBG	• Number of jobs retained	2010	782	782	100%
				2011	400	36	9%
			GOAL		**1,582**		
EO-3.3.1.1	Provide economic opportunity by assisting businesses grants to create or retain jobs	CDBG	• Number of businesses assisted	2010	16	16	100%
				2011	16	12	75%
			GOAL		**48**		

[1]Water and sewer projects and drainage/street improvements

[2] Health, learning, neighborhood facilities, and multi-purpose centers, (i.e. services to limited clientele LMI people.

Note: For the State CDBG Program, funds are distributed based on applications from local governments. The state does not require under its Method of Distribution that local governments apply for particular types of grants based on specific outcome performance measures, rather a range of eligible activities and eligible outcome measures is allowed. Local governments therefore determine the expected number of beneficiaries and the applicable outcome measures.

I. Affirmatively Further Fair Housing

Georgia has a strong commitment to making decent affordable housing available to all residents. There are many programs established to meet a significant portion of the housing needs throughout the state. The State is fortunate that growth has been consistent in past years; nevertheless, the State has been proactive with implementing housing programs to facilitate access to available resources.

The State continues to pursue all available sources of funding for affordable housing activities to reduce the gaps and barriers to affordable housing such as the lack of fair housing policies and accessibility to transitional housing options. In addition, the State educates property owners, housing agencies, and citizens about fair housing laws.

To eliminate the affordable housing barriers, the State will continue to move in the directions to meet the needs of families in need for the federal programs offered to make their lives more enjoyable. Those steps include, but are not limited to the list below:

In addition to publicizing DCA's programs and services and providing appropriate auxiliary aids and services to individuals with disabilities, DCA is committed to a variety of outreach activities to persons with disabilities. These activities include marketing, programs targeted to those with disabilities, matching persons with disabilities with accessible housing units, criteria for funding selection weighted toward serving those with disabilities, research and technical assistance to facilitate access and services for individuals with disabilities, and DCA's treatment of its own staff through its human resource procedures.

The following describes several initiatives that demonstrate DCA's ongoing commitment to equal access for persons with disabilities.

1. Creation of a Disability Housing Coordinator Position at DCA

- Creating opportunities for expanding knowledge and understanding about issues pertinent to housing for individuals with disabilities through information sharing and distribution, relationship building, training and networking for and with people at all points through the housing spectrum, including DCA leadership and staff, builders, developers, local and state government officials, housing planners, lenders, and organizations representing people with disabilities and their families.
- Developing and coordinating programs and providing technical assistance designed to enhance awareness and understanding of the housing needs of individuals with mental, physical, and/or developmental disabilities and their families and expand the programs available to these targeted populations.

2. Creation of the Home Access Program

DCA identified that the architectural design of a home is a significant barrier to many individuals with disabilities being able to remain in their home, even when the home is affordable to them and the other services and supports necessary to live independently are available. As a result, DCA created the Home Access program to provide grant funding for the implementation of accessibility improvements at owner-occupied residences of individuals with a disability. DCA first began the program in 2002 and it now continues through a partnership with the Brain and Spinal Injury Trust Fund Commission (BSITFC).

3. Creation of GeorgiaHousingSearch.org

The GeorgiaHousingSearch.org provides an important tool to match available rental units to individuals and families needing this resource. Since its launch, the system has grown to include more than 180,000 units. DCA requires all developers of affordable rental units through its Low Income Housing Tax Credit program to list the portfolio of their properties in Georgia on the system.

Additionally, DCA also promotes its use with organizations serving the homeless or providing support services to individuals with disabilities and the service is translatable to over 71 languages at the simple click of a button.

One of the earliest disconnects identified by the Disability Housing Coordinator was the inability to link accessible rental units created by through DCA's Low Income Housing Tax Credit Program with those individuals who needed the accessibility features available in these units. Many accessible rental units were being created annually; however, these units were frequently occupied by individuals who did not require these features to live in the unit. Similarly, disability advocates noted the difficulty in identifying units with accessibility features.

As a result, DCA created the Rental Access Network (RAN) which provided a static, searchable database of affordable rental units. DCA quickly realized that the highest and best value was in a database that provides real-time listings of vacant units.

4. Creation of Choice Initiative under the Georgia Dream Homeownership Program

DCA offers the CHOICE Initiative, a down payment assistance/principal reduction program, to assist individuals with disabilities that, because of income considerations alone, could not afford to purchase a home in their community. Just as with any eligible home buyer, regardless of the existence of a disability, income and credit are the key issues to qualify for a home mortgage. However, individuals with disabilities have additional needs and issues which advocate for the provision of an enhanced amount of financial assistance beyond the traditional maximum cap that is available to traditional Georgia Dream borrowers.

- Collaborate with the Georgia Council on Developmental Disabilities, an advocacy group for individuals with physical disabilities and other nonprofit organizations to eliminate the barriers to purchasing a home and to improve access to affordable rental housing across the State.
- Promote homeownership awareness to Georgians interested in purchasing their homes and collaborate with a number of housing counseling agencies that work with specific non-English speaking populations to ensure their clients have access to this information as well.
- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners.
- Implement the Continuum of Care Plan to provide a strong delivery system to meet the affordable housing and service needs of the state's homeless population.
- Continue the collaboration with the 11 local public housing authorities (Americus, Athens, Atlanta, Augusta, Brunswick, Columbus, Decatur, DeKalb, Hinesville, Macon and Marietta) to improve the services administered by National Housing Compliance.

In 2010, Georgia signed an Agreement with the U.S. Department of Justice to provide for more community based housing and supported services to persons with mental illness and persons with developmental disabilities. As a result, DBHDD is working to expand collaborative relationships with other state agencies and service providers to develop appropriate services and housing options to meet the needs of these individuals. The highlights specific targeted outcome measures for compliance in each of the five years included in the agreement.

DCA, in collaboration with the DBHDD and the Department of Community Health, the State Medicaid agency, have explored the options to promote the best practices for utilizing Medicaid waivers in the most cost effective way to provide housing-based support services for individuals that need supportive housing in the community. These strategies are listed below along with projected numbers to be served during State Fiscal Year 2013.

- DCA Housing Choice Voucher Set-Aside
- Shelter Plus Care Sponsor-based Expansion
- Section 811 Project-based Rental Assistance Funding
- Marketing of Tax Credit Units to Populations with Disabilities
- HOME Tenant-based Rental Assistance
- Outreach to Other Public Housing Agencies

DCA developed language for the Qualified Allocation Plan (QAP) for Low Income Housing Tax Credit Rental Housing, which set forth the policies regarding the allocation of federal and state tax credits for the development of affordable rental housing that would give developers an incentive to develop rental units targeted to special needs tenants, including persons with mental disabilities. The State continues to leverage all the available funding sources (mortgage revenue bonds, the federal Low Income Housing Tax Credits and Georgia Housing Tax Credits, and other non-federal resources) to accomplish the affordable housing objectives. In addition, the Housing Trust Fund for the Homeless funding is aimed to continue the efforts of service providers to assist the homeless and individuals with disabilities.

FAIR HOUSING CHOICE

DCA is issuing a Request for Proposals (RFP) from qualified consultants or organizations with experience in development of an AI for the State of Georgia. The AI is a review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The AI serves as the basis for fair housing planning, provides essential information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates, and assists in building public support for fair housing efforts. Conducting an analysis of impediments is a required component of certification and involves the following:

- An extensive review of the State jurisdiction's laws, regulations, and administrative policies, procedures, and practices;
- An assessment of how those laws affect the location, availability, and accessibility of housing;
- An evaluation of conditions, both public and private, affecting fair housing choice for all protected classes; and
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

DCA intends to use these tools to identify barriers to affordable housing choice so that it can be proactive in fashioning ways to help promote fair housing choice and achieve the objectives under the Fair Housing laws. The AI should have the necessary analysis and possible solutions to barriers to AFFH to enable the State to evaluate whether the programs established and administered by its awardees are meeting the requirement to AFFH and to identify steps which the State can take directly to AFFH. These actions should help the State identify and prevent discriminationary effects on individuals in protected classes as defined by the Fair Housing Act.

The AI will evaluate all the areas of the State to AFFH by:

- Conducting an analysis to identify impediments to fair housing choice within the State;
- Taking appropriate actions to overcome the effects of any impediments identified through the analysis;
- Maintaining records reflecting the analysis and actions in this regard; and

- Assuring that units of local government funded by the State comply with their certifications to affirmatively further fair housing, in accordance with 24 CFR §570.487(b)(1)-(4).

The State is in the process of procuring a qualified organization or agency to update the Analysis of Impediments to Fair Housing Choice for the annual action plan federal fiscal year 2014. The current AI study is available on the State's webpage at:

http://www.dca.ga.gov/communities/CommunityInitiatives/programs/Impediments.asp

Affirmative Marketing Efforts

The Affirmative Fair Housing Marketing Plan (AFHMP) guides HUD's effort to ensure that prospective funding recipients will follow the Affirmative Fair Housing Marketing Regulations found in the Code of Federal Regulations (section 24 CFR 200.600, Subpart M). This requires each applicant to develop, and put in place an affirmative program that will attract potential consumers or tenants of all minority and non-minority groups within the housing market, regardless of race, color, religion, sex, national origin, disability, or familial status. The purpose of such programs is to provide services designed to affirmatively further the fair housing objectives stated in **Title VIII of the Fair Housing Act**.

Each applicant is to pursue affirmative fair housing marketing policies by seeking out possible buyers and tenants, and advertising available housing properties. Examples of such action include:

- Advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (i.e. radio stations, posters, newspapers) within the marketing area
- Use of the **Equal Housing Opportunity Logo** and the equal housing opportunity statement
- Educate persons within an organization about fair housing and their obligations to follow nondiscrimination laws
- Conduct outreach to advocacy groups (i.e. disability rights groups) on the availability of housing

The effort to meet the annual goals and objectives relied heavily on the State's attempt to effectively market the programs offered through the HUD programs by local governments, nonprofits, for-profit developers, and public housing authorities. Recipients of the CHIP and Rental Housing programs developed and implemented both the Affirmative Fair Housing Marketing (AFHMP) and a Minority Business Enterprise/Women Business Enterprise (MBE/WBE) outreach plan that was reviewed by the State.

The affirmative marketing plan must meet each of the following criteria:

- Specify a method by which the owner will inform potential residents about fair housing laws;
- Solicit applications from persons not likely to apply without special outreach by at minimum posting and/or distributing information on the project in such places as community organizations, places of worship employment centers, fair housing groups and housing counseling agencies;
- Require the use of the Equal Housing Opportunity (EHO) logo or slogan in any press releases or written materials distributed by or on behalf of the owner;
- Require the recipients of HOME funds to maintain records of efforts under the affirmative marketing plan and the results of said efforts; and,
- Require the recipient to assess annually their affirmative marketing efforts and describe the method of self-assessment used.

DCA reviews and approves all marketing and outreach plans before any written agreements are executed or funds are disbursed. The affirmative marketing policy shall consist of the following elements:

- Method for informing the public, owners, and potential tenants about federal fair housing laws and the participating jurisdiction's affirmative marketing policy requirements which may include, but are not limited to, providing a copy of this policy to be used in all media releases, using the Equal Housing Opportunity logo and slogan in all media releases, and explaining the general policy to the media, property owners, and tenants involved with the HOME program
- Requirements and practices each owner must adhere to in order to carry out the affirmative marketing procedures and requirements. When advertising for a HOME property, recipients may use commercial media (newspaper or television) or local community contacts, but should utilize the Equal Housing Opportunity logo or slogan and always use caution when documenting affordable housing (income and rent restrictions).
- Procedures used by owners to inform and solicit applications from persons in the housing market areas that are not likely to apply for the housing without special outreach. These persons most likely include those who are not the race/ethnicity of the residents of the neighborhood in which the unit is located.
- Records that will be kept describing actions taken by HOME grantees and by owners to affirmatively market units and records to assess the results of these actions.

Steps taken to address the corrective actions to improve the affirmative marketing actions are unacceptable. DCA will review the records annually to ensure the grantee or owners are making the appropriate efforts pursuant to the regulations. An agreement must be binding for a period (during the affordability period of the units).

II. SP-80 Monitoring – 91.230

Describe the standards and procedures that the state will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

CDBG Monitoring

To insure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, DCA conducts frequent on-site monitoring of every grant award. DCA follows a monitoring strategy that closely reviews government activities and provides extensive technical assistance to prevent compliance problems. All required compliance requirements are described in the CDBG Recipient's Manual.

Pre-funding site visits are made to each potential grant recipient. Once grants are awarded, DCA conducted an initial "start-up" visit to assess the capacity and needs of each recipient. In addition, all recipients are required to attend a workshop for extensive training and provided a program manual to utilize for implementing their projects. Recipients must constantly monitor performance to ensure that time schedules are being met, projected milestones are being accomplished, and other performance goals are being achieved in accordance with the approved application.

Each grant recipient is monitored several times each year by trained DCA staff. A monitoring report is completed for the following compliance areas:

- Environmental
- Eligibility
- Fair Housing
- Civil Rights and Equal Opportunity
- Financial and Audit
- Federal Labor Standards
- Acquisition and Relocation, Section 104(d)
- Interim and Final Audit
- Final Benefit Count
- Housing Rehabilitation Standards and Policies
- Lead Based Paint Hazard Reduction Regulations
- Citizen Participation

In the event that DCA staff identifies compliance problems, the Chief Elected Official is notified and a deadline is set for a response and possible corrective actions. DCA maintains a monitoring status system to insure timely resolution of findings. Prior to formal close-out of each grant, a final check is made to be sure all monitoring has been completed and any finding is resolved satisfactorily.

HOME Monitoring

DCA has established standards and procedures for monitoring the federal funded housing and community development activities. These standards and procedures ensure long-term compliance with the applicable regulations and statutes. These include compliance reviews of applications, monitoring during project implementation and formal procedures for closing projects. DCA reserves the right to conduct a compliance review at any time during the term of the grant.

DCA conducts homeownership and home buyer monitoring prior to the loan closing, during construction/rehabilitation, and throughout the period of affordability for all the State programs. During the planning stage and construction phase, DCA reviews the projects to ensure the applicant meets all the applicable accessibility requirements. During the pre-construction conference, the owner will receive a complete package of HOME compliance materials and information on training opportunities.

All HOME rental developments receive on-site management review and physical inspection on an ongoing basis. Written reports are complied and distributed that summarized the four major areas of the monitoring visit: quality of housing and service, financial statements, recordkeeping and files, adherence to program policies and procedures as detailed in 24 CFR Part 92.

Rental Housing Monitoring

To facilitate this monitoring process for the state's HOME-financed rental housing programs, the State sponsors a compliance training seminar for HOME program participants, including such topics as: tenant applications, income limits, rent limits/utility allowance, income verifications, annual income and assets, income certifications/re-certifications, leases, occupancy status reports, annual reports, and the responsibilities of property owners.

The property owners are required to complete the Georgia HOME Annual Owner Certification each year validating the subject property meets compliance with all appropriate federal and state regulations. The owner submits a copy of the certificate to DCA prior to the beginning of lease-up or placing the first building in service. This certification process continues throughout the life of the period of affordability, compliance period or the term of the loan, whichever is longest.

In the past, DCA has conducted site visits annually for multifamily properties with 26 or more units and biannually for multifamily properties with 25 or fewer units. Under HUD's proposed HOME rule, the required standard is going to change. On-site inspections must be carried out within 12 months after completion and at least once every three years thereafter. In addition, the proposed HOME rule would require DCA to review the financial condition of each HOME rental project at least annually to determine the continued financial viability of the project and take corrective actions if needed. DCA will evaluate each property and determine, based upon their past performance and current financial reviews, the appropriate schedule for on-site visits. HUD's minimum requirements under the proposed rule will be met for all properties but, for those determined to be higher risks, more frequent on-site reviews will take place. For conformance, the State will begin inspecting the properties using HUD's minimum Uniform Physical Condition Standards (UPCS) as required in the proposed rule instead of the Housing Quality Standards that were used previously. DCA will continue to monitor each property for compliance with its executed land use restriction agreement. For all projects where funds are committed after the effective date of the final HOME rule, DCA will begin charging a reasonable monitoring fee to the owners of those projects during the period of affordability.

a) Subsidy Layering – DCA conducts a subsidy layering review prior to the time of commitment for projects receiving tax credits from the state's low-income housing tax credit allocation to determine the amount of assistance needed for the project. This review will include an examination of the proposed sources and uses for each project to determine whether the costs appear to be reasonable, an assessment of the market conditions in the community, the housing development experience and financial capacity of the applicant, and all firm financial commitments for the project. This review will also determine if the project is in accordance with DCA's guidelines for a reasonable level of profit or return based upon the owner's investment in the project.

b) Environmental Review – DCA requires a site-specific Phase I environmental assessment for all development proposals being considered for funding with HOME funds to address, asbestos, mold, lead-based paint, lead in drinking water, radon, PCBs, floodplains and wetlands. The Applicant, as outlined in the HOME/HUD Environmental Questionnaire, must complete additional requirements for HOME/HUD funded projects at the time of Application Submission, including, but not limited to, the Eight-Step process and HUD publication procedures.

c) Site and Neighborhood Standards – Each property proposed for new construction must meet the requirements of site and neighborhood standards during the threshold review of information submitted (project location, racial composition of project area, visual

review of area surrounding the site) and a physical site visit to determine any conditions present, which may be seriously detrimental to family life.

d) Labor Standards - projects involving the construction of affordable housing consisting of 12 or more HOME units requires that the labor standards regulations be followed: Davis-Bacon, Contract Work Hours and Safety Standards, Copeland Anti Kickback, and all other applicable regulations identified in the HUD Handbook #1344.1. This information is discussed during the pre-construction conference.

e) Section 3 – Section 3 of the Housing and Urban Development Act of 1968 requires that economic opportunities generated by HUD-funded programs including CDBG and HOME shall, to the greatest extent feasible, be given to low and very low-income persons and to businesses that provide economic opportunities for those persons. This information is discussed with contractors and subcontractors at pre-construction conferences if applicable and they are required to submit a plan showing how they propose to meet these requirements. Once approved, they are required to report all outreach actions they took to hire Section 3 residents and provided related data about those residents.

f) Affirmative Marketing – For developments with 5 or more units, the owners must adopt and conduct affirmative marketing procedures and requirements, provide information and otherwise attract eligible persons.

g) Uniform Relocation Act – Relocation requirements compliance is monitored during the construction and lease up phase of the project. Relocation plans and budgets are reviewed during the site visits. Voluntary acquisitions are also subject to the requirements outlined at 49 CFR 24.101, as outlined in HUD's implementing instructions found in Chapter 5 of Handbook 1378.

h) Fair Housing, Equal Opportunity and Accessibility Laws – All federal, state and local laws relating to fair housing and equal opportunity, including but not limited to those listed below must be followed
   - Minority Business Enterprise
   - Section 504 of the Rehabilitation
   - Americans with Disabilities Act

i) Rent and Income – DCA assists owners/property staff with understanding the federal requirements and the correct procedures to handle essential requirements: rent restrictions, income limits, and physical requirements. On-site visits are conducted during the leasing phase and tenant files are review during the visit. HOME properties are visited annually during the period of affordability.

Georgia Dream Homeownership Program Monitoring

DCA's compliance underwriting decision is based on, but is not limited to, a review of the documentation in the underwriting package for satisfactory program compliance. DCA reviews the lender's credit underwriting process before issuing an approval and commitment to purchase the loans. Packages will be reviewed to determine that the lender has properly applied DCA's underwriting standards to determine the proposed amount of the down payment assistance to be provided to the borrower.

The lender's underwriting package must include ownership interest documentation, household annual income source documentation and acquisition cost certification, recapture disclosure and acknowledgement provisions, appraisal, lead based paint and environmental checklist, subsidy layering documents, and home buyer counseling certification.

All home buyers are contacted annually throughout HUD's period of affordability to ensure they are in compliance with the principal place of residence requirement.

CHIP

State Recipients and Sub-recipients must constantly monitor their own performance to insure timeframes are being met and to control the quality of the product being delivered. Any problems, delays, or adverse conditions that will affect the state recipient's ability to meet its stated goals should be reported to DCA immediately.

The majority of information required by DCA for its annual reporting requirements to HUD will be submitted at the activity level as projects are completed. However, the state recipient or sub-recipient must provide additional program reports or information to DCA on an "as needed basis."

Because of its program set up and draw requirements, DCA will continually monitor each State Recipient and Sub-recipient's progress in carrying out their program activities. DCA will issue a notice to any State Recipient or Sub-recipient that is significantly behind on the program's implementation schedule described in the program description. Further, DCA maintains a dial scoreboard on its web site that tracks each State Recipient and Sub-recipients performance to expend funds in accordance with established deadlines in each grant agreement.

As a part of DCA's pre-set up process, recipients must submit verification of income, property ownership, owner occupancy, property type and value, property standards, loan and grant documentation, construction documentation, environmental screening, reconciliation of CHIP checking account, source documentation for all invoices and other financial management review. In addition, DCA monitors the following federal requirements:

a) Subsidy Layering – DCA conducts a subsidy layering review at the time of project set-up. Prior to approving the set up of a project, proposed source of funding is examined and cost reasonableness is determined.
b) Environmental Review – DCA requires each State Recipient and Sub-recipient to submit a site specific environmental assessment for all proposed project sites prior to approving a set up. The level of review required is predicated upon the type of activity proposed, but at a minimum will include historic preservation, lead-based paint, wetlands, floodplains, site and neighborhood, uniform relocation, and toxic sites. The pre-set up process allows DCA to monitor the clearance of environmental concerns prior to the commitment of HOME funds for that activity.
c) Uniform Relocation Act – Compliance with acquisition and relocation requirements is monitored during the pre-set up phase of the project. State Recipients and Sub-recipients, when proposing down payment assistance activities, are monitored to ensure the property is acquired properly and does not trigger relocation requirements. Owner occupied rehabilitation is not eligible for relocation assistance under CHIP; however, if the level of work requires the family to temporarily vacate their residence, the state recipient or sub-recipient is responsible to cover relocation expenses. DCA monitors the recipient's process for relocating the affected families.
d) Other Federal Requirements – DCA requires State Recipients and Sub-recipients to submit policies and procedures that document the recipient's process for compliance. Recipients are required to provide complete details of their contracting requirements, rehabilitation standards, Minority Business Enterprise and Women Business Enterprise Outreach Plan, Affirmative Fair Housing Marketing Plan, and Section 3 Plan. These requirements must be cleared prior to DCA entering into an agreement to commit funds to the recipient.

After all project funds have been drawn, DCA may conduct an on-site Close-Out Review to monitor program and project records for compliance with HOME regulations including reconciliation of draw down records, outstanding monitoring issues, unused funds return, administrative draws, case file reviews, and record retention.

DCA staff will provide technical assistance during the program year at the request of State Recipients and Sub-recipients and/or their contracted administrators.

Periodically, DCA issues CHIP policy memoranda to all active State Recipients and Sub-recipients and administrators providing clarification of CHIP programmatic issues and/or to provide updates.

TBRA

All units proposed for lease by participants in the TBRA Program will be inspected prior to occupancy to ensure compliance with all Section 8 Housing Quality Standards (HQS) and a determination will be made to ensure compliance with Environmental Review requirements. Following the completion of the tenant's first twelve months in the program, re-inspections will be conducted to ensure continued compliance with HQS requirements. Re-inspections will be conducted at the same time that the household income recertification is carried out.

ESG Monitoring

In accordance with program regulations all of the State's ESG sub-grantees will have an on-site review of their homeless housing and/or service program. Program monitoring is an ongoing process of reviewing a grantee's performance in meeting goals, identifying program deficiencies, and enhancing management capacity through technical assistance or other corrective actions.

The Department of Community Affairs (DCA)/Housing Trust Fund (HTF) and/or its assigns, will review the performance of each ESG recipient in carrying out its responsibilities whenever determined necessary, but at least annually. Current DCA policy requires an initial on-site visit to each new grantee. In conducting performance reviews, DCA staff will obtain financial and programmatic information from the grantee's records and reports and, when appropriate, its sub-recipients, as well as information from onsite monitoring and electronic data sources. Where applicable, the DCA may also consider relevant information pertaining to the recipient's performance gained from other sources, including application for funding, reimbursement requests, audits and annual reports. Reviews to determine compliance with specific requirements of the ESG program will be conducted as necessary, with prior notice to the grantee.

If it is determined that the recipient, or one of its sub-recipients, has not complied with an ESG program requirement, DCA will give the ESG recipient grantee notice of this determination and an opportunity to demonstrate, within the time prescribed by the DCA and on the basis of substantial facts and data, that the grantee has complied with ESG requirements.

Remedial actions and sanctions for a failure to meet an ESG program requirement will be designed to prevent a continuation of the deficiency; mitigate, to the extent possible, its adverse effects or consequences; and prevent its recurrence. If the recipient fails to demonstrate to the DCA's satisfaction that the activities were carried out in compliance with ESG program requirements, the DCA will take one or more of the remedial actions or sanctions.

Performance Standards

DCA has established the primary goal of reducing the number of unsheltered homeless individuals and families in the Balance of State ESG entitlement. The information contained below outlines goals, strategies and performance measures to be utilized for all ESG sub-recipients.

Overall Goals

1. Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement by 1% each year. This goal will be achieved by placing emphasis on high utilization of emergency shelters and transitional housing beds. This will be measured in HMIS.
   a) Reduce length of stay for clients in emergency shelters and transitional housing programs in order to provide services to additional households. Length of stay should generally be no longer than 90 days for shelters and 1 year for Transitional Housing. This will be measured in HMIS.
   b) Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. This will be measured in HMIS.
2. Prevent individuals and families from becoming homeless – either unsheltered or sheltered, by 3% each year. Follow-up contacts will be made at 3 months and 6 months post discharge. This will be measured in HMIS.
3. Increase the percentage of individuals and families remaining in permanent housing for 3 months by 2% each year. This goal will be achieved by increasing income or access to mainstream benefits for program participants while in the ESG program. This will be measured in HMIS.

Performance Measurements

ESG programs with different eligible activities will require different assessment standards. A baseline for certain criteria, such as increase in cash and non- cash incomes over program enrollment, must first be established to measure performance. For categories with established baselines, standards are enumerated. DCA will review all available data annually to evaluate performance and adjust standards as appropriate.

*For each **Emergency Shelter** program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay of the households served should be no longer than 60 days for those exiting to permanent destinations.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Transitional Housing** program, performance will be measured based on the following standards:

1. An overall bed utilization rate of 80%.
2. The average length of stay for households served should generally be no longer than nine months for those exiting to permanent housing.
3. An increase in the percentage of discharged households that secured permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Rapid Re-Housing** program, performance will be measured based on the following standards:

1. An increase in the percentage of discharged households that secured permanent housing at program exit by 2% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Homeless Prevention** program, performance will be measured based on the following standards:

1. An increase in the percentage of discharged households that maintained permanent housing at program exit by 3% each year.
2. An increase in the percentage of discharged households permanently housed three months after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

For each **Street Outreach** program, performance will be measured based on the following standards:

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter or transitional housing.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

*Shelters serving the chronically homeless, or chemically dependent clients, or shelters with minimal barriers to entry may be held to different standards than other emergency shelters.

HOPWA Monitoring

DCA monitors the Grantee's participation in the Program to ensure compliance with program regulations promulgated by HUD at 24 CFR, Part 574 for HOPWA programs designed to benefit persons with HIV related needs. Effective oversight and monitoring recipients is an important function of DCA.

Efforts connected with HOPWA continue to be strengthening existing programs through, in part, diversification of housing programs within sponsor agencies, and renewed and targeted monitoring efforts. Grantees receiving HOPWA funding, will receive an on-site monitoring visit each contract year. After each monitoring visit is complete, DCA will send each HOPWA Grantee correspondence documenting findings and/or concerns, project accomplishments, areas of deficiencies and technical assistance needs, which are highlighted in the report and serves to confirm issues discussed during the on-site monitoring review process and to give grantees notice of deficient areas requiring attention.

DCA relies upon thorough application review and reimbursement of funds expended in lieu of advancing funds. Desk audits are often performed at DCA to test compliance. On-site monitoring, therefore, is largely limited to eligibility of beneficiaries and a comparison of program records with the programmatic claims of the applicant.

Minority and Women Business Outreach

DCA makes every effort to encourage recipients to solicit the participation of minority-and women owned businesses (MBE/WBEs) in contracting under the HOME program. Recipients should include qualified MBE/WBEs on solicitation lists and solicit their participation whenever they are potential sources.

Through project monitoring and reporting, DCA staff review each recipient's documentation of efforts and results in securing contracts with MBE/WBEs. DCA staff also provides recipients with information during the various state sponsored workshops.

Section 3

Section 3 applies to HOPWA projects for which the aggregate amount of covered funding exceeds $200,000 and is used for activities involving housing construction, demolition, rehabilitation, or other public construction. In the event DCA provides funding to a subrecipient for one of these activities that qualifies, the recipient will be required to submit a Section 3 Plan showing how it plans to comply with the requirements and DCA staff will monitor their compliance with the Plan they submit as well as other requirements related to this issue.

IV. HOMELESS FACILITIES TABLE BY COUNTY

County Bed Counts within Georgia's Consolidated Planning Jurisdiction (Within the Balance of State Continuum of Care)				
GEORGIA COUNTY	***Shelter Beds &/or Vouchers for Victims of Domestic Violence***	***Emergency and Transitional Beds &/or Vouchers (Excluding DV)***	***Permanent Supportive Housing***	***Total***
BALDWIN	0	11	42	53
BARROW	15	47	0	62
BARTOW	17	45	21	83
BIBB (outside the City of Macon)	See City of Macon	See City of Macon	76	76
BULLOCH	47	0	51	98
CARROLL	24	36	29	91
CHATTOOGA	0	7	0	7
CHEROKEE	See Cherokee County below	See Cherokee County below	See Cherokee County below	See Cherokee County below
CLAYTON	See Clayton County below	See Clayton County below	See Clayton County below	See Clayton County below
COLQUITT	55	26	0	81
COLUMBIA	0	3	0	3
COWETA	21	0	0	21
CRISP	0	0	4	4
DOUGHERTY (outside the City of Albany)	See City of Albany	See City of Albany	See City of Albany	See City of Albany
DOUGLAS	46	62	166	274
EFFINGHAM	0	0	18	18
FAYETTE	27	14	0	41
FLOYD (outside the City of Rome)	See City of Rome	See City of Rome	See City of Rome	See City of Rome
FORSYTH	42	0	0	42
GLYNN (outside the City of Brunswick)	See City of Brunswick	See City of Brunswick	125	125
GORDON	0	22	0	22
GREENE	12	3	0	15
GWINNETT	See Gwinnett County below	See Gwinnett County below	See Gwinnett County below	See Gwinnett County below
HABERSHAM	51	7	10	68
HALL (outside the City of Gainesville)	See City of Gainesville	See City of Gainesville	25	25

HARRIS	0	0	11	11
HART	8	0	0	8
HENRY	See Henry County below	See Henry County below	See Henry County below	See Henry County below
HOUSTON (outside the City of Warner Robins)	See City of Warner Robins	See City of Warner Robins	See City of Warner Robins	See City of Warner Robins
JACKSON	43	0	0	43
JEFFERSON	0	0	1	1
LAURENS	26	0	135	161
LIBERTY (outside the City of Hinesville)	See City of Hinesville	See City of Hinesville	See City of Hinesville	See City of Hinesville
LOWNDES (outside the City of Valdosta)	See City of Valdosta	5	80	85
LUMPKIN	15	4	0	19
MADISON	0	0	10	10
MCINTOSH	0	0	30	30
MORGAN	0	3	0	3
MURRAY	0	9	0	9
NEWTON	0	75	35	110
OCONEE	0	5	11	16
PAULDING	23	0	0	23
PICKENS	0	10	0	10
POLK	14	0	0	14
RABUN	12	0	0	12
ROCKDALE	20	0	4	24
SPALDING	0	33	79	112
STEPHENS	0	0	8	8
STEWART	0	0	6	6
SUMTER	0	0	37	37
TELFAIR	0	0	1	1
THOMAS	15	38	0	53
TIFT	12	47	4	63
TOOMBS	15	10	1	26

TREUTLEN	0	0	1	1
TROUP	14	12	0	26
UNION	15	0	0	15
WALKER	15	0	0	15
WALTON	0	0	45	45
WARE	14	0	78	92
WAYNE	16	0	21	37
WHITE	0	0	8	8
WHITFIELD (outside the City of Dalton)	See City of Dalton	See City of Dalton	See City of Dalton	See City of Dalton
Georgia Sub-Total	**634**	**534**	**1,157**	**2,325**

BED Count for Other Consolidated Planning Jurisdictions within Balance of State CoC

	Shelter Beds &/or Vouchers for Victims of Domestic Violence	*Emergency and Transitional Beds &/or Vouchers (Excluding DV)*	*Permanent Supportive Housing*	*Total*
ALBANY (130054)	21	88	42	151
BRUNSWICK (130444)	27	22	0	49
DALTON (130882)	55	25	31	116
GAINESVILLE (131314)	22	41	49	112
HINESVILLE (131566)	12	57	0	69
MACON (131968)	14	293	300	607
ROME (132814)	27	43	94	172
VALDOSTA (133354)	30	102	40	163
WARNER ROBINS (133432)	0	70	101	171
CHEROKEE COUNTY	178	0	42	220
CLAYTON COUNTY	55	144	68	267
GWINNETT COUNTY	105	229	123	465
HENRY COUNTY	48	5	0	53
Consolidated Planning Jurisdiction (within Balance of State CoC) Sub-Total	**594**	**1,119**	**890**	**2,603**
Total Bed Count; Georgia Balance of State Continuum of Care	**1,228**	**1,631**	**2,047**	**4,906**

BED Counts for Other Georgia Continua of Care Jurisdictions (source: www.hudhre.info)

	Shelter Beds &/or Vouchers for Victims of Domestic Violence (*Estimates based on 2011inventory data)*	*Emergency and Transitional Beds &/or Vouchers (Excluding DV)*	*Permanent Supportive Housing*	*Total*
CHATHAM (Savannah)	48	535	580	1,163
CLARKE (Athens)	16	138	90	244
COBB (Marietta)	44	354	149	547
ATLANTA, FULTON, & DEKALB	102	4,618	1,523	6,243
MUSCOGEE (Columbus)	39	315	171	525
RICHMOND (Augusta)	0	531	165	696
Total Bed Count; Other CoC Jurisdictions	249	6,491	2,678	9,418

2012 Statewide Bed Inventory

Type of Housing	Number of Beds
Emergency and Transitional Housing Beds &/or Vouchers (excluding housing for victims of domestic violence)	8,122
Housing for Victims of Domestic Violence (Beds &/or Vouchers)	1,477
Permanent Supportive Housing	4,725
Total	14,324

V. COMMUNITY DEVELOPMENT AND HOUSING NEEDS AND PRIORITIES SURVEY RESULTS

State of Georgia 2013-2017 Consolidated Plan and FFY2013/SFY2014 Annual Action Plan

SurveyMonkey

1. For statistical purposes, please identify your occupation:

	Response Percent	Response Count
Grant Administrator	4.3%	22
Social Service Provider	**39.5%**	**200**
Fair Housing Advocate	2.2%	11
Local Elected Official	2.4%	12
Local Government Staff	15.0%	76
Builder/Developer	4.5%	23
Citizen	6.9%	35
Other(Please Specify)	25.1%	127
	Occupation:	241
	answered question	**506**
	skipped question	**23**

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2. Do you consider yourself or your organization/agency to be:

	Response Percent	Response Count
Housing Services	20.2%	103
Social Services	14.1%	72
Health Services	4.5%	23
Trade or Professional Organization	2.7%	14
Community Action Agency	5.9%	30
Government	**22.7%**	**116**
Advocacy Group	3.7%	19
Faith Based	6.3%	32
Support Service Provider	7.8%	40
Other(Please specify)	12.1%	62
	Organization/Agency/Self	142
	answered question	**511**
	skipped question	**18**

3. Are there underserved elderly in your community?

	Response Percent	Response Count
Yes	**69.7%**	**304**
No	5.7%	25
Don't Know	24.5%	107
If yes, how are they underserved? Please explain.		229
answered question		**436**
skipped question		**93**

4. Are there obstacles that prevent meeting the housing needs of the elderly or frail elderly?

	Response Percent	Response Count
Yes	**64.7%**	**278**
No	7.4%	32
Don't Know	27.9%	120
If yes, what obstacles? Please explain.		249
answered question		**430**
skipped question		**99**

5. Are there improvements that need to be made to current housing programs that assist the elderly and frail elderly?

	Response Percent	Response Count
Yes	**58.5%**	**249**
No	5.4%	23
Don't Know	36.2%	154
If yes, what improvements are needed. Please explain.		210
	answered question	**426**
	skipped question	**103**

6. In your community what special needs groups have underserved housing needs?

	Yes	No	Don't Know	Rating Count
Persons with mental disabilities	**72.5% (274)**	8.5% (32)	19.0% (72)	378
Persons with physical disabilities	**64.9% (235)**	10.8% (39)	24.3% (88)	362
Persons with developmental disabilities	**61.2% (219)**	10.9% (39)	27.9% (100)	358
Persons with alcohol and/or other drug addictions	**64.7% (238)**	9.0% (33)	26.4% (97)	368
Persons with HIV/AIDS	40.6% (139)	10.2% (35)	**49.1% (168)**	342
If yes, how are they underserved? Please explain.				238
			answered question	**386**
			skipped question	**143**

7. Are there obstacles that prevent meeting the housing needs of individuals with special needs?

	Response Percent	Response Count
Yes	**70.2%**	**264**
No	6.6%	25
Don't know	23.1%	87
If yes, what obstacles? Please explain.		237
answered question		**376**
skipped question		**153**

8. Are there improvements that need to be made to current housing programs to better assist persons with special needs?

	Response Percent	Response Count
Yes	**60.8%**	**225**
No	6.5%	24
Don't Know	32.7%	121
If yes, what improvements are needed? Please explain.		188
answered question		**370**
skipped question		**159**

9. What is the greatest impediment to affordable housing?

	Response Percent	Response Count
Availability	**43.0%**	**156**
Accessibility for disabled/ elderly persons	7.7%	28
Cost Burden	28.9%	105
Substandard or overcrowded conditions	5.5%	20
Poor neighborhood	8.5%	31
Other	6.3%	23
	If Other (please specify)	45
	answered question	**363**
	skipped question	**166**

10. In regards to affordable housing, what are the top 3 needs/ issues facing your community?

	First	Second	Third	Rating Average	Rating Count
Provide assistance to residents to maintain safe, healthy, and affordable housing	**47.1% (122)**	25.1% (65)	27.8% (72)	1.81	259
More affordable housing for purchase	22.5% (31)	36.2% (50)	**41.3% (57)**	2.19	138
More affordable rental housing	**42.5% (108)**	37.0% (94)	20.5% (52)	1.78	254
More rental assistance	25.5% (42)	**44.2% (73)**	30.3% (50)	2.05	165
Fair access to housing	13.1% (8)	31.1% (19)	**55.7% (34)**	2.43	61
More housing near areas with jobs	25.8% (34)	31.8% (42)	**42.4% (56)**	2.17	132
Other	36.8% (14)	21.1% (8)	**42.1% (16)**	2.05	38
				Other (please specify)	45
				answered question	**362**
				skipped question	**167**

11. These issues affect:(select all that apply)

	Response Percent	Response Count
My Family	24.0%	88
My Community	**72.5%**	**266**
My Municipality	48.0%	176
My County	71.9%	264
State of Georgia	68.9%	253
	answered question	**367**
	skipped question	**162**

12. Which are the most needed affordable housing types? (select all that apply)

	Response Percent	Response Count
Single Family Housing	54.9%	201
Senior Housing	52.2%	191
Assisted Living	37.4%	137
Subsidized Housing	54.4%	199
Multifamily Housing	29.8%	109
Accessible Housing for people with disabilities	45.4%	166
Supportive Housing	53.6%	196
Emergency Housing/Shelter	**56.6%**	**207**
Other	4.1%	15
	Other (please specify)	25
	answered question	**366**
	skipped question	**163**

13. How should the Georgia Department of Community Affairs prioritize spending of its Affordable Housing funds in your area? (select all that apply)

	High Priority	Medium Priority	Low Priority	Not a Priority	Rating Count
Construction of more affordable housing for homeownership	**33.4% (100)**	29.8% (89)	23.4% (70)	13.4% (40)	299
Downpayment Assistance	33.9% (102)	**37.5% (113)**	21.3% (64)	8.3% (25)	301
Home Buyer Education	**39.3% (117)**	31.9% (95)	20.8% (62)	8.4% (25)	298
Modifications to the homes of residents with physical disabilities	39.0% (121)	**43.2% (134)**	15.5% (48)	2.6% (8)	310
Rental Assistance	**56.1% (180)**	27.1% (87)	14.0% (45)	2.8% (9)	321
Rehabilitation of affordable rental housing	**51.6% (159)**	35.1% (108)	9.4% (29)	3.9% (12)	308
Construction of supportive housing	**50.8% (153)**	32.2% (97)	13.0% (39)	4.3% (13)	301
Homeowner Rehabilitation	30.9% (92)	**40.9% (122)**	22.1% (66)	6.7% (20)	298
Construction of affordable rental housing	**54.2% (166)**	24.5% (75)	14.1% (43)	7.5% (23)	306
Other	**75.0% (24)**	15.6% (5)	0.0% (0)	9.4% (3)	32
				Other (please specify)	33
				answered question	**361**
				skipped question	**168**

14. What can DCA do to better support affordable housing development efforts in Georgia?

	Response Count
	226
answered question	**226**
skipped question	**303**

15. Are homeless individuals underserved in your community?

	Response Percent	Response Count
Yes	**67.2%**	**240**
No	12.3%	44
Don't Know	20.4%	73
If yes, how are they underserved? Please explain.		196
answered question		**357**
skipped question		**172**

16. Are there obstacles that prevent meeting the housing needs of homeless individuals?

	Response Percent	Response Count
Yes	**72.0%**	**255**
No	5.4%	19
Don't Know	22.6%	80
If yes, what obstacles? Please explain.		226
answered question		**354**
skipped question		**175**

17. Are there improvements that need to be made to current housing programs that assist homeless people?

	Response Percent	Response Count
Yes	**57.8%**	**197**
No	8.8%	30
Don't Know	33.4%	114
If yes, what improvements are needed? Please explain.		166
answered question		**341**
skipped question		**188**

18. Are you aware of homeless assistance programs in your community?

	Response Percent	Response Count
Yes	**68.7%**	**241**
No	21.7%	76
Don't Know	9.7%	34
If yes, which ones?		168
answered question		**351**
skipped question		**178**

19. Are individuals with low, very low, and moderate income underserved in your community?

	Response Percent	Response Count
Yes	73.9%	249
No	10.4%	35
Don't Know	15.7%	53
If yes, how are they underserved? Please explain.		196
answered question		337
skipped question		192

20. Are there obstacles that prevent meeting the housing needs of individuals with low, very low, and moderate income?

	Response Percent	Response Count
Yes	74.5%	246
No	8.2%	27
Don't Know	17.3%	57
If yes, what obstacles? Please explain.		211
answered question		330
skipped question		199

21. Are there improvements that need to be made to current housing programs that assist individuals with low, very low, and moderate income?

	Response Percent	Response Count
Yes	**64.3%**	**207**
No	7.5%	24
Don't Know	28.3%	91
If yes, what improvements are needed? Please explain.		159
answered question		**322**
skipped question		**207**

22. Are there improvements that can be made to reduce the number of housing units with lead-based paint hazards occupied by low, very low and moderate income families?

	Response Percent	Response Count
Yes	31.5%	104
No	8.2%	27
Don't Know	**60.3%**	**199**
If yes, what improvements are needed? Please explain.		91
answered question		**330**
skipped question		**199**

23. COMMUNITY FACILITIES (select top 3 priorities)

	Response Percent	Response Count
Asbestos Removal	11.3%	16
Child Care Centers	55.6%	79
Community Centers	**57.0%**	**81**
Emergency Services Facilities	47.9%	68
Health Care Facilities	47.9%	68
Libraries	10.6%	15
Non-Residential Historic Preservation	11.3%	16
Parking Facilities	6.3%	9
Parks & Recreation Facilities	34.5%	49
	answered question	**142**
	skipped question	**387**

24. SPECIAL NEEDS POPULATION FACILITIES (select top 3 priorities)

	Response Percent	Response Count
Abused/Neglected Children	48.6%	71
Centers for Individuals with Disabilities	45.2%	66
Veterans	41.1%	60
HIV/AIDS	13.7%	20
Homeless Shelters	**63.0%**	**92**
Senior Centers	31.5%	46
Youth Centers	41.8%	61
	Other (please specify)	10
	answered question	**146**
	skipped question	**383**

25. INFRASTRUCTURE (select top 3 priorities)

	Response Percent	Response Count
ADA/Accessibility Improvements	50.0%	70
Internet Infrastructure	28.6%	40
Flood Drainage Infrastructure	25.0%	35
Sidewalk Improvements	**57.9%**	**81**
Street/Alley Improvements	34.3%	48
Storm Water Improvements	21.4%	30
Water/Sewer Improvements	50.0%	70
	Other (please specify)	4
	answered question	**140**
	skipped question	**389**

26. COMMUNITY SERVICES (select top 3 priorities)

	Response Percent	Response Count
Abused/Neglected Children	18.2%	27
Child Care	16.2%	24
Crime Awareness Programs	10.8%	16
Domestic Violence	15.5%	23
Family Self-Sufficiency	**38.5%**	**57**
Fair Housing	11.5%	17
Health	8.1%	12
HIV/AIDS	5.4%	8
Homeless	37.2%	55
Legal	7.4%	11
Mental Health	32.4%	48
Senior Care	18.2%	27
Services for Individuals with Developmental Disabilities	11.5%	17
Services for Individuals with Physical Disabilities	8.8%	13
Substance Abuse	22.3%	33
Tenant/Landlord Counseling	9.5%	14
Transportation	35.8%	53
Youth	12.8%	19
	Other (please specify)	4
	answered question	**148**
	skipped question	**381**

27. ECONOMIC DEVELOPMENT NEEDS What are your 3 most important Economic Development needs in your service area or community?

	Response Percent	Response Count
1	100.0%	111
2	93.7%	104
3	90.1%	100
answered question		111
skipped question		418

CITIZEN COMMENTS RECEIVED

Comments from Gail Jennings

Comments on the State of Georgia 2013-2017 CONSOLIDATED PLAN DRAFT

The Georgia Department of Community Affairs (DCA) has created the State of Georgia Draft 2013-2017 Consolidated Plan (the Plan) and has requested public comments.

One item that DCA notes in the Plan is that the "lack of a number of high quality, capable CHDOs [Community Housing Development Organizations] is the primary gap in the State's delivery system." (P. 100). On page 106 with respect to special needs populations and persons experiencing homelessness, the Plan states "Local governments and nonprofit organizations often lack the capacity to administer housing programs" and "Many of the more rural areas of Georgia lack nonprofit providers needed to insure adequate coverage of the state."

The Consolidated Plan has a section for DCA to describe strategies for addressing this lack of capacity however, there are no suggestions made in this regard. Other state Consolidated Plans include a Plan of Action listed to specifically address non-profit organization and capacity issues. Such as:

- Building basic and intermediate skills of non-profit organization staff in designing and developing projects
- Training on establishing and operating Individual Development Accounts (IDAs)
- Training and technical assistance for supportive housing programs
- Training and technical assistance on housing development in the Appalachian area of the State of Georgia
- Training to develop capacity to implement housing development projects
- Capacity Building (CB) grants of up to $75,000 will be made available to local governments to assist established non-profit organizations with steady and reliable income streams to develop appropriate and competitive CDBG projects and gain functional capacity in a new and different role
- The Award of a Capacity Building grant is expected to result in a future application in one of the CDBG categories

On page 233, under the heading "Actions planned to address obstacles to meeting underserved needs," DCA states, "The CHIP Program has become a primary source of affordable housing assistance at the local level. Being an annual competitive program, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to apply as there are so many unmet housing needs throughout the state, <u>particularly in rural areas</u>. [Emphasis added] Staff will continue to spread

awareness about the program and continue to encourage participation at the local level to address these needs."

On page 234, under the heading "Actions planned to develop institutional structure," the Plan states, "A major gap exists with CHDO and nonprofit capacity in developing affordable housing. DCA recognizes that and will continue to encourage partnerships among agencies designed to increase their experience and knowledge. DCA will also continue to seek out opportunities for training and make these agencies aware of these as they come up."

CHDOs are nonprofit, locally created organizations which meet several criteria established by HUD, one of which is that at least one-third of their boards of directors are representatives of low-income persons or neighborhoods. Therefore is would seem reasonable that if the lack of CHDOs is the primary gap in the delivery system, and that if rural nonprofit capacity is a major gap in Georgia's institutional structure, then the Plan should address that gap through more active measures than "encourage partnerships" and make agencies aware of training opportunities.

One suggested method that DCA might adopt would be to partner more closely with nonprofit intermediary organizations, such as the Georgia State Trade Association of Nonprofit Developers (GSTAND). The Plan should provide funding for statewide and regional nonprofits that can provide direct technical assistance, help CHDOs and other nonprofit housing developers design programs and implement policies and procedures, and create and implement fund-raising strategies to insure sustainability.

Nonprofit intermediary organizations such as GSTAND are familiar with existing nonprofit housing development organizations. They can review each organization's current capacity and direct the organization to appropriate growth strategies. They can help DCA to provide the continuing training necessary to grow nonprofits in the State's impoverished rural areas. They can also directly develop partnerships between those organizations that will allow established entities to share capacity and experience with smaller and emerging CHDOs.

Relatively modest capacity building funding, in the range of $75,000 to $150,000, would allow GSTAND and other intermediaries to significantly assist rural communities in creating, growing, and stabilizing CHDOs and nonprofit housing developers. The primary focus of their practice should be the rural areas of Georgia thereby improving the State of Georgia as a whole.

Many programs that provide direct assistance to Georgia residents are listed in the 2013-2017 Consolidated Plan Draft in both the areas of purchase and then if negative circumstances occur to being able to keep a home. While there seems to be no designated area to comment on distinct types of programs I believe there are two that merit specific discussion:

1. HomeSafe Georgia – This is a wonderful program granted to the State of Georgia based on the high numbers of unemployed residents caused by the recent and still existing recession. As Georgia is 19th out of 19 Hardest Hit Programs across the country in the total of dollars awarded to applicants, I believe that the eligibility requirements should be "re-reviewed" and that a principal reduction component be added.

2. Georgia Dream Downpayment Assistance – One would normally assume that a downpayment assistance program should be considered an asset. However, in these days of lower interest rates and lesser household incomes it has become a liability to some low-to-moderate income households. Many households that previously received the Georgia Dream Downpayment Assistance would now benefit from a streamline refinance. However, as the Georgia Dream does not allow subordination to existing mortgage loans due to an included clause that demands it be paid in full at the time of refinance an adjustment should be considered. I believe the Georgia Dream Downpayment Assistance Program and the clients it is designed to help would benefit from a program restructured with a 20% a year forgiveness for 5 years. This alteration would allow first time buyers to advance their housing options as life style changes occur and as mortgage rates improve from their assigned percentage. A benefit for the downpayment program structured similar to the CHIP Program would be a required repayment that was at least partially reduced.

Comments from Kate Little, Executive Director of GSTAND

TO: housingplanning@dca.ga.gov

FROM: Kate S. Little

DATE: May 10, 2013

RE: State of Georgia Draft 2013-2017 Consolidated Plan

In response to the request by the Georgia Department of Community Affairs for public comments on the State of Georgia Draft 2013-2017 Consolidated Plan (the Plan), the Georgia State Trade Association of Nonprofit Developers submits the following:

DCA notes in the Plan that the "lack of a number of high quality, capable CHDOs is the primary gap in the State's delivery system." (p. 100). On page 106 with respect to special needs populations and persons experiencing homelessness, the Plan states "Local governments and nonprofit organizations often lack the capacity to administer housing programs" and "Many of the more rural areas of Georgia lack nonprofit providers needed to insure adequate coverage of the state."

On page 233, under the heading "Actions planned to address obstacles to meeting underserved needs," DCA states, "The CHIP Program has become a primary source of affordable housing assistance at the local level. Being an annual competitive program, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to apply as there are so many unmet housing needs throughout the state, **particularly in rural areas**. [Emphasis added] Staff will continue to spread awareness about the program and continue to encourage participation at the local level to address these needs."

On page 234, under the heading "Actions planned to develop institutional structure," the Plan states, "A major gap exists with CHDO and nonprofit capacity in developing affordable housing.

DCA recognizes that and will continue to encourage partnerships among agencies designed to increase their experience and knowledge. DCA will also continue to seek out opportunities for training and make these agencies aware of these as they come up."

CHDOs are nonprofit, locally created organizations which meet several criteria established by HUD, one of which is that at least one-third of their boards of directors are representatives of low-income persons or neighborhoods.

It seems reasonable that if the lack of CHDOs is the primary gap in the delivery system, and that if rural nonprofit capacity is a major gap in Georgia's institutional structure, then the Plan should address that gap through more active measures than "encourage partnerships" and make agencies aware of training opportunities.

G-STAND respectfully suggests that DCA consider collaborating more closely with nonprofit intermediary organizations, such as this organization. DCA could provide funding for statewide and regional nonprofits that can provide training and hands-on technical assistance to help CHDOs and other nonprofit housing developers understand and work through the development process.

Nonprofit intermediary organizations such as GSTAND are familiar with existing nonprofit housing development organizations. We can review each organization's current capacity and direct the organization to appropriate growth strategies. We can help DCA to provide the continuing training that will be necessary to grow nonprofits in the State's impoverished rural areas. We can directly develop the partnerships between organizations that will allow established organizations to share capacity and experience with smaller and emerging nonprofits that would like to qualify as CHDOs under DCA's certification process.

GSTAND has for the past 10 years partnered with other nonprofit organizations to hold an annual affordable housing conference. Nonprofit organizations attending the conference have the opportunity to get the latest information on affordable housing programs and policies at local and federal levels. At the conference, we offer sessions to enhance core competencies, so that non profit housing organizations in Georgia can pursue their mission utilizing the best tools and strategies available. We also encourage coordination and collaboration among the various organizations by providing a venue for networking and sharing. In addition to attracting nonprofit housing organizations, we invite national housing intermediaries, lenders, and local government officials to the conference to create an important cross-sector mix of participants and perspectives throughout the day.

Additionally, to address both the capacity issue and the continuing foreclosure crisis, this year GSTAND partnered with another organization to conduct a series of six workshops for the metro Atlanta area, concentrating on best practices in the complete process of REO redevelopment as a neighborhood stabilization tool. The first three workshops, beginning with large-scale planning on the management of community change, have addressed the full spectrum of REO redisposition planning and implementation, including different strategies for the control and reuse of vacant properties. The series will also include a workshop for board members of these organizations, another important capacity issue that has been identified. The workshops are a collaboration with the Center for Community Progress, Enterprise Community Partners, and NeighborWorks America, organizations nationally renowned for their roles as technical assistance and resource providers to the nation's non-profit sector, and CCP particularly so for innovative REO and vacant property redevelopment best practices.

We tailored the series of workshop to address capacity issues uncovered based on meetings with various stakeholders (including the City of Atlanta, the Federal Home Loan Bank of Atlanta, Invest Atlanta) as well as nonprofit housing developers. Our goal is to train nonprofits on best practices for strategies across the full spectrum of single-family redevelopment and redisposition activities.

In addition to the training, nonprofit organizations are eligible to receive project-specific technical assistance (TA). The TA will include such things as pre- and post-development activities (e.g., physical needs assessment, developing a rehab scope of work, preparing a pro forma, market analysis), project management (e.g., selecting a contractor, monitoring the contractor), property management, or other needs identified by the organization.

GSTAND can build on this experience to develop a capacity building program for nonprofits operating in non-metro areas of the state. Relatively modest capacity building funding, in the range of $75,000 to $150,000, would allow GSTAND and other intermediaries to significantly assist rural communities in creating, growing, and stabilizing CHDOs and nonprofit housing developers. This effort could target those counties that DCA and USDA have identified as counties of persistent poverty. In these locations, local leadership and local effort, supported by DCA and intermediary organizations, can make the most difference in improving the State of Georgia as a whole.

Thank you for the opportunity to comment.

Comments from G-STAND on Needs and Priorities

Georgia State Trade Association of Nonprofit Developers

TO: Department of Community Affairs

FROM: Georgia State Trade Association of Nonprofit Developers

DATE: November 19, 2012

RE: CONSOLIDATED PLAN COMMENTS

G-STAND submits the following comments for DCA's consideration as it begins preparing the 2013-2017 Consolidated Plan.

First, G-STAND notes that several objectives for the HOME Program, including:

- Expanding the capacity of nonprofit housing providers;
- Strengthening the ability of state and local governments to provide housing.

As a statewide association of nonprofit housing developers, G-STAND has an interest in improving the efficiency, quality and effectiveness of nonprofit housing organizations at all levels, so as to meet the housing needs of the state's lower-income residents. Since both entities share the same objective, G-STAND would like to figure out a way to partner with DCA to make substantial progress in this area. We propose collaborating to create a program that would incorporate a set of experiences that would serve as a prerequisite for nonprofit organizations to become qualified developers.

Such a collaboration is important as capacity depends upon not just competency of individual nonprofits, but also upon the existence and strength of an institutional network made up of public, private, and other nonprofit organizations which support production and management of affordable housing. In addition to providing equity capital, loans, and grants for development, organizations would benefit from underwriting of operating costs and financial and technical support, in particular around organizational capacity building. In its Annual Action Plans, DCA has recognized the need for increasing the capacity and skills of local

nonprofit organizations to offer housing assistance and provides CHDOs funding for technical assistance through COAP. However, G-STAND believes more could be done, such as a

establishing a formal training and technical assistance program and coupling that with project funding for smaller projects (both rental or for-sale) to get the needed experience and develop a track would produce better results.

Tax Credit Program

DCA's current approach to nonprofit developers is to strengthen its pool of qualified nonprofit developers. However, these select few nonprofit developers will eventually max out their capacity to obtain financing for large tax credit projects. This approach also does not address housing needs in smaller communities with a more limited market, but households still in need of standard, affordable housing. G-STAND urges DCA to consider creating a program that would contribute to a robust nonprofit development community. Such a community will need

new nonprofit developers to enter the pool of qualified developers interested in and capable of operating in areas now currently underserved. We suggest that DCA partner with G-STAND to design a program that would create a set of experiences that would serve as a prerequisite for organizations to become qualified nonprofit developers. In addition, we suggest creating a three-year pilot program to identify and cultivate nonprofit organizations to serve as developers of the future.

By focusing on a narrow group of chosen nonprofit organizations, the department inevitably leaves out others, which, with some resources and nurturing could eventually flourish. The department should consider what parts of the state does its current strategy leave out and that strategy might reinforce social inequities and disempower local communities. We understand DCA's wish to limit its risk, but ask at what cost? By trying to eliminate all risk or get risk as close to zero as possible, does DCA run the risk of crippling or destroying local organizations while benefitting organizations from out of state that have no real ties to the communities in which they develop projects?

HOME Program

G-STAND urges DCA to work to ensure that more of "our" HOME funds are used in the areas of Georgia for which they are intended – those jurisdictions that do not receive a direct allocation of HOME funds. DCA's allocation of HOME funds is meant to serve the 'balance of state.' According to information provided at the public hearings, DCA does not spend CDBG funds or HOPWA funds in communities that receive their own allocation of those program funds. Why does it treat HOME funds differently? G-STAND urges *DCA to utilize HOME program funds to increase its service in those communities for which they are intended.*

CHDOs and community-based nonprofit organizations need to effectively balance their mission driven work with sound business practices. This means having stable, consistent resources to support affordable housing development activities and the developer fees they generate. DCA currently places strong emphasis on the development of large, multi-family rental properties. That makes it difficult for CHDOs and community-based nonprofit organizations serving the 'balance of state' to maintain a pipeline of development activity that ensures sustainability and self-sufficiency.

Changes to the HOME program are likely to place further demands on CHDOs and could likely result in fewer organizations that qualify for the CHDO designation. DCA should consider allocation strategies that help CHDOs develop a pipeline of development activity and, therefore, revenue. Such strategies could then ensure that there are sufficient CHDOs to utilize the HOME CHDO set-aside and meet the housing needs in the non-metro areas of the state.

G-STAND offers these strategies for DCA to consider:

- Decrease the emphasis on large, multi-family properties. There are CHDOs and community based-nonprofit organizations in Georgia that have sufficient development capacity to develop small and medium sized rental properties in their service areas.
  However, these entities to do not have a relationship with DCA because they do not develop large properties that do not 'work' in their communities or make sense for their organization. G-STAND recommends that DCA consider soliciting funding applications that are designed to meet the needs of small cities and rural areas.
- Increase the resources available for housing rehabilitation and small development properties. These activities will allow CHDOs and true community-based nonprofit organizations to develop a pipeline of development activity, and a consistent revenue stream. Accordingly, they will be able to retain talented staff and the development knowledge required to develop large, multi-family properties that layer multiple funding sources when those projects make sense in their service areas.
- Allow CHDOs to retain CHDO proceeds. Access to CHDO proceeds would provide resources to capitalize future affordable development activities. CHDOs need a source of unrestricted funding for the predevelopment work that goes into a successful project. Allowing a CHDO to retain CHDO proceeds would produce a long-range impact. Such action can result in increased output and organizational success.
- Encourage local governments to partner with CHDOs and nonprofit housing developers on CDBG projects. In a time with fewer HOME and CDBG resources, fostering partnerships will allow scarce resources to go further. Experienced nonprofit developers can be effective stewards of CDBG resources and use their understanding of community and economic development to leverage additional resources and develop effective, creative projects.

Thank you for the opportunity to comment.

Gwinnett County's Public Comment Submission:
State of Georgia's Draft 2013-2017 Consolidated Plan

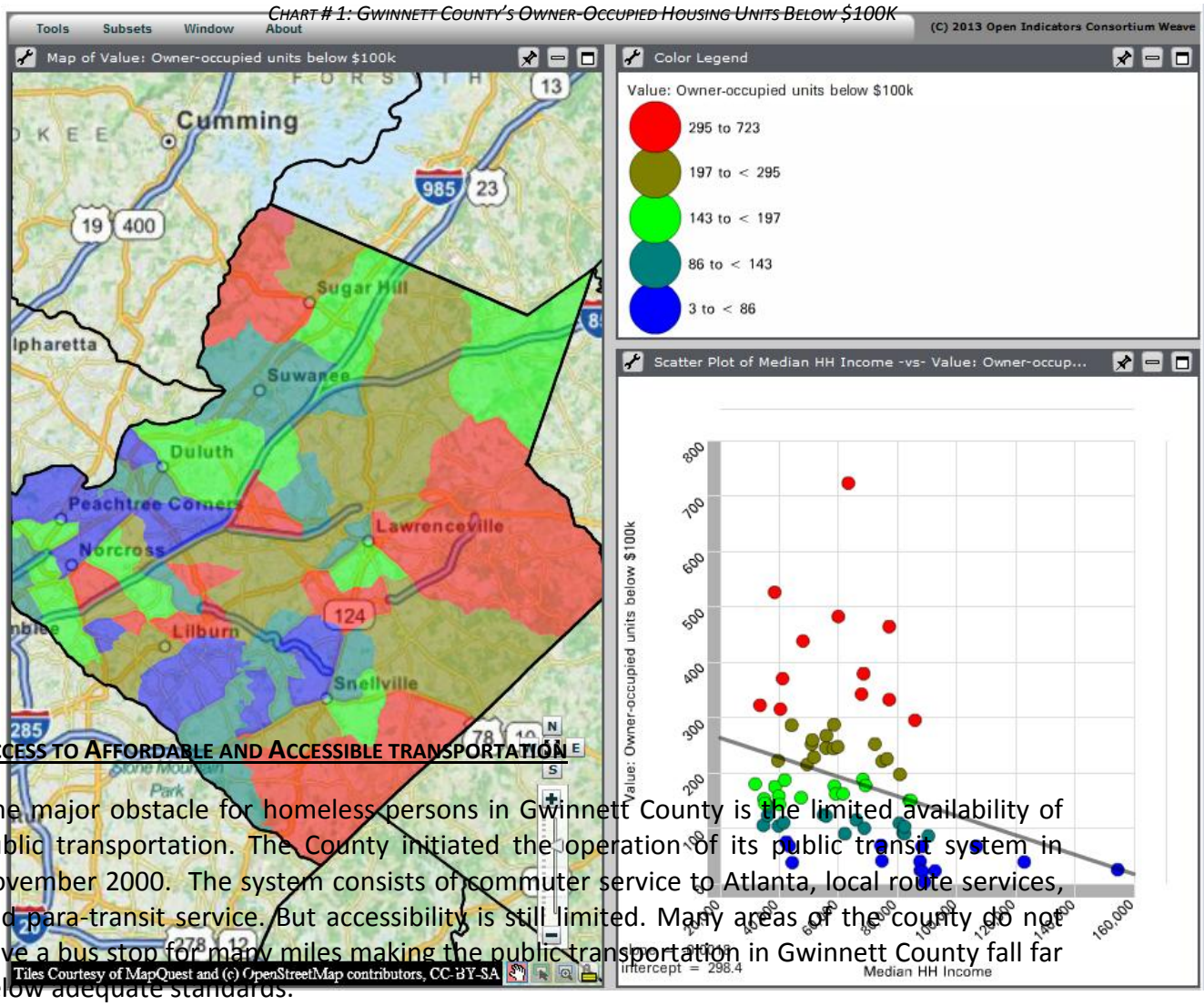
In accordance with Gwinnett County's 2013 Action Plan, Gwinnett County recognizes three of the greatest underserved needs for low- and moderate-income citizens: (1) affordable housing; (2) affordable childcare; and (3) access to affordable and accessible transportation.

AFFORDABLE HOUSING

The rapid population growth in Gwinnett County has attracted housing developers, but primarily in the upper income market. Limited numbers of new affordable multi-family housing is being constructed and no housing has been constructed recently for use as emergency shelter, transitional housing, or permanent housing for the homeless. Additional permanent housing is needed at a price affordable to persons who may be moving from transitional housing.

Chart #1 demonstrates the density of Owner Occupied Housing Units below $100,000 in Gwinnett County correlated on the scatter plot with Median Househould Incomes. The scatter plot identifies many low-income communities which do not provide sufficient affordable housing (homes below $100K).

CHART # 1: GWINNETT COUNTY'S OWNER-OCCUPIED HOUSING UNITS BELOW $100K

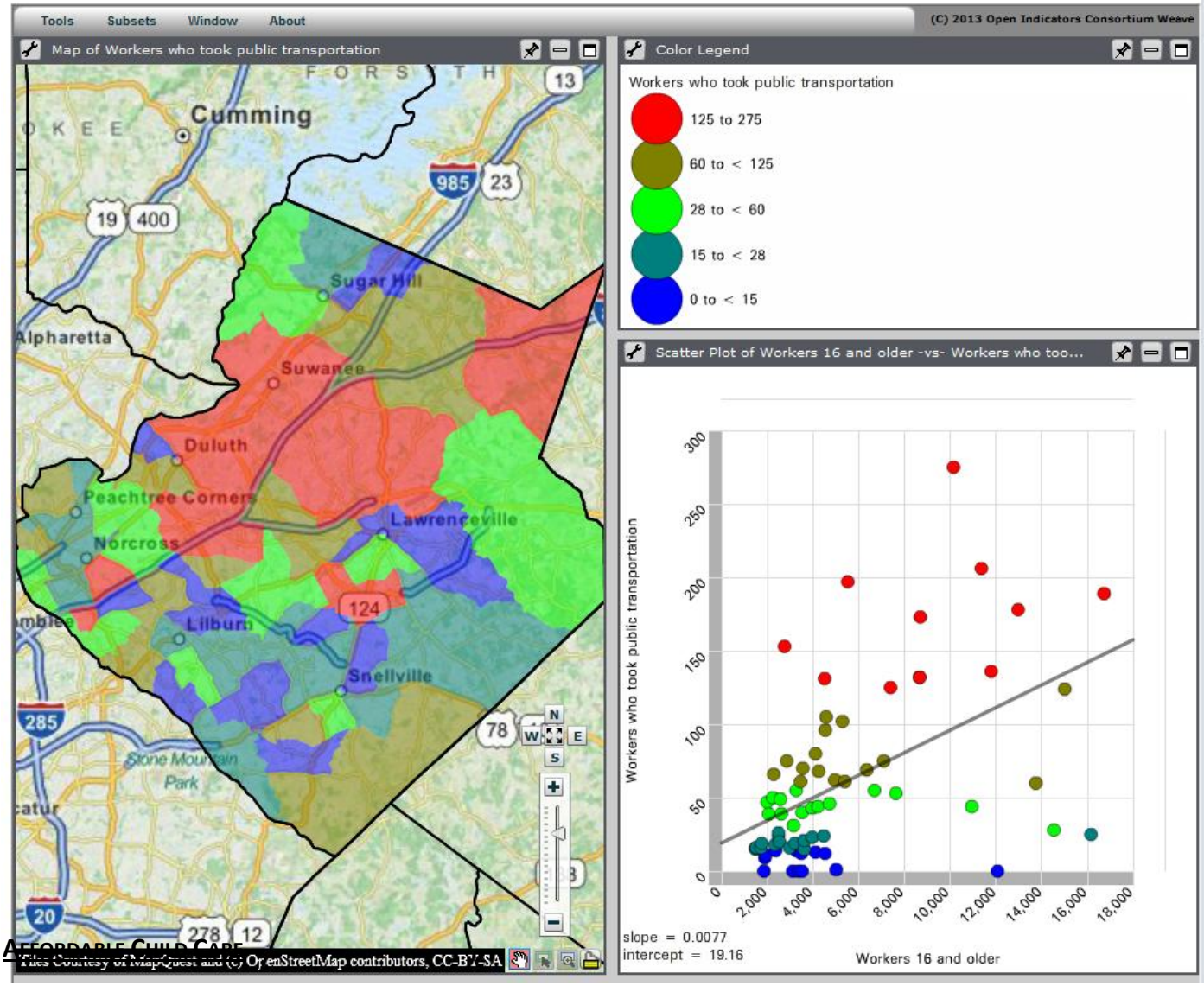


ACCESS TO AFFORDABLE AND ACCESSIBLE TRANSPORTATION

One major obstacle for homeless persons in Gwinnett County is the limited availability of public transportation. The County initiated the operation of its public transit system in November 2000. The system consists of commuter service to Atlanta, local route services, and para-transit service. But accessibility is still limited. Many areas of the county do not have a bus stop for many miles making the public transportation in Gwinnett County fall far below adequate standards.

Chart #2 demonstrates the density of Workers Who Took Public Transportation in Gwinnett County. The plot chart correlates Workers Who Took Public Transportation with the total number of Worker's 16 and Older in Gwinnett County. The plot indicates the number of working citizen utilizing public transportation falls *far* below the number of workers in Gwinnett County. We suggest this is because of inadequate access to public transportation.

CHART # 2: GWINNETT COUNTY'S WORKERS 16 AND OLDER



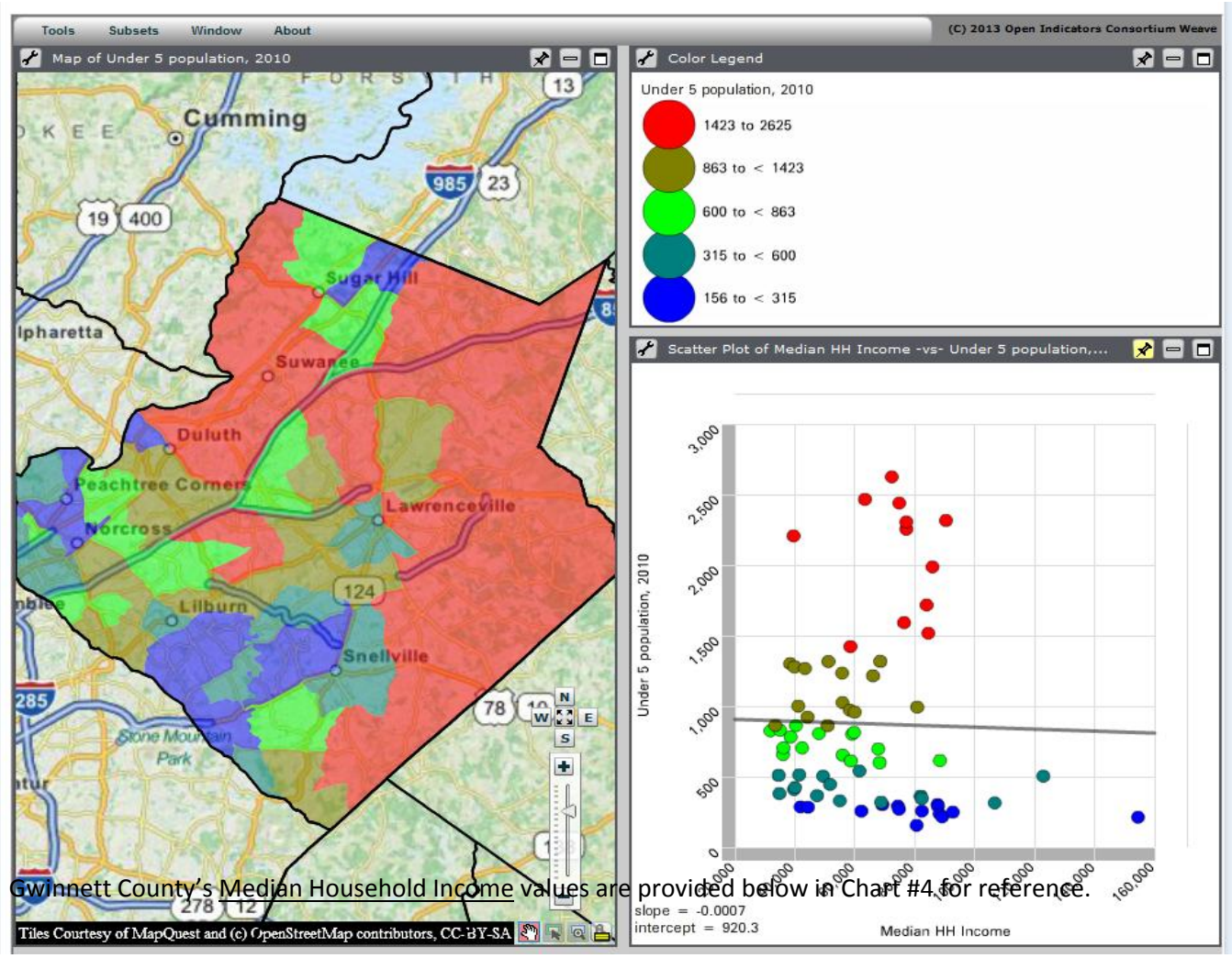
AFFORDABLE CHILD CARE

According to the U.S. Department of Health and Human Services, child care costs should not exceed more than 10% of a family's annual gross income. On average in Gwinnett County 12.5% of a family's income is spent on child care for one infant in an accredited program, costing parents anywhere from $120 to $140 a week.

The Georgia Pre-K Program funded by the Georgia Lottery provides Georgia's 4 year old children with preschool. But funds do not go far enough to serve every preschool age child and the program is only part-day, meaning most working parents must still pay for before and/or after care. In 2005, the estimated population of 4 year olds in Gwinnett County was 11,185, of which 6,864 were enrolled in Pre-K, which represents only 61% of the total 4 year old population.

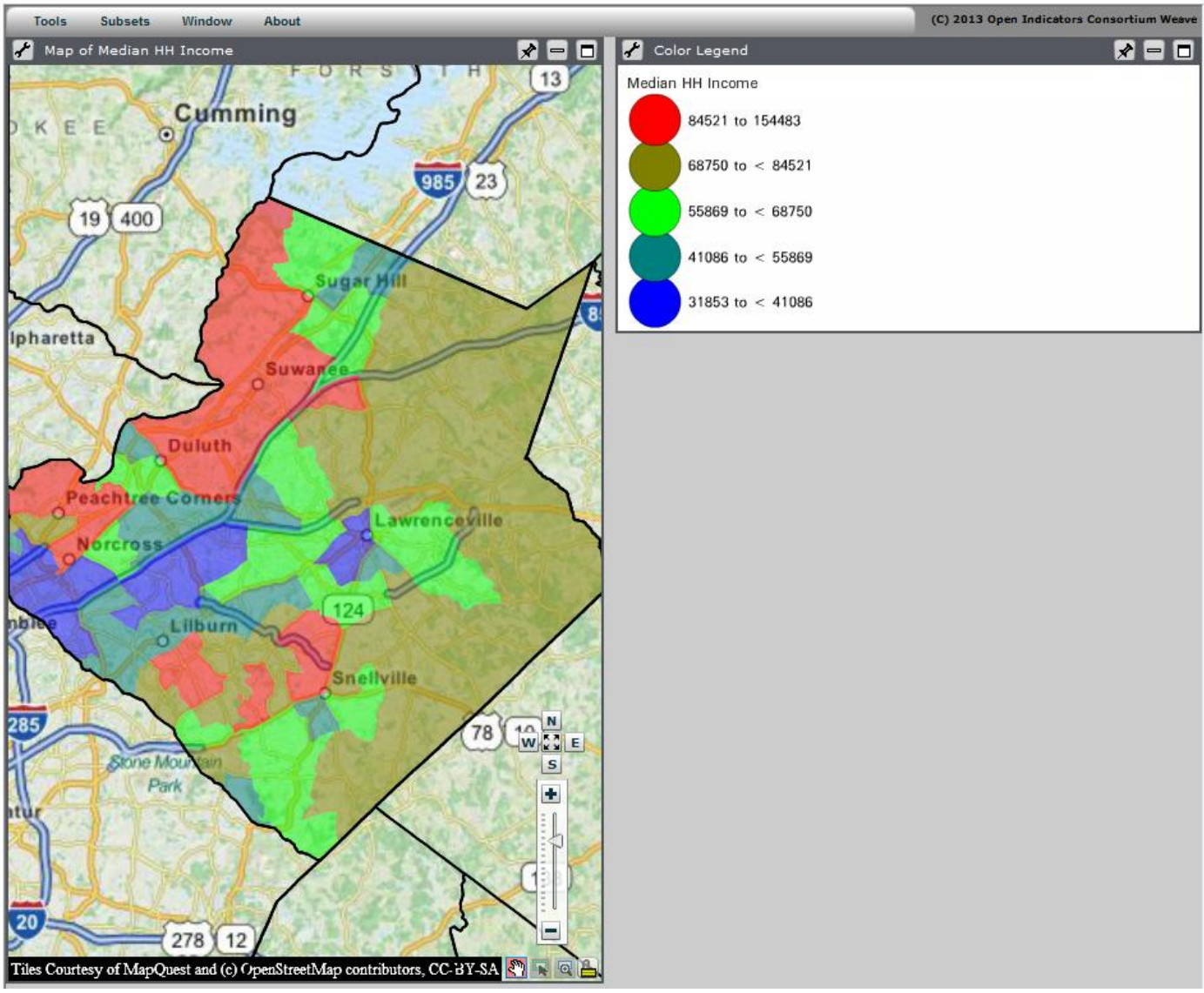
Chart #3 shows the concentration of Children Under the Age of 5 in Gwinnett County, correlated on the scatter plot with Gwinnett County's Median Household Income. All Gwinnett County families with a median income of $65,000 or less will spend more than 10% of their income on child care per child.

CHART # 3: GWINNETT COUNTY'S CHILDREN UNDER 5 POPULATION



Gwinnett County's Median Household Income values are provided below in Chart #4 for reference.

CHART # 4: GWINNETT COUNTY MEDIAN HOUSEHOLD INCOME



REQUESTS

Gwinnett County requests DCA provide resources to promote affordable housing. When clients do not qualify for Gwinnett County's HOMEstretch program we refer them to DCA's Georgia DREAM. This program has been a great catalyst for making it affordable to purchase a house. Specifically it is helpful because many high end homes were built but after the mortgage crisis went unoccupied. This program allows families that might otherwise not be able to afford housing afford it by getting a lower mortgage rate with down payment assistance.

Gwinnett County requests DCA provide resources to increase access to public transportation. Many Gwinnett County citizens work in Atlanta requiring them to spend excessive amounts of money on gasoline commuting. And the price of gasoline continues to increase. In addition, the issue of traffic has become a plight on the metro Atlanta area. Access to Public Transportation could alleviate these issues.

Gwinnett County requests DCA provide resources to promote affordable childcare. We encourage DCA to collaborate with other Georgia Departments to increase funding for programs such as Georgia's Pre-K Program and provide financial assistance to child care providers in the Gwinnett County Communty.

GWINNETT COUNTY'S EFFORTS TO ADDRESS UNDERSERVED NEEDS

Affordable Housing

During FY 2013, Gwinnett County and its existing affordable housing partners, particularly the Gwinnett County Health and Human Services Coalition, the Lawrenceville Housing Corporation, and Gwinnett County Habitat for Humanity, continue to carry out programs and to locate private and/or public funding to continue the development and/or rehabilitation of affordable housing. Gwinnett County also continue its funding process with its HOME Program, where funding awards are made when organizations submit actual projects with all HOME Program and Gwinnett County required documentation sufficient to approve the project.

Affordable Childcare

Gwinnett County provides technical assistance to local non-profit childcare providers as they seek public and private funding. Gwinnett County provided FY 2011 CDBG assistance to Sheltering Arms to reconstruct the playgrounds at the Lillian Webb Childcare Center in Lawrenceville and their Childcare Center in Norcross during 2012. No childcare projects are receiving funding under Action Plan 2013.

Affordable Transportation

Gwinnett County placed its new public transit system in operation in November 2001 and has expanded express, local and para-transit services since the system began operations. No transportation projects are receiving funding under Action Plan 2013

Comments from SOPOS Coalition

November 15, 2012

Rick Heermans
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, GA 30329

Dear Mr. Heermans:

On behalf of the SOPOS Coalition, we are pleased to provide input for the Georgia Department of Community Affairs (DCA) FFY2013 -2017 Consolidated Plan and FFY2013 Annual Action Plan.

Our Coalition, made up of housing professionals and disability advocates -and which includes a DCA representative, strives to promote fair housing for people with disabilities throughout the state of Georgia. In September 2011, we released our report, "*Shut Out, Priced Out, and Segregated: the Need for Fair Housing for People with Disabilities*." The comments that follow are based on our findings and recommendations. We encourage you to review the full report, or a four-page briefing,at http://www.metrofairhousing.com/sopos_coalition.htm.

We appreciate the efforts of DCA to provide adequate housing for low-income people. However, we want to emphasize strongly the need to provide accessible, affordable, and integrated housing for all people with disabilities.

As you may know, due to the high rate of unemployment among people with disabilities, as well as the medical and attendant care costs associated with having a disability, a large portion of the disability community is not just low-income but living in poverty. There are 1.1 million people with a disability (336,299 with a mobility impairment) living in Georgia. Of those, 28% are living below the poverty level, compared to 17% of their non-disabled peers. Furthermore, people with disabilities between the ages of 30-64 lagin home ownership by about 20% as compared to those without a disability.

For this reason, we recommend the following:

Improve Data Used to Develop Consolidated Plan

Given the recent Department of Justice settlement and the Olmstead Plan, we realize that DCA has made efforts to provide housing for people with disabilities who need to transition from nursing facilities, state hospitals, and other institutions. We applaud these efforts. However, we want to point out that the Justice settlement focuses exclusively on the needs of people with developmental or psychiatric disabilities. We are concerned that, as a result, the needs of people with other types of disabilities are being overlooked or not included in DCA's priorities.

With this in mind, we recommend that DCA conduct research to quantify the need for housing that is both accessible, affordable, and integrated for people with all types of disabilities, and use that data as the basis for the development of your Consolidated Plan. The study should evaluate:

- the number of affordable dwellings that currently exist, and where they are located; the number of affordable dwellings that are needed, and of these, how many are moderately subsidized and how many are significantly subsidized;
- the number of accessible affordable dwellings that are needed; and
- the number of people who need both accessible and affordable dwellings as well as regular support services.

The study should also take into account the number of people with disabilities who currently reside in nursing facilities or other institutions, but who prefer to live in the community. Such data will ensure that DCA is better prepared to meet the housing needs of Georgians with disabilities, particularly in terms of the provision of rental subsidies.

Invest State Dollars to Supplement Section 8

The Coalition recommends the State of Georgia invest dollars from the general fund in the Section 8 rental assistance program to supplement existing federal rental subsidies. We recommend that DCA use results from the research study above as well as models in other states to develop a budget request that better addresses the need for subsidized housing in Georgia. Currently, there are many states, including New York, Massachusetts, Connecticut, New Jersey, and Hawaii that have done this.

Increase Number of Dwellings with Basic Access

In your efforts to improve current housing structures and rehab foreclosed properties, we recommend that you identify those properties that could easily be modified to include Basic Access features (one zero-step entrance, wider doors, and at least one half bath on the main level). Such features enable a person with a mobility impairment to live in or visit the dwelling. In addition, such features can benefit people with young children, aging parents, temporary injuries, and other conditions as well. Research has proven that basic access features can be added for little to no additional cost. Our Coalition includes experts on Basic Access who would be willing to consult with you and provide technical assistance in this area.

We also recommend that DCA set a specific goal that quantifies the number of current housing structures and rehabbed foreclosed properties will be improved and provided to people with physical disabilities. Again, data from the proposed study above can be useful in this initiative.

Redefine the Definition of Homeless

As you are working to meet the needs of homeless people, please keep in mind that a number of people with disabilities are homeless because of the poverty issues mentioned above, therefore, we request that you revise your plan to include specific initiatives that take into account the particular needs of people with disabilities who are homeless.

There are also many people with disabilities who currently reside in nursing facilities but prefer to live in the community. Unfortunately, accessible and affordable housing is a major barrier to relocating back home, therefore, please consider people in this situation as "homeless people."

Emphasize the Needs of the Individual in Supportive Housing

As a result of the Justice settlement we know that DCA has placed an emphasis on the model of supportive housing for people with disabilities. We want to make sure you are aware that there are many models of supportive housing and that the particular needs of the individual should determine the type of supportive housing to be provided. There is no "one size fits all" model. As said before, we would be happy to consult with you in this area.

Reaffirm Fair Housing Act Regulations for Multi-Family Housing Providers

As a reminder, we ask that you require any multi-family housing providers using federal funds to educate themselves on, and abide by, the accessibility guidelines in the design, construction, or rehab of multi-family housing in accordance with the Fair Housing Act; and to develop Affirmative Fair Housing Marketing Plans that target those least likely to apply, including those with physical disabilities.

We appreciate the opportunity to provide these comments. We also thank DCA for its participation in the Coalition and the opportunity to work with you to develop and implement these recommendations. With more than thirty individuals and organizations in our Coalition, including disability advocates, architects, developers, planners, nonprofit developers, Fair Housing agency representatives, state housing representatives, and others, we welcome the opportunity for further dialogue with you.

Sincerely,

SOPOS Coalition Steering Committee:

Eric Jacobson Executive Director Georgia Council on Developmental Disabilities

Kate Little Executive Director Georgia State Trade Association of Nonprofit Developers

Patricia Puckett Executive Director Statewide Independent Living Council

Jackie Wilks Executive Director Center for Financial Independence and Innovation

Metro Fair Housing Services

SOPOS Coalition Members:

Atlanta Legal Aid, Atlanta Regional Commission, Atlanta Neighborhood Development Partnership, Center for Financial Independence and Innovation, Concrete Change , disABILITY Link, Disability Resource Center, Georgia Advocacy Office, Georgia Council on Developmental Disabilities, Georgia Department of Community Affairs, Georgia Department of Human Services, Georgia State Trade Association of Nonprofit Developers, Georgia Supportive Housing Association, Georgia Technology Institute, For Rent Media Solutions, Keller Williams First Atlanta, McDowell/Hall-McDowell Architectural Firm, Metro Fair Housing Services, My Access-Able Home, NeighborWorks-Columbus, People First Georgia, Shepherd Center, Statewide Independent Living Council, University of Georgia, Unlock! The Waiting Lists, Walton Community Services, Walton Options for Independent Living, Worthing Companies

Meeting with Kelly Cooney of Housing Assistance Council on November 26, 2012

It was recommended that CHDOs be allowed to undertake a variety of activities to allow them to increase capacity as either a subrecipient or a CHDO. Suggestions included:

- Small multifamily rental developments
- Single-family developments both homeowner and rental
- Owner-occupied rehabilitation
- Down Payment Assistance
- Tenant-based Rental Assistance

The current DCA application process limits CHDOs to primarily only undertake large rental projects. DCA should look at having an open funding round for CHDOs that would allow them to apply for any activities that are eligible under the HOME Program. DCA needs to invest time and resources in developing capable nonprofits that can become CHDOs and needs to consider allowing them to keep CHDO proceeds that result from developing successful projects.

Comments from Robert Cooke

Comments on the STATE OF GEORGIA DRAFT 2013-2017 CONSOLIDATED PLAN
2013-05-10
Robert B. Cooke (robert.cooke@swgau.org)

Demographic Data

Page 24 – Needs Assessment Overview

The Needs Assessment Overview uses statewide data to determine the need. This approach mixes information from the Atlanta metro-area with information from other, smaller metro-areas and with information from rural Georgia.

As DCA notes in its maps section (http://www.georgiaplanning.com/documents/atlas/commofopp2005.pdf), a large number of Georgia Counties have been in persistent poverty for at least the last twenty years. As the University of Georgia reported in its 2003 publication "Dismantling Persistent Poverty in Georgia," South Georgia and East Georgia rural counties are located at the geographic heart of the poorest region in the United States. (http://www.dca.ga.gov/communities/regionalism/programs/downloads/GA_Report.pdf)

Resources in these counties are extremely limited. In most parts of the U.S., a typical income curve is arched like a rainbow, with a relatively small number of people in poverty, a larger number as the median income is approached, and a small number at the top. The income curve

in south rural Georgia is shaped like a skewed capital-U – a large number of people in poverty, a small middle class, and a very small number with incomes above $100k.

The skewed income distribution, among other negative outcomes, results in a lack of private charitable resources. About 20% of the Georgia population lives in rural areas. According to the Foundation Center records of all the private grants awarded in GA, 76% have gone to the metropolitan Atlanta area. Only about 5% of all private grants have been awarded in rural areas.

This focus on demographic statistics for the state as a whole affects the perceived service needs. It also affects the methods that will be effective in meeting those needs. The high poverty levels and low population density in rural Georgia may require different or intensified service delivery methods in order to achieve the same outcomes.

Recommendation: DCA should include regional statistics, including a focus on the counties of persistent poverty.

A second issue with the demographic data lies in the presentation. DCA uses charts of numeric data to present the information that supports its conclusions. The information would be significantly easier to absorb if the presentation included graphic elements, such as graphs. The graphic data would both complement and explain the charts.

Recommendation: Add graphic data presentation

Page 142 "The geographic area for allocating investments goes to the entire State of Georgia." Whether the entire state should be served on an equal basis without consideration of regional need is a policy decision. **No recommendation.**

An issue related to demographic data is "Area Median Income." Whenever the area median income is used to determine program eligibility, persons in persistent poverty rural counties are disadvantaged. According to the FY 13 HUD Income limits, a family of four living in Atlanta and making $53,000 would be eligible to receive services. That same family would be no less in need of services if they lived in a persistent poverty county, but they would be ineligible due to their income. In the Georgia persistent poverty counties, any family of four making more than $36,500 is ineligible for services. This difference of more than $15,000 per year consistently harms persistent poverty counties by limiting the assistance available to their residents.

Recommendation: Use the State-wide area median income to determine eligibility for assistance.

Page 120 - QAP "Preference is given to those projects that serve tenants below 50% of area median income and for developments located in proximity to public transportation options." "Points are also awarded to developers proposing to provide supportive housing to those who are mentally or physically disabled who typically are also under 50% of area median income." – Persistent poverty rural counties seldom have public transportation. As noted in the discussion of area median income, both these provisions can discriminate against development in persistent poverty rural counties.

Rental Housing Development and Rehabilitation
According to the 2007-2011 American Community Survey 5-Year Estimates, the State of Georgia as a whole has about 13% of its rental units with gross rent of less than $500 per month. Crisp County, as an example of a persistent poverty county, has about 31% with gross rent of less than $500.

The reason for these low rental rates is that most of the rental units in many persistent poverty counties are single family homes that were built before 1960. More than 13% (over 10,000 units – ACS) of the single family homes in Crisp County and the surrounding persistent poverty counties are more than 50 years old. Though some of these structures are historic houses and have been well maintained, most may be presumed to be substandard and in need of rehabilitation or repair. Based on a windshield survey and a separate review of existing rental housing in Cordele and Crisp County, it is likely that many units are in visibly poor condition and a general state of disrepair, and in some cases are uninhabitable.

The outcome of the low rental rates is the continued deterioration of rental properties. There is a significant need for rehabilitation of single family rental properties throughout the persistent poverty counties. This need is not addressed in the Consolidated Plan.

The success of the Sumter County Initiative in 2000 demonstrates that it is possible for a persistent poverty county, with local leadership and support from larger organizations, to eliminate substandard housing in an eight year period.

Recommendation: Establish a single family rental rehabilitation program. Such a program could also be used to assist in developing sustainable, local CHDOs and nonprofit housing developers.

p 92 "New Unit Production

Generally, Georgia's housing vacancy rate would indicate there is not a great need for any new housing units. According to a 2012 ACS report, Georgia's homeownership vacancy rate was 2.7%. While better than the 3.6% rate in 2011, this rate is the 4th highest in the nation. The rental vacancy rate is 9.9%. While these rates would indicate a very low need for new construction, there are times it may be justified, particularly for rental units. <u>This would particularly apply to rural areas where there is not a sufficient supply of existing units</u>. [emphasis added] The construction of new homeownership units is a low priority."

P 92 "Rehabilitation
Rehabilitation of both rental and homeownership units is a high priority. The 2012 vacancy rate in Georgia for rental units is 9.9%. Included in this figure are a number of blighted and abandoned developments. These will be a high priority to address. Table 7 shows that there are a total of 136,826 homeowner units in the State owned by persons with incomes at or below 50% AMI. Of this total, 76,921 households have severe cost burdens, many of them elderly. <u>For this reason, homeowner rehabilitation will be a high priority for funding."</u>

As noted, single family rental rehabilitation is also needed.

P 135 "Federal HOME funds will leverage private and state funds through several different programs. In the HOME Rental Housing Loan Program, HOME funds will be provided to developers who will also receive assistance through the Low-income Housing Tax Credit and the Georgia Housing Tax Credit programs. These deals often include private funds as well as owner cash. They also usually include an allotment of State tax credits. In the Georgia Dream down payment assistance program, tax-exempt mortgage bond proceeds are used to provide first mortgage financing. Both the state tax credits and the tax-exempt mortgage financing serve as sources of matching funds for the HOME Program."

The establishment of a single family rental rehabilitation program could provide an opportunity for small and emerging nonprofits to complete small scale projects with community banks & build capacity. This would provide an opportunity to positively affect existing units and existing neighborhoods.

One possible model is funding for nonprofit CHDOs and housing developers for rental ownership & rehab to a max of $300,000, requiring at least a 1:1 match and a total project cost of not more than $60,000 per unit (including match funds). Completed units would be required to meet fair market rent for low income residents. All residents must be low income. A connection to a local GICH initiative might be required, which would also strengthen the GICH process. In lieu of a GICH, support and participation by a local government, housing authority, or development authority might be required.

P 233-234 "Actions planned to foster and maintain affordable housing:

Preserving affordable housing units that may be lost from the assisted housing inventory will be a high priority for DCA. With regards to homes owned by low- and moderate-income individuals, rehabilitation through the CHIP Program to bring these houses to Code will continue to be a priority and should allow many of them to be preserved as affordable housing for the long term.

"Preservation of rental housing will also be a high priority. In the HOME Rental Housing Loan Program, developments that received previous HOME and tax credit assistance are eligible to apply again once their period of affordability has been satisfied. In addition, trends have shown that many rental projects, particularly those undertaken by nonprofit organizations and CHDOs, s are struggling to remain viable in this challenging housing environment and are in danger of foreclosure. Staff will work closely with the borrowers and other lenders to try and develop workout plans to prevent this from happening which would result in lost affordable rental units."

Preservation of single family rental housing should also be a priority. Rehabilitation to "bring these houses to Code... should allow many of them to be preserved as affordable housing for the long term." It will also benefit existing neighborhoods in small municipalities, reduce green field development, and preserve historic structures.

Ownership Housing

P. 233 "The CHIP Program has become a primary source of affordable housing assistance at the local level. Being an annual competitive program, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to apply as there are so many unmet housing needs throughout the state, particularly in rural areas. [emphasis added] Staff will continue to spread awareness about the program and continue to encourage participation at the local level to address these needs."

Homelessness

Homelessness is a symptom of other underlying social and economic ills. In rural Georgia, treat it holistically. Serve the families, meet their needs, and solve or prevent the homelessness as an outcome of the process.

"The near absence of the homeless service provider system in rural areas makes it difficult to obtain reliable data on specific homeless subpopulations, especially among those who are unsheltered." p 49

P. 128 "Performance Standards
DCA has established the primary goal of reducing the number of unsheltered homeless individuals and families in the Balance of State ESG entitlement."

P. 90 ESG priorities: "Outreach High
DCA will continue to implement outreach and assessment through the use of street outreach teams, working with rural providers [emphasis added] to establish best practices around rural street outreach. Once the coordinated assessment systems are devised and put into practice, this will complement outreach, particularly in rural areas."

P 106 re "Georgia's system for delivering services to special needs populations and persons experiencing homelessness" - "Local governments and nonprofit organizations often lack the capacity to administer housing programs, and many homeless service providers are hesitant to both serve clients with higher needs and move program strategies to a housing first model.
"Many of the more rural areas of Georgia lack nonprofit providers needed to insure adequate coverage of the state.

P 107 - "DCA will continue to strengthen connections with regional providers, such as Community Action Agencies, with the goal of all counties within the Balance of State CoC having access to prevention and rapid re-housing resources."

An additional useful program might be the establishment of small local funding pools for emergency needs. Local churches and nonprofits could provide matching funds. Pools could be established on a regional basis at housing counseling agencies, churches, or other reliable institutions. Funds for local emergency needs - deposits, utilities, short hotel stays, etc.

Community Housing Development Organizations (CHDOs)

One item that DCA notes in the Plan is that the "lack of a number of high quality, capable CHDOs [Community Housing Development Organizations] is the primary gap in the State's delivery system." (P. 100). On page 106 with respect to special needs populations and persons experiencing homelessness, the Plan states "Local governments and nonprofit organizations often lack the capacity to administer housing programs" and "Many of the more rural areas of Georgia lack nonprofit providers needed to insure adequate coverage of the state."

On page 233, under the heading "Actions planned to address obstacles to meeting underserved needs," DCA states, "The CHIP Program has become a primary source of affordable housing assistance at the local level. Being an annual competitive program, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to apply as there are so many unmet housing needs throughout the state, <u>particularly in rural areas</u>. [Emphasis added] Staff will continue to spread awareness about the program and continue to encourage participation at the local level to address these needs."

On page 234, under the heading "Actions planned to develop institutional structure," the Plan states, "A major gap exists with CHDO and nonprofit capacity in developing affordable housing. DCA recognizes that and will continue to encourage partnerships among agencies designed to increase their experience and knowledge. DCA will also continue to seek out opportunities for training and make these agencies aware of these as they come up."

CHDOs are nonprofit, locally created organizations which meet several criteria established by HUD, one of which is that at least one-third of their boards of directors are representatives of low-income persons or neighborhoods.

It seems reasonable that if the lack of CHDOs is the primary gap in the delivery system, and that if rural nonprofit capacity is a major gap in Georgia's institutional structure, then the Plan should address that gap through more active measures than "encourage partnerships" and make agencies aware of training opportunities.

One method that DCA might adopt would be to partner more closely with nonprofit intermediary organizations, such as the Georgia State Trade Association of Nonprofit Developers (GSTAND). The Plan should provide funding for statewide and regional nonprofits that can provide direct technical assistance, help CHDOs and other nonprofit housing developers design programs and implement policies and procedures, and create and implement fund-raising strategies to insure sustainability.

Nonprofit intermediary organizations such as GSTAND are familiar with existing nonprofit housing development organizations. They can review each organization's current capacity and direct the organization to appropriate growth strategies. They can help DCA to provide the continuing training that will be necessary to grow nonprofits in the State's impoverished rural areas. They can directly develop the partnerships between organizations that will allow established organizations to share capacity and experience with smaller and emerging CHDOs.

Relatively modest capacity building funding, in the range of $75,000 to $150,000, would allow GSTAND and other intermediaries to significantly assist rural communities in creating, growing, and stabilizing CHDOs and nonprofit housing developers. The primary focus of their practice should be the rural areas of Georgia, particularly those counties that DCA has identified as counties of persistent poverty.

(http://www.georgiaplanning.com/documents/atlas/commofopp2005.pdf) These are the locations where local leadership and local effort, supported by DCA and intermediary organizations, can make the most difference in improving the State of Georgia as a whole.

Comments from Patricia Ajike Williams

Date: 10 May 2013

To: State and Federal Public Servants

Fr: Concerned Citizen of Fulton County

My name is Patricia "Ajike" Williams. Due to my disability, I was unable to read all the materials, within the time allotted, to make an appropriate assessment and to make informed comments on this year's plans that are being submitted to HUD by the Georgia Department of Community Affairs.

However, I am submitting my comments regarding a related and relevant situation which appears to be the denial of federally funded homeless services to homeless women and children, of African Ancestry. This situation appears to have resulted in the sustaining of a pipleline for what appears to serve the purpose of increasing the potential for sexual exploitation of homeless women and children, in the City of Atlanta, that is located within the jurisdiction of Fulton County

One piece of evidence that supports this assertion is the two attached letters that I received from Ms. Williams and her Daughter in 2012. These documents have been presented, along with other researched information, during televised Board Meetings, to the Fulton County Board of Commissioners.

Since presenting information to the Commissioners, I have continued to conduct research in an effort to track the Federal money that has come into the County, since the reign of Maynard Jackson, that was targeted for providing services to the homeless community. Most recently, I have been unsuccessful with gaining access to Tri-J information from the Fulton County Office of Housing and Human Services. I was informed that this office may have served as the Tri-J Coordinator last year.

This same county office also continues to fail to provide me with documents, requested through the Open Records Act, while I was participating in their recent HUD CAPER several weeks ago.

I'm merely an unempowered senior citizen. Therefore, county elected officials and government employees, more often than not, just ignore my concerns. I can only hope that someone in authority will read my comments, contact me, and conduct a thorough investigation to determine why, after the death of Ms. Yetta Yates, would homeless woman and homeless children, of African Ancestry, in the 21st century, be forced to sleep on the cement floor of the City of Atlanta Gateway Shelter for men. A lack of federal funding certainly is not the justification.

A Concerned Citizen of Fulton County Georgia!

Patricia "Ajike" Williams, GA CPS
Graduate of Fulton County Citizens' University - Class of 2012
(Address and Phone Number submitted but not included here)

Summary of Comments Received on Needs, Priorities, and Policies Related to the 2013-2017 Consolidated Plan and 2013 Annual Action Plan

Webinar - Atlanta

November 8, 2012 2:00 p.m.

Citizen participation is an integral part of the citizen participation process. In addition to holding public hearings to solicit feedback from the public as part of the Consolidated Plan development process, other meetings take place throughout the year where input is received by DCA that relates to programs, policies, and funding decisions. Following is a summary of the comments received at these meetings and DCA's response.

Atlanta Webinar – Total Attended via the internet 65

There were no citizen comments on the needs, priorities or policies related to the 2013-2017 Consolidated Plan and the 2013 Annual Action Plan during or after the scheduled webinar held on November 8, 2012.

Brunswick Public Hearing-Gateway Behavioral Health Services-October 16, 2012

Attendees: 3

Comment # 1: How are funds awarded? Are there areas that are targeted geographically?

(State's response) Funds are awarded based upon a competitive process for programs including CHIP, CDBG, ESG, and HOME-funded rental housing. Each have an annual application process and the elements of scoring and associated points are made clear as part of the application process.

Comment # 2: Must applicants demonstrate need?

(State's response) Yes, that's why we have public hearings and listening sessions. With program objectives and priorities changing at the federal level and funding cuts implemented, we need to target our funding to those areas of the greatest need now more than ever. For CDBG projects, surveys must be conducted if a project is proposing an area benefit to show that the area is at least 70% low- and moderate-income.

Comment # 3: There is a critical problem in Glynn County with high utility bills. A number of families have become homeless because of this and have been forced to leave public housing due to the fact that their utilities have been turned off.

(State's response) ESG money is available for rapid re-housing of these families. The Salvation Army may be able to assist persons in the Glynn area with this. If a family does have to seek assistance at an emergency shelter that receives HUD funding and they have a teenage child, the shelter must now serve the entire family including any teenagers under the new ESG regulations**.**

Comment # 4: We have a problem with housing older adults. There are many senior homeowners who that are unable to maintain their homes. Their failure to do this jeopardizes their ability to continue to live independently.

(State's response) DCA offers rehab assistance to homeowners through the CHIP Program. Local governments, housing authorities, and nonprofit organizations are all eligible to apply for funding through an annual application process that should take place later in 2012. In addition, homeowner rehab is also an eligible activity under the CDBG Program which also has an annual application process.

Comment # 5: Brunswick needs more affordable rental and special needs housing. Gateway has over 100 people on their waiting list for rental housing. There is a need for more supportive services for persons being de-institutionalized and moved back into community-based housing. More 4 bed personal care homes are needed.

(State's response) DCA will be issuing the Qualified Allocation Plan for the 2013 funding round later in 2012. The community might want to identify developers that have worked with the Low-income Housing tax Credit Program in the past to see if a project can be identified for possible submission in 2013. Special needs housing and related supportive services is always a challenge to pair up. The State, through its Olmstead settlement agreement with the US Department of Justice, is working to try to pair available community services with affordable housing for those coming to community-based housing from institutions.

Other needs noted through written comments provided after the hearing:

- Consider including developing Livable Communities in future priorities
- More education about HUD programs to potential beneficiaries
- Public transportation opportunities need to be increased

<u>Americus Public Hearing-Public Safety Building-October 29, 2012</u>
No citizens attended this hearing so it was not held.

<u>Gainesville Public Hearing-City of Gainesville Building-November 1, 2012</u>
Attendees: 3

Comment # 1: DCA needs to continue to offer down payment assistance through CHIP and Georgia Dream. Many minority households in Gainesville have benefitted from this activity. However, the State needs to reconsider its policy of not forgiving liens. Many potential buyers do not participate because of this provision. Also, lenders need to be educated more about the

program and the process needs to be streamlined to make it more attractive to them as well as buyers. In addition, DCA needs to consider doing subsidy layering reviews to determine how much funding is needed for the buyer to purchase the home and provide down payment assistance based on need.

(State's response) New HOME regulations are anticipated to become effective in early 2013 that will require a review of all elements of the policies related to the provision of down payment assistance. This will include the State's lien policy. Georgia Dream staff works continuously to provide outreach for additional lenders to participate in the program and to try and make the process move as efficiently as possible.

Comment # 2: There is a need for rehabilitation of homes owned by seniors. There is also a need for emergency assistance repairs to their homes that will allow them to age in place in their communities.

(State's response) Home repair assistance can be provided through the CHIP Program as well as the CDBG Program. Each involves the local government making a determination that they wish to apply and following the process.

Comment # 3: DCA and Pathways need to rethink the requirement that requires that ALICE be used in conjunction with Pathways for the domestic violence population. It creates double work for the agencies and is a burden.

(State's response) This request will be passed on to the appropriate staff in DCA for consideration.

Comment # 4: Providing housing for those who are disabled and deinstitutionalized under the Olmstead settlement should be an important priority and we support the use of resources to carry this out.

(State's response) The State has agreed to provide housing and related services to this population and has certain benchmarks it must meet by 2015. This is expected to be a continuing priority through that time.

CPMP State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

☐ **This certification does not apply.**
☒ **This certification is applicable. See signature on the last page.**

STATE CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the state, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
   a. The dangers of drug abuse in the workplace;
   b. The grantee's policy of maintaining a drug-free workplace;
   c. Any available drug counseling, rehabilitation, and employee assistance programs; and
   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
   a. Abide by the terms of the statement; and
   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
   a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

Anti-Lobbying -- To the best of the state's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of State -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

John Ellis

Signature/Authorized Official

5/15/13

Date

Mike Beatty

Name

DCA Commissioner/GHFA Executive Director

Title

60 Executive Park South

Address

Atlanta, Georgia 30329

City/State/Zip

(404) 679-4940

Telephone Number

Jurisdiction

☐ **This certification does not apply.**
☒ **This certification is applicable. See signature on the last page.**

Specific CDBG Certifications

The State certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is or will be following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

Consultation with Local Governments -- It has or will comply with the following:

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;

2. It engages in or will engage in planning for community development activities;

3. It provides or will provide technical assistance to units of local government in connection with community development programs; and

4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

Local Needs Identification -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objectives of Title I of the Housing and Community Development Act of 1974, as amended. (See 24 CFR 570.2 and 24 CFR part 570)

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, 2014, 2015, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments - The state will require units of general local government that receive CDBG funds to certify to the following:

   It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed

by a source other than CDBG funds.

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

5/15/13
Date

Mike Beatty
Name

Commissioner, Georgia Department of Community Affairs
Title

60 Executive Park South
Address

Atlanta, Georgia 30329
City/State/Zip

(404) 679-4940
Telephone Number

Jurisdiction

☐ **This certification does not apply.**
☒ **This certification is applicable. See signature on the last page.**

Specific HOME Certifications

The State certifies that:

Tenant Based Rental Assistance -- If it intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the State's consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Appropriate Financial Assistance -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

5/15/13
Date

Mike Beatty
Name

Executive Director, GHFA
Title

60 Executive Park South
Address

Atlanta, Georgia 30329
City/State/Zip

(404) 679-4940
Telephone Number

Jurisdiction

☐ **This certification does not apply.**
☐ **This certification is applicable. See signature on the last page.**

HOPWA Certifications

The State HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under the program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of any building or structure purchased, leased, rehabilitated, renovated, or converted with HOPWA assistance,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

5/15/13
Date

Mike Beatty
Name

Executive Director, GHFA
Title

60 Executive Park South
Address

Atlanta, Georgia 30329
City/State/Zip

(404) 679-4940
Telephone Number

Jurisdiction

☐ **This certification does not apply.**
☒ **This certification is applicable. See signature on the last page.**

ESG Certifications

The Emergency Shelter Grantee certifies that:

1. The requirements of 24 *CFR* 576.21(a)(4) which provide that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services meet the following standards: (A) that the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) that the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) that there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) that the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

2. The requirements of 24 *CFR* 576.25(b)(2) concerning the submission by nonprofit organizations applying for funding of a certification of approval of the proposed project(s) from the unit of local government in which the proposed project is located.

3. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grant funds are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services, concerning the population to be served.

4. The building standards requirement of 24 *CFR* 576.55.

5. The requirements of 24 *CFR* 576.56, concerning assistance to the homeless.

6. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable Federal law concerning nondiscrimination and equal opportunity.

7. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

8. The requirements of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.

9. (9) The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the Emergency Shelter Grants Program and that the address or location of any family violence shelter project assisted with ESG funds will not be made public, except with written authorization of the person or persons responsible for the operation of the shelter.

10. The requirement of that recipients involve, to the maximum extent practicable, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 576.56(b)(2).

11. The new requirement of the McKinney Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that State and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of State and local resources.

I certify that the State will comply with the requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of

1988.

I certify that the State will comply with the provisions of, and regulations and procedures applicable under 24 *CFR* 576.57(e) with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58 as applicable to activities of nonprofit organizations funded directly by the State. The State also agrees to assume the Department's responsibility and authority as set forth in 24 *CFR* 576.57(e) for acting on the environmental certifications and requests for the release of funds submitted to the State by local government recipients.

I certify that the State will ensure the provision of the matching funds required by 24 CFR 576.51 and 42 *USC* 11375, including a description of the sources and amounts of such supplemental funds, as provided by the State, units of general local government or nonprofit organizations.

I further certify that the submission of a complete and approved Consolidated Plan with its relevant certifications, which is treated as the application for an Emergency Shelter Grant, is authorized under State law, and that the State possesses legal authority to fund the carrying out of grant activities by units of general local government and nonprofit organizations in accordance with applicable laws and regulations of the Department of Housing and Urban Development.

John Ellis

Signature/Authorized Official

5/15/13

Date

Mike Beatty

Name

Executive Director, GHFA

Title

60 Executive Park South

Address

Atlanta, Georgia 30329

City/State/Zip

(404) 679-4940

Telephone Number

Jurisdiction

☐ **This certification does not apply.**
☒ **This certification is applicable. See signature on the last page.**

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code)
   Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled
   Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
   i. All "direct charge" employees;
   ii. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and

Jurisdiction

iii. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must completed, in use, and on file for verification. These documents include:
1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

5/15/13
Date

Mike Beatty
Name

Commissioner, DCA/Executive Director, GHFA
Title

60 Executive Park South
Address

Atlanta, Georgia 30329
City/State/Zip

(404) 679-4940
Telephone Number

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application ☐ Construction ☑ Non-Construction	Pre-application ☐ Construction ☐ Non-Construction	**2. DATE SUBMITTED** June 19, 2013	Applicant Identifier
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: Georgia Department of Community Affairs		**Organizational Unit:** Department: Grant Administration	
Organizational DUNS: 807479084		Division: Community Development & Finance	
Address: Street: 60 Executive Park South NE		**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Mr	First Name: Steed
City: Atlanta		Middle Name	
County: DeKalb		Last Name Robinson	
State: GA	Zip Code 30329	Suffix:	
Country:		Email: steed.robinson@dca.ga.gov	
6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 5 8 - 1 2 5 9 4 2 6		Phone Number (give area code) 4046793168	Fax Number (give area code) 4046791583

8. TYPE OF APPLICATION: ☐ New ☑ Continuation ☐ Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) ☐ ☐ Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) State Government Other (specify) **9. NAME OF FEDERAL AGENCY:** HUD
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 4 - 2 1 8 TITLE (Name of Program): Community Development Block Grant (CDBG	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** FFY 2013 STATE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR NON-ENTITLEMENT SMALL COMMUNITIES
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: ENTIRE STATE	

13. PROPOSED PROJECT		**14. CONGRESSIONAL DISTRICTS OF:**	
Start Date: 7/1/13	Ending Date: 6/30/18	a. Applicant GA - All	b. Project GA - All

15. ESTIMATED FUNDING:		**16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?**	
a. Federal	$ 37,110,886 .00	a. Yes. ☑ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	$ .00		
c. State	$ .00		
d. Local	$ .00	b. No. ☐ PROGRAM IS NOT COVERED BY E. O. 12372	
e. Other	$ .00	☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
f. Program Income	$ 750,000 .00	**17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?**	
g. TOTAL	$ 37,860,886 .00	☐ Yes If "Yes" attach an explanation.	☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr	First Name Mike	Middle Name
Last Name Beatty		Suffix
b. Title Commissioner, Georgia Department of Community Affairs		c. Telephone Number (give area code) 4046794940
d. Signature of Authorized Representative Mike Beatty		e. Date Signed 6-17-13

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application ☐ Construction ☑ Non-Construction	Pre-application ☐ Construction ☐ Non-Construction	**2. DATE SUBMITTED** June 19, 2013	Applicant Identifier
		3. DATE RECEIVED BY STATE	State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: Georgia Housing Finance Authority	**Organizational Unit:** Department: Office of Program & Public Affairs
Organizational DUNS: 099306029	Division: Housing Policy & Administration
Address: Street: 60 Executive Park South NE	**Name and telephone number of person to be contacted on matters involving this application (give area code)** Prefix: Mr; First Name: Don
City: Atlanta	Middle Name
County: DeKalb	Last Name: Watt
State: GA; Zip Code: 30329	Suffix:
Country:	Email: don.watt@dca.ga.gov
6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 58-1222605	Phone Number (give area code): 4046790660; Fax Number (give area code): 4046790669
8. TYPE OF APPLICATION: ☐ New ☑ Continuation ☐ Revision; If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) ☐ ☐ Other (specify)	**7. TYPE OF APPLICANT:** (See back of form for Application Types) State Government; Other (specify)
	9. NAME OF FEDERAL AGENCY: HUD
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-239; TITLE (Name of Program): HOME INVESTMENT PARTNERSHIP PROGRAM	**11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:** FFY 2013 HOME INVESTMENT PARTNERSHIP PROGRAM
12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*: ENTIRE STATE	
13. PROPOSED PROJECT Start Date: 7/1/13; Ending Date: 6/30/18	**14. CONGRESSIONAL DISTRICTS OF:** a. Applicant: GA - All; b. Project: GA - All

15. ESTIMATED FUNDING:

a. Federal	$ 14,150,146.00
b. Applicant	$ .00
c. State	$ .00
d. Local	$ .00
e. Other	$ .00
f. Program Income	$ 5,000,000.00
g. TOTAL	$ 19,150,146.00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?

a. Yes. ☑ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON

DATE:

b. No. ☐ PROGRAM IS NOT COVERED BY E. O. 12372

☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?

☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative: Prefix: Mr; First Name: Mike		Middle Name
Last Name: Beatty		Suffix
b. Title: Executive Director, Georgia Housing and Finance Authority		c. Telephone Number (give area code): 4046794940
d. Signature of Authorized Representative: Mike Beatty		e. Date Signed: 6-17-13

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

2. DATE SUBMITTED June 19, 2013	Applicant Identifier	
3. DATE RECEIVED BY STATE	State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	

1. TYPE OF SUBMISSION:

Application: ☐ Construction ☑ Non-Construction

Pre-application: ☐ Construction ☐ Non-Construction

5. APPLICANT INFORMATION

Legal Name: Georgia Housing Finance Authority

Organizational Unit:
Department: Office of Program & Public Affairs
Division: Housing Policy & Administration

Organizational DUNS: 099306029

Address:
Street: 60 Executive Park South NE
City: Atlanta
County: DeKalb
State: GA
Zip Code: 30329
Country:

Name and telephone number of person to be contacted on matters involving this application (give area code)
Prefix: Mr
First Name: John
Middle Name
Last Name: Bassett
Suffix:
Email: john.bassett@dca.ga.gov
Phone Number (give area code): 4046793170
Fax Number (give area code): 4046790595

6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 5 8 - 1 2 2 2 6 0 5

8. TYPE OF APPLICATION:
☐ New ☑ Continuation ☐ Revision
If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)
Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)
State Government
Other (specify)

9. NAME OF FEDERAL AGENCY: HUD

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 4 - 2 3 1
TITLE (Name of Program): EMERGENCY SOLUTIONS GRANT PROGRAM

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
FFY 2013 EMERGENCY SOLUTIONS GRANT PROGRAM

12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*:
ENTIRE STATE

13. PROPOSED PROJECT
Start Date: 7/1/13
Ending Date: 6/30/18

14. CONGRESSIONAL DISTRICTS OF:
a. Applicant: GA - All
b. Project: GA - All

15. ESTIMATED FUNDING:

a. Federal	$ 3,308,761 .00
b. Applicant	$ .00
c. State	$ .00
d. Local	$ .00
e. Other	$ .00
f. Program Income	$ .00
g. TOTAL	$ 3,308,761 .00

16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Yes. ☑ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
DATE:
b. No. ☐ PROGRAM IS NOT COVERED BY E. O. 12372
☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
☐ Yes If "Yes" attach an explanation. ☑ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative
Prefix: Mr
First Name: Mike
Middle Name
Last Name: Beatty
Suffix
b. Title: Executive Director, Georgia Housing and Finance Authority
c. Telephone Number (give area code): 4046794940
d. Signature of Authorized Representative: Mike Beatty
e. Date Signed: 6-17-13

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Authorized for Local Reproduction

Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

2. DATE SUBMITTED June 19, 2013	Applicant Identifier	
3. DATE RECEIVED BY STATE	State Application Identifier	
4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	

1. TYPE OF SUBMISSION:

Application: ☐ Construction ☑ Non-Construction

Pre-application: ☐ Construction ☐ Non-Construction

5. APPLICANT INFORMATION

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Department: Office of Program & Public Affairs
Division: Housing Policy & Administration

Organizational DUNS: 099306029

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Prefix: Mr
First Name: John
Middle Name
Last Name: Bassett
Suffix:
Email: john.bassett@dca.ga.gov
Phone Number (give area code): 4046793170
Fax Number (give area code): 4046790595

6. EMPLOYER IDENTIFICATION NUMBER *(EIN)*: 58-1222605

8. TYPE OF APPLICATION:
☐ New ☑ Continuation ☐ Revision
If Revision, enter appropriate letter(s) in box(es)
(See back of form for description of letters.)
Other (specify)

7. TYPE OF APPLICANT: (See back of form for Application Types)
State Government
Other (specify)

9. NAME OF FEDERAL AGENCY: HUD

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 14-241
TITLE (Name of Program): HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
FFY 2013 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM

12. AREAS AFFECTED BY PROJECT *(Cities, Counties, States, etc.)*:
ENTIRE STATE

13. PROPOSED PROJECT
Start Date: 7/1/13
Ending Date: 6/30/18

14. CONGRESSIONAL DISTRICTS OF:
a. Applicant: GA - All
b. Project: GA - All

15. ESTIMATED FUNDING:

a. Federal	$ 1,964,378.00
b. Applicant	$ .00
c. State	$ .00
d. Local	$ .00
e. Other	$ .00
f. Program Income	$ .00
g. TOTAL	$ 1,964,378.00

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a. Yes. ☑ THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON
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☐ OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
☐ Yes If "Yes" attach an explanation. ☑ No

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