

2023-2027 State of Georgia Consolidated Plan



Brian Kemp
Governor

Christopher Nunn
Commissioner
Georgia Department
of Community Affairs



The State of Georgia Consolidated Plan Fiscal Years 2023-2027

**Report Includes:
2023 Annual Action Plan
Citizen Participation Plan**

Table of Contents

ES-05 Executive Summary - 91.300(c), 91.320(b).....	4
PR-05 Lead & Responsible Agencies 24 CFR 91.300(b)	11
PR-10 Consultation - 91.110, 91.300(b); 91.315(l)	12
PR-15 Citizen Participation - 91.115, 91.300(c).....	19
NA-05 Needs Assessment Overview	22
NA-10 Housing Needs Assessment - 24 CFR 91.305 (a,b,c).....	23
NA- 15 Disproportionately Greater Need: Housing Problems - 91.305 (b)(2)	33
NA-20 Disproportionately Greater Need: Severe Housing Problems –91.305(b)(2).....	36
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.305 (b)(2)	39
NA-30 Disproportionately Greater Need: Discussion – 91.305 (b)(2)	41
NA-40 Homeless Needs Assessment – 91.305(c)	43
NA-45 Non-Homeless Special Needs Assessment – 91.305 (b,d).....	47
NA-50 Non-Housing Community Development Needs - 91.315 (f)	52
MA-05 Market Analysis Overview.....	55
MA-10 Number of Housing Units – 91.310(a).....	56
MA-15 Cost of Housing – 91.310(a)	59
MA-20 Condition of Housing – 91.310(a).....	61
MA-30 Homeless Facilities – 91.310(b).....	64
MA-35 Special Needs Facilities and Services – 91.310(c)	67
MA-40 Barriers to Affordable Housing – 91.310(d).....	71
MA-45 Non-Housing Community Development Assets -91.315(f)	72
MA-50 Needs and Market Analysis Discussion.....	77
MA-60 Broadband Needs – 91.210(a)(4), 91.310(a)(2)	79
MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3).....	80
SP-0 Strategic Plan Overview	81
SP-10 Geographic Priorities – 91.315(a)(1)	84
SP-25 Priority Needs – 91.315(a)(2)	86
SP-30 Influence of Market Conditions – 91.315(b)	90
SP-35 Anticipated Resources - 91.315(a)(4), 91.320(c)(1,2).....	91
SP-40 Institutional Delivery Structure – 91.315(k)	96
SP-45 Goals Summary – 91.315(a)(4).....	107
SP-50 Public Housing Accessibility and Involvement – 91.315(c)	113
SP-55 Barriers to affordable housing – 91.315(h)	114
SP-60 Homelessness Strategy – 91.315(d)	116
SP-65 Lead-Based Paint Hazards – 91.315(i)	118
SP-70 Anti-Poverty Strategy – 91.315(j)	119
SP-80 Monitoring – 91.330	121
AP-15 Annual Action Plan Expected Resources – 91.320(c)(1,2).....	131
AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)	135
AP-25 Allocation Priorities – 91.320(d).....	139

AP-30 Methods of Distribution – 91.320(d)&(k).....	141
AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii).....	150
AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)	152
AP-50 Geographic Distribution – 91.320(f).....	153
AP-55 Affordable Housing – 24 CFR 9191.320(g).....	155
AP-60 Public Housing - 24 CFR 91.320(j)	156
AP-65 Homeless and Other Special Needs Activities – 91.320(h)	157
AP-70 HOPWA Goals – 91.320(k)(4).....	161
AP-75 Barriers to Affordable Housing – 91.320(i)	162
AP-85 Other Actions – 91.320(j).....	163
AP-90 Program Specific Requirements – 91.320(k)(1,2,3)	168
Georgia Department of Community Affairs Citizen Participation Plan	179
Consultation and Outreach Report	196
SF 424/424-D & State Grantee Certifications.....	271

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

1. Introduction

The Consolidated Plan focuses on the use of funds from the U.S. Department of Housing and Urban Development's (HUD) five consolidated formula programs – Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (federally referred to as HTF and in Georgia referred to as NHTF). DCA is responsible for the administrative oversight of the five programs covered by this Plan. If HUD funding is consistent, the State of Georgia will receive approximately \$90 million annually for each of the years covered by this Plan. This Consolidated Plan covers the federal fiscal years 2023-2027 beginning July 1, 2023 through June 30, 2028. The first year Action Plan is included in this Consolidated Plan for FFY2023 funds beginning July 1, 2023 and ending June 30, 2024.

U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) programs covered by this Consolidated Plan:

HUD offers a broad range of activities for CDBG, ESG, HOME, HOPWA, and NHTF:

CDBG provides resources for community development, which may include acquisition of real property, relocations and demolition; rehabilitation of residential and nonresidential structures; construction of public facilities and improvements; public services, activities relating to energy conservation and renewable energy resources; and provision of assistance to local governments to help locate new or expand existing business and industry and job creation/retention activity.

ESG funds supportive services to homeless individuals and households, emergency shelters, homelessness prevention assistance, rapid re-housing, street outreach, hotel/motel vouchers, and activities related to the input and maintenance of data in the Homeless Management Information System (HMIS).

HOME is used for single-family and multifamily housing activities, including loans to develop new rental housing or rehabilitate rental housing for families and seniors, and grants to local governments, nonprofits, and public housing authorities to provide owner occupied home repairs and new construction of single-family homes to sell to income-eligible homebuyers in their communities.

HOPWA funds housing and supportive services activities for people living with HIV/AIDS and their families including Tenant-Based Rental Assistance (TBRA), Facility-Based Housing (scattered site and master leasing), Short-Term Rental Mortgage Utility Assistance (STRMU), Supportive Services, Permanent Housing Placement, Resource Identification, Housing Information, and Referral Services, and Technical Assistance.

NHTF provides loans to develop rental housing for extremely low-income households earning up to 30% of the Area Median Income.

Georgia's Consolidated Planning Process

The Georgia Consolidated Planning process included extensive stakeholder input and data analysis to assess the state's affordable housing and community development needs and market conditions to make informed, data-driven investment decisions for the state's HUD block grant programs over the next five years.

This Consolidated Plan identifies which of HUD's eligible activities have been prioritized as best able to serve the needs of Georgia in each of the five programs. 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. The Annual Action Plan includes the specific activities and allocation of available resources for the federally funded programs for the first year.

Each year, the state will publish the Annual Action Plan to inform the public about the planned activities for the year and publish the Consolidated Annual Performance and Evaluation Reports (CAPERs) to report on the previous year's accomplishments towards meeting the stated goals and objectives. The Action Plan will be submitted to HUD by May 15th and the CAPER will be submitted to HUD by September 30th of each year.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Housing Cost Burden Relief: The most common housing problem was moderate to severe cost burden, especially for households with incomes below 30% of the area median income. More than one-third of Georgia residents are cost burdened. The Needs Assessment also finds that persons with disabilities and/or special needs have specific barriers to housing including lower income and the need for accessible housing. Seniors are also impacted by the lack of affordable housing. The Plan identifies priority needs for affordable housing including production of new units, acquisition of existing units, rehabilitation of housing and rental assistance to alleviate the housing cost burden for Georgia residents.

Homelessness: Homelessness affects all communities in Georgia, both urban and rural. Special needs populations, including persons living with HIV/AIDS (PLWHA), those with severe and persistent mental illness (SPMI) and substance abuse challenges, and LGBTQI+, and returning citizens are especially vulnerable to becoming homeless.

Non-Homeless Supportive Services: Georgia needs increased services for PLWHA, those who are experiencing behavioral health challenges, youth exiting foster care, and disabled persons who need assistance in maintaining or obtaining housing.

Aging Infrastructure, Local Disinvestment: The assessment finds a large demand for community infrastructure, including water and wastewater systems as well as public facilities and services. The State

is committed to engaging in increased efforts to provide for the viability of communities by creating and sustaining quality infrastructure and improving livability, health and safety, and economic development.

3. Evaluation of past performance

The following table represents Georgia’s outcomes for the CDBG, ESG, HOPWA, HOME, and NHTF programs in the federal fiscal year 2021 (FY21) Consolidated Planning and Evaluation Report (CAPER) covering activities carried out between July 1, 2021 and June 30, 2022. The Georgia CAPER for FY22 will be submitted to HUD by September 30, 2023, covering FY 22, July 1, 2022-June 30, 2023:

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year 2021	Actual Program Year 2021	Percent Completed
Buildings	Non-Housing Community Development	CDBG: \$4,551,079	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10250	18017	175%	2050	8785	428%
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$23,638,731 HTF: \$17,459,897	Rental units constructed	Household Housing Unit	2383	719	30%	428	147	34%
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$0 HTF: \$3,020,500	Rental units rehabilitated –	Household Housing Unit	75	67	89%	75	16	21%
Economic Development	Non-Housing Community Development	CDBG: \$500,000	Jobs created/retained	Jobs	2000	1472	74%	415	0	0%
Emergency Shelter & Transitional Housing	Homeless	ESG: \$1,846,740	Homeless Person Overnight Shelter	Persons Assisted	35200	35982	102%	8759	8936	102%
Homeless Outreach Assistance	Homeless	ESG: \$369,348	Other	Other	2150	2257	104%	389	1019	262%
Homeless Prevention Assistance	Non-Homeless Special Needs	ESG: \$415,517	Homeless Prevention	Persons Assisted	840	1838	218%	505	181	36%
Homeownership Assistance	Affordable Housing	HOME: \$2,837,734	Homeowner Housing Added	Household Housing Unit	63	64	102%	13	19	146%

Homeownership Assistance	Affordable Housing	CDBG: \$2,175,540 HOME: \$3,332,626.35	Homeowner Housing Rehabilitated	Household Housing Unit	490	421	86%	100	CDBG: 42 HOME: 66 Total: 108	108%
HOPWA Housing Assistance	Non-Homeless Special Needs	\$2,321,141 HOPWA	HIV/AIDS Housing Operations	Household Housing Unit	1000	1018	102%	245	196	80%
HOPWA Tenant-based Rental Assistance	Non-Homeless Special Needs	\$1,547,427 HOPWA	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	824	82%	218	212	97%
Immediate Threat and Danger Program	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	3691	74%	1000	247	25%
Infrastructure	Non-Housing Community Development	CDBG: \$25,166,263	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	41000	45245	110%	8200	7481	91%
Rapid Re-housing Assistance	Homeless	ESG: \$1,985,246	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	12500	6488	52%	1807	955	53%
Redevelopment	Non-Housing Community Development	CDBG: \$1,800,612	Jobs created/retained. <i>Includes elimination of slum and blight</i>	Jobs	75	40	53%	15	0	0%

Narrative:

The following summarizes the state's outcomes on the proposed program goals for CDBG, ESG, HOME, HOPWA, and NHTF funds in the FY21 CAPER:

- In FY21, the CDBG program assisted over 8,785 persons which is 428% of the FY21 targets. Specifically, the infrastructure category registered 91.2% of the planned strategic plan goals with one year remaining in the 2018 -2022 Consolidated Plan period.
- CDBG rehabilitated 42 homes; and the CHIP funds used HOME funds to rehabilitate 66 homes bringing the total to 108 homes.
- The State of Georgia is steadily increasing the production of affordable new single-family homes to sell to income-eligible homebuyers. This year, HOME funds built 19 homes, exceeding the projected goal by 146%.
- New HOME-funded rental housing construction does not meet the production goals because the production goals are not feasible with the financing available and reflect an error the 2018-2022 Consolidated Plan. The one-year goal for producing between 400-500 new rental housing units should have been the five-year goal as the amount of funds needed to accomplish this goal is five times the amount awarded annually.
- Economic Development and Redevelopment through the CDBG programs was stagnant as no jobs were created or retained during FY21 due to the pandemic. As experienced Statewide, many companies were hesitant to expand and faced reductions in force due to COVID-19.
- ESG provided overnight shelter to 8,936 persons (102.02% of annual goal). This is a remarkable result when combined with outreach to 1,019 persons, exceeding the planned annual goals by 161.95%. 181 people were assisted for homeless prevention, meeting 35.84% of the annual goal. During the COVID-19 pandemic, ESG services were impacted as providers strategized on how to safely provide direct services to clients in need. Georgia Rental Assistance program met the rental assistance needs of Georgians and Eviction Prevention Moratorium also assisted Georgians to stay housed. This affected the number of people in need of Homeless Prevention assistance. Limited housing inventory affected households getting housing through Rapid Re-housing assistance. Additionally, many Georgians were engaged through Homeless Outreach assistance and Emergency Shelter assistance as well helping to reduce the unsheltered homelessness in the community.
- HOPWA program provided housing stability to 408 households with the total of 617 persons, including 212 households with Tenant Based Rent Assistance and 196 with other HOPWA housing services including Facility Based Housing, Short-term Housing, Permanent Housing Placement and Short-Term Rent, Mortgage and Utility assistance.
- HOPWA-CV program provided housing stability to 84 households. That included housing services for Facility Based Housing, Short-term Housing, Permanent Housing Placement and Short-Term Rent, Mortgage and Utility assistance.

4. Summary of citizen participation and consultation process

In preparation of the Consolidated Plan, the Georgia Department of Community Affairs conducted several citizen participation and consultation processes.

A summary of the consultation process to date can be found at the end of this Consolidated Plan in the Consultation and Outreach Report.

5. Summary of public comments

Public comments emphasized the need for increased investment in affordable housing production, homeless service provision, non-homeless special needs service provision, and community development. Comments can be found in their entirety in the Consultation and Outreach Report at the end of this Consolidated Plan.

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

The state addressed all comments and accepted all comments.

7. Summary

The Consolidated Plan covers the State of Georgia's five HUD block grant 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.

The Process

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

1. 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.

Figure 1: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	GEORGIA	Georgia Department of Community Affairs
ESG Administrator	GEORGIA	Georgia Housing and Finance Authority
HOME Administrator	GEORGIA	Georgia Housing and Finance Authority
HOPWA Administrator	GEORGIA	Georgia Housing and Finance Authority
NHTF Administrator	GEORGIA	Georgia Housing and Finance Authority

Consolidated Plan and Program Contacts

Consolidated Plan Contact:

Samanta Carvalho, Director, Office of Community Housing Development
Samanta.carvalho@dca.ga.gov or 404-679-0567

Program Contacts:

- **CDBG:**
 Kathleen Vaughn, Director, Office of Community Development
Kathleen.Vaughn@dca.ga.gov or 404-679-0594
- **HOME & NHTF:**
 Samanta Carvalho, Director, Office of Community Housing Development
Samanta.carvalho@dca.ga.gov or 404-679-0567
- **ESG & HOPWA:**
 Daphne Walker, Division Director, Office of Homeless and Special Needs
Daphne.walker@dca.ga.gov or 404-679-0660

PR-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The Georgia Department of Community Affairs works closely with numerous organizations and advocacy groups throughout the state to identify needs and leverage local resources to successfully address the housing and service needs of Georgia's citizens. Ongoing communication and consultation with these groups is critical to improving program delivery to Georgia residents.

The state followed the guidance in Title 24 CFR § 91.110 to consult with the following stakeholders:

- Public and private agencies that provide affordable housing
- Health services
- Fair housing agencies
- Public and private agencies that provide affordable housing
- Public and private agencies that provide services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons
- Each Continuum of Care within the state
- Public Health and Environmental Protection state offices concerned with lead-based paint hazards
- Non-entitlement areas of the state

The state utilized a variety of methods to engage with its stakeholders. Details about this consultation with stakeholders is included in the Consultation and Outreach Report at the end of this Consolidated Plan.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The State encourages participation among housing professionals, nonprofit agencies, local government entities, and service agencies to develop the Consolidated Plan. The State solicits feedback during the comment phase of each plan by posting information on the DCA website. Information is also shared through different listservs and contact databases. The State holds regular meetings with State agencies servicing populations with special needs including the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD), Department of Public Health (DPH), Department of Community Supervision (DCS), Department of Community Health (DCH), Council of Accountability Court Judges (CACJ), Criminal Justice Coordinating Council (CJCC), Georgia Department of Corrections (GDC), Brain and Spinal Injury Trust Fund Commission (BSITFC), Department of Human Services (DHS), and the Division of Aging Services. The State also solicits feedback from public housing authorities through outreach to the Georgia Association of Housing and Redevelopment Authorities (GAHRA) and the Council of Large Public Housing Authorities (CLPHA).

DCA prioritizes positive health outcomes through its housing strategies. In collaboration with other state agencies, DCA has initiated several efforts to promote the goal of community integration for persons with

disabilities.

Through this strategic planning effort and working with DBHDD, DCH, DHS, and the Division of Aging Services, and other stakeholders/agencies, DCA anticipates the creation of community integrated housing opportunities for a substantial number of households included in these populations.

DCA prioritizes the integration of health services in HOME-supported developments through the Qualified Allocation Plan (QAP). Required services and amenities include health provisions, while the competitive scoring criteria encourages developers to incorporate additional healthy housing measures in LIHTC and HOME developments.

DCA has also partnered with the Kresge Foundation to fund an innovative health program with Public Housing Authorities participating in HUD's Rental Assistance Demonstration Program. Partners in both public health and green building will lead several PHAs across the state through an interactive peer-learning academy and provide pre- and post- rehabilitation data tracking to show the benefits for tenants of healthy green building and enhanced health services. DCA is the HOME lender, the Housing Tax Credit provider, and the organizing entity of this effort.

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

The State of Georgia is the non-entitlement ESG recipient, also referred to as the State. Overall, one of the State's and Continuum of Care's (CoC) primary interventions to address homelessness is to maximize the use of the Rapid Re-Housing intervention. DCA continues to prioritize funds available for Rapid Re-Housing on an annual basis. CoC funded programs are encouraged to address the needs of the vulnerable groups listed above as well as other homeless groups.

Additionally, DCA has implemented a harm reduction and support services program to complement its Shelter Plus Care permanent supportive housing program to ensure those who receive housing are able to obtain services necessary to remain stable in that housing. **escribe consultation with the Continuum(s) of Care that serves the state in determining howto allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The State of Georgia staff hosts annual discussions with the other Georgia CoCs concerning the needs of each Continuum. Stakeholders such as the CoC lead, local government officials and nonprofit organizations serving the homeless give input into how the State sets priorities for annual funding allocations. As a part of the annual application competition, the State prioritizes ESG applications according to each Continuum's ranking of eligible project types.

The Georgia Homeless Management Information System (HMIS) Project is a statewide collaborative effort to implement HMIS across eight of the nine Georgia Continuums of Care. DCA is the Lead Agency for the Georgia HMIS Implementation. The HMIS Steering Committee is made up of representatives from each of the eight participating Continuums of Care, the DCA HMIS Project Manager, and Eccovia (DCA's system administrator) staff. The role of the Steering Committee is to oversee the HMIS implementation and assist in setting direction and implementing policy.

As the lead agency, DCA is responsible for soliciting feedback from agencies and stakeholders and communicating that feedback to the HMIS Steering Committee. Within this framework, DCA addresses funding priorities, operating policies and procedures and operational issues related to HMIS. DCA, as the lead agency, also conducts monthly meetings for all CoC leads and provide trainings. DCA also facilitates Housing Symposium covering HMIS along with other HUD funded programs of Office of Homeless and Special Needs.

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

When preparing the Consolidated Plan, DCA actively consults with nonprofits; local, regional, and state government agencies; public housing authorities; and community leaders concerned with providing housing, health and social services to Georgia residents. Consultation occurs through regional and interest forums, interviews with organizations, on-line events, comments received at conferences, and incorporation of data and reports produced by consulting organizations.

Figure 2: Consultation Matrix

1	Agency/Group/Organization	Georgia Continua of Care
	Agency/Group/Organization Type	Continuum of Care (CoC)
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs Non-Homeless Special Needs
	How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All CoCs in the State were contacted via meeting and forum invitations and surveys. DCA maintains continuous contact with all CoCs within the state of Georgia.
2	Agency/Group/Organization	CDBG Recipients
	Agency/Group/Organization Type	County Government Local Government
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG recipients were contacted via the CDBG Applicants' Workshop and needs assessment survey. DCA maintains continuous contact with CDBG recipients.
3	Agency/Group/Organization	Community HOME Investment Program (CHIP) Grantees
	Agency/Group/Organization Type	Housing County Government Local Government
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How the Agency /Group /Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CHIP grantees were contacted via the CDBG Applicants Workshop and the Georgia Initiative for Community Housing (GICH) Retreat and surveys. DCA maintains continuous contact with CHIP grantees.
4	Agency/Group/Organization	ESG Entitlement Jurisdictions
	Agency/Group/Organization Type	County Government Local Government

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs -Chronically Homeless -Families w/ Children - Veterans - Unaccompanied Youth HOPWA Strategy
	How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ESG entitlement jurisdictions were contacted via the Homeless Symposium and surveys. DCA maintains continuous contact with ESG entitlement jurisdictions.
5	Agency/Group/Organization	Private Nonprofit Organizations
	Agency/Group/Organization Type	Housing Service -Children -Elderly Persons -Persons w/ Disabilities -Victims of Domestic Violence -Homeless -Persons w/ HIV/AIDS -Health -Education -Employment -Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Homeless Needs -Chronically Homeless -Families w/ Children -Veterans -Unaccompanied Youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-Poverty Strategy
	How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Private nonprofit organizations were contacted via forum invitations and surveys. DCA maintains continuous contact with private nonprofit organizations.
6	Agency/Group/Organization	Private Developers
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Services
	How the Agency /Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Private developers were contacted via surveys. DCA maintains continuous contact with private developers.
7	Agency/Group/Organization	State Government Agencies
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Services Economic Development
	How the Agency /Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	State government agencies were contacted via forum invites and surveys. DCA maintains continuous contact with State government entities

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

DCA made a concerted effort to consult with all stakeholders and resident populations as required by HUD

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

Table 1: Other local/regional/federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Balance of State Continuum of Care	Department of Community Affairs	Establishing ESG priorities and funding allocations.
ESG Entitlements	Varies by location	Establishing ESG funding priorities.
Georgia Planning and Advocacy Care Council	Department of Public Health	Establishing HOPWA priorities.
Capital Needs of Georgia's Cities, 2020 – 2024	Georgia Municipal Association	Establishing CDBG priorities.

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

Each year the State collaborates with ESG Entitlement jurisdictions and other CoCs to set goals and priorities 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. Through the Point in Time Count, the Balance of State CoC will be able to further clarify populations of persons experiencing homelessness within each jurisdiction, which will assist in local

homelessness strategies.

The State also works with local governments through the Community HOME Investment Program (CHIP) and CDBG Annual Competition, which allows local governments to be subrecipients of funds to carry out housing, public facility, infrastructure, and economic development initiatives.

DCA has partnered with the University of Georgia and the Georgia Municipal Association to create the Georgia Initiative for Community Housing (“Initiative” or “GICH”) which offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective of the initiative is to help communities create and launch a locally based plan to meet their housing needs.

Narrative (optional):

In addition to coordinating with public agencies, DCA collaborates and consults with numerous affordable housing industry groups and service providers. Staff participates in the Georgia Affordable Housing Coalition (GAHC) including 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, 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, and 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)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Resident outreach was an integral component of DCA's outreach strategy. The Georgia Department of Community Affairs (DCA) deployed several outreach methods to prepare the Consolidated Plan.

Public Notices

DCA published public notices on social media post and in all local newspapers in the state to invite citizens to comment on the plan and attend public hearings. Newspaper public notices were published in Spanish in areas that met the threshold for Spanish speakers identified in the state's Language Access Plan. The Language Access Plan can be found on the DCA website.

Public Comment on the draft Consolidated Plan

DCA welcomed review and comments on the draft Consolidated Plan for thirty days from April 1 through May 1, 2023.

DCA published the draft of the Consolidated Plan on the DCA website at:

<https://www.dca.ga.gov/node/4567>

Paper copies are available upon request by emailing HUDPlanning@dca.ga.gov or mailing:

Office of Community Housing Development
Georgia Department of Community Affairs
60 Executive Park South NE
Atlanta, GA 30329

DCA will provide translation services for, and reasonable accommodations to public hearings and provide documentation as needed upon request to the email and mailing address above.

Public Hearings

Preparation for this plan included four public hearings. Two public hearings, one in person and one online, were held during the planning process to identify community development and affordable housing needs. A summary of the public comments from these hearings is in the Consultation and Outreach Report at the end of this plan.

Two public hearings were scheduled for the public to learn about the Consolidated Plan and provide comments on the draft of the Plan:

An In-Person Public Hearing was held on April 17 from 10:00 – 11:30 am at the Georgia Department of Community Affairs (DCA), 60 Executive Park South NE Atlanta, GA 30329-2231

A Virtual Public Hearing was held on April 17 from 2:00 PM - 3:00 PM.

Community and Housing Needs Survey

All public outreach for the plan included an invitation to complete the Community and Housing Needs Survey. As of May 1, 2023, 274 people completed the survey.

The detailed survey results are included in the Consultation and Outreach Report at the end of this Plan.

Citizen Participation Outreach

Table 2: Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received to date	Summary of comments not accepted and reasons	URL
DCA Presentations at Conferences	Stakeholders	503	Comments are summarized in sections ES-05, PR-10, and the Consultation and Outreach Report at the end of this Consolidated Plan	The State accepted and responded to all comments received	N/A
DCA-held Consolidated Plan Hearings	Non-targeted/broad community	28	Comments are summarized in sections ES-05, PR-10, and the Consultation and Outreach Report at the end of this Consolidated Plan	The State accepted and responded to all comments received	N/A
Community & Housing Needs Survey	Non-targeted/broad community	274 surveys received	Comments are summarized in sections ES-05, PR-10, and the Consultation and Outreach Report at the end of this Consolidated Plan	The State accepted and responded to all comments received	https://forms.office.com/g/ZeG292Ndcu
Stakeholder Focus Groups	Stakeholders	164	Comments are summarized in sections ES-05, PR-10, and the Consultation and Outreach Report at the end of this Consolidated Plan	The State accepted and responded to all comments received	N/A
Hard Copies of Consolidated Plan Draft	Non-targeted/broad community	The State did not receive a request for hard copies of the draft plan	No comments were received	The State accepted and responded to all comments received	N/A

Needs Assessment

NA-05 Needs Assessment Overview

Needs Assessment Overview

Data from the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) Data Query Tool indicates that there are a total of 1,446,160 Georgia households with total incomes not greater than 80% of the Housing Area Median Family Income (HAMFI), which represents 41% of all Georgia households. Of these households, 11.7% have at least one household member age 62 or older.

Substandard housing afflicts 22,915 households at or below 80% of HAMFI, although this number represents a small percentage of state households overall. Overcrowding is an issue for 50,040 renter and owner households below 80% of HAMFI but this has increased to 3.4% of all households in the state with total incomes not greater than 80% of the HAMFI.

The overwhelming problem faced by low- and moderate-income households throughout Georgia is cost burden, where renters and homeowners are paying more than 30% of their income toward housing costs. A total of 265,358 renter households pay more than 30% of their income toward housing-related expenses. Out of those 265,358 households, 92% pay in excess of 50% of their income for housing-related expenses. The number of homeowners paying more than 30% of their income towards housing-related expenses is 330,445. Of this total, 86% pay in excess of 50% of their income for housing-related expenses. Elderly homeowners face significant cost burden pressures, leaving them less likely to have the funds needed to maintain their homes properly as their limited income goes towards mortgages, property taxes, insurance, and utilities.

Housing problems fall into one of four categories: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden, or more than one person per room. The number of households experiencing one or more housing problems is far greater for those at the lowest income levels, particularly those below 50% of area median incomes. At 51% of area median incomes, over half of renter households have at least one or more of the four housing problems. Moderate or severe housing problems related to overcrowding, cost burdens, or having complete facilities appears to be more prevalent for Asian, Pacific Islander, and Hispanic households.

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

Summary of Housing Need

The following tables show the number of households in Georgia, the percent change, and the number of households by income ranges

Table 3: Housing Needs Assessment Demographics

Demographics	Base Year: 2015	Most Recent Year: 2019	% Change
Population	10,214,860	10,617,423	3.94%
Households	3,656,407	3,852,714	5.37%
Median Income	\$51,244	\$61,980	20.95%

Data Source: 2015 ACS (Base Year), 2019 ACS (Used to correlate with same available CHAS data)

As defined by HUD, HAMFI stands for “HUD Area Median Family Income”. It is the median family income calculated in each jurisdiction to determine Fair Market Rents. This assists in the administration of Local and Federal housing programs based on income limits.

Table 4: Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	509,950	463,935	661,745	387,655	1,735,515
Small Family Households *	163,130	164,165	256,065	167,190	923,580
Large Family Households *	38,705	41,885	64,280	36,725	146,570
Household contains at least one person 62-74 years of age	107,730	108,080	149,170	85,380	381,080
Household contains at least one person age 75 or older	63,515	71,930	77,700	35,495	119,985
Households with one or more children 6 years old or younger *	91,795	84,255	113,715	65,695	246,450

* the highest income category for these family types is >80% HAMFI

Data Source: 2015- 2019 CHAS

Needs Assessment

Housing Needs Summary Tables

HUD defines housing problems as having one or more of the following: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; or 4) household is cost-burdened.

1. Housing Problems (Households with one of the listed needs)

Table 5: Housing Problems

Needs Assessment	Renter					Total	Owner					Total
	0-30% HAMFI	>30-50% HAMFI	>50%-80% HAMFI	>80-100% HAMFI	>100% HAMFI		0-30% HAMFI	>30-50% HAMFI	>50%-80% HAMFI	>80-100% HAMFI	>100% HAMFI	
Number of Households												
Substandard Housing – Lacking complete plumbing or kitchen facilities	5,805	3,935	3,610	1,865	4,280	19,495	2,490	1,835	1,670	1,865	3,510	11,370
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	4,580	3,395	4,010	1,060	3,030	16,075	590	875	1,140	785	2,775	6,165
Overcrowded – with 1.01-1.5 people per room (and none of the above problems)	11,010	9,080	9,470	4,010	5,925	39,495	2,015	3,505	5,295	2,980	6,820	20,615
Housing costs burden greater than 50% of income (and none of the above problems)	191,025	72,975	13,230	840	630	278,700	97,755	52,025	27,205	7,010	7,165	191,160
Housing costs burden greater than 30% of income (and none of the above problems)	33,940	111,995	112,485	19,910	9,375	287,705	28,650	56,010	88,070	36,125	52,410	261,265

Zero/negative Income (and none of the above problems)	36,970	0			0	36,970	25,720	0	0	0	0	25,720
---	--------	---	--	--	---	---------------	--------	---	---	---	---	---------------

Data Source: 2015 – 2019 CHAS

Needs Assessment

Table 6: Housing Problems

	Renter						Owner					
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100 HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100 HAMFI	Total
Number of Households												
Having 1 or more of four housing Problems	246,365	201,380	142,810	27,690	23,245	641,485	131,500	114,245	123,380	47,935	72,680	489,740
Having none of the four housing Problems	39,430	46,600	155,035	118,030	343,475	702,570	29,970	101,710	240,520	194,000	1,296,115	1,862,315
Household has negative income, but none of the other housing Problems	36,970	0	0	0	0	36,970	25,720	0	0	0	0	25,720

Data Source: 2015-2019 CHAS

Table 7: Cost Burden > 30%

	Renter						Owner					
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	>100 HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100 HAMFI	Total
Number of Households												
Small Related	93,225	81,860	49,115	7,475	3,040	234,715	35,340	37,190	45,035	17,250	27,235	162,050
Large Related	23,665	17,860	7,185	855	395	49,960	7,715	9,550	9,410	2,640	3,315	32,630
Elderly	46,600	34,180	17,990	2,760	3,185	104,715	61,165	46,665	39,650	13,525	18,725	179,730

Needs Assessment

Other	77,790	62,195	55,225	10,200	4,160	209,570	25,075	16,850	22,225	10,325	10,670	85,145
Total need by Income	241,280	196,095	129,515	21,290	10,780	598,960	129,295	110,255	116,320	43,740	59,945	459,555

Data Source: 2015 – 2019 CHAS

Table 8: Cost Burden > 50%

	Renter						Owner					
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	>100 HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100 HAMFI	Total
Number of Households												
Small Related	80,620	28,365	3,830	270	60	113,145	29,220	17,195	8,965	2,410	2,770	60,560
Large Related	18,360	4,345	325	15	10	23,055	5,640	3,105	1,505	210	345	10,805
Elderly	35,480	14,725	3,425	700	835	55,165	43,720	22,835	11,105	2,795	2,965	83,420
Other	68,840	28,495	6,300	155	115	103,905	21,205	9,525	5,790	1,620	1,115	39,255
Total need by income	203,300	75,930	13,880	1,140	1,020	295,270	99,785	52,660	27,365	7,035	7,195	194,040

Data Source: 2015-2019 CHAS

Needs Assessment

Table 9: Crowding Information – 1 of 2

	Renter						Owner					
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	>100 HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100 HAMFI	Total
Number of Households												
Single-family households	146,585	129,950	157,805	78,910	200,955	714,205	79,415	113,435	233,350	164,930	1,087,140	1,678,270
Multiple, unrelated family households	7,575	8,610	11,420	5,440	11,100	44,145	5,010	8,630	16,470	11,400	46,840	88,350
Other, non-family households	168,605	109,425	128,615	61,370	154,670	622,685	102,760	93,889	114,080	65,595	234,815	611,139
Total need by income	322,765	247,985	297,840	145,720	366,725	1,381,035	187,185	215,954	363,900	241,925	1,368,795	2,377,759

Data Source: 2015 – 2019 CHAS

Table 10: Crowding Information – 2 of 2

	Renter						Owner					
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	>100 HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100 HAMFI	Total
Number of Households												
Households with Children Present	73,250	58,700	63,365	28,770	53,690	277,775	18,545	25,555	50,350	36,925	192,760	324,135

Data Source: 2015-2019 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2021 Census Households and Families table, there are approximately 1,072,297 single-person households in Georgia, representing 26.8% of total households. According to the [2022 HUD Income Limits Summary](#), the 50% Very Low-income Limit (VLIL) for a single person household is \$29,100, the Extremely Low-Income Limit (ELIL) at 30% of Median for a single person household is \$17,450, and the 80% Low-Income Limit (LIL) is \$46,600.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2015-2019 CHAS data, 662,185 households across the state have at least one member with some form of disability with at least one of the four housing needs (lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, cost burden greater than 30%). Parsing this further, 146,655 of those households have at least one member with a hearing/vision impairment, 214,910 households have at least one member with an ambulatory limitation, 149,780 households have at least one member with a cognitive limitation, and 161,655 households have at least one member with a self-care limitation.

According to the Criminal Justice Coordinating Council, the total number of victims of domestic violence served for 2020-2022, is 134,424 out of 10,711,908 GA citizens. Which is between .1672% and 1.8604% of the total Georgia population. The number of reported domestic violence cases increased from 2020 to 2022. In 2020 the amount of reported domestic violence cases was 43,652, compared to 46,393 in 2022. The statistical range for rent burden victims of domestic violence is between 7.2401% and 17.7442%.

What are the most common housing problems?

Housing problems of low-income households include: lacking complete kitchen facilities (substandard), lacking complete plumbing facilities (substandard), having more than one person per room (overcrowded), and paying more than 30% of gross income towards housing costs (cost burdened). The most common housing problem affecting Georgians, both renters and homeowners, relates to cost burden.

Of the 3,852,714 households in Georgia, 2,023,285 have incomes at or below 80% of the area median family income. This represents 53% of all Georgia households. Of these 2,023,285 households below the 80% threshold, a total of 922,760 (46%) are in some ways cost burdened although this varied by degree of severity. 449,840 (49%) of these households are paying between 30%-50% of their income towards housing costs, while 472,920 households (51%) are severely cost burdened, paying in excess of 50% of their household income towards housing costs.

Issues of substandard accommodations and overcrowding are also found in Georgia, however, these housing problems represent a significantly less pressing issue than the problem of cost burdens due to the small number of households that have these issues. The number of households with overcrowding,

severe overcrowding, or substandard housing is 113,215 households or 3% of total households in the state.

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

The cost burdened renter to owner ratio is 1.31 to 1, however, the difference in proportion of total households that are renters (37%) and owners (63%) means cost burden is actually disproportionately impacting renter households.

The other population that seems to be affected by cost burden are elderly homeowners. There are a total of 1,200,065 households in Georgia containing at least one person aged 62 or older. Of these households, 339,110 are cost burdened in excess of 30%, which represents a 7.7% increase in the last five years.

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

A variety of populations in Georgia are threatened with homelessness. For the purposes of Georgia's Consolidated Plan, the number of households with incomes at or 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. Georgia's population of renters and owners threatened with homelessness includes 303,085 households, or just under 66% of the state's households earning 0-30% AMI.

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. Similarly, formerly homeless families and individuals who are receiving rapid rehousing assistance and are nearing the termination of assistance many need additional services to secure long-term stability. In addition to the services mentioned in this paragraph, these persons may require employment assistance and connection to mainstream benefits.

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 at-risk population was calculated using Table 10 (Housing Problems #4: Cost Burden >50%) and Table 6 (Total Households Table). This was used to obtain the total number of households at 0-30% AMI that are cost burdened at 50%. From there, a percentage of total households was calculated. This methodology is in line with statistical studies that show that immediately prior to becoming homeless, households spend as much as 70% of their income on housing.

Specify particular housing characteristics that have been linked with instability and an

increased risk of homelessness

Typically, overcrowding, frequent moves, and low-income levels have been found to contribute to housing instability and increased risk of homelessness. While the rate of overcrowding in Georgia is low, cost burdens may force families to move more frequently and thus contribute to housing instability.

CDBG-DR:

Allocation identified 15 counties in the Presidentially Declared disasters, with 5 zip codes identified as Most Impacted and Distressed (MID) areas. The 5 MID zip codes are 31520 (Glynn County), 31548 (Camden County), 31701, 31705, and 31707 (Dougherty County). The additional counties are Berrien, Charlton, Chatham, Coffee, Cook, Crisp, Liberty, McIntosh, Thomas, Turner, Wilcox and Worth. The impact and unmet needs assessment for the Most Impacted and Distressed communities indicated that many characteristics across the impacted area are similar to state trends and percentages; however, there are specific socio-demographic differences. Two of the most impacted zip codes have higher rates of populations that are not high school graduates. This, coupled with more than 30% of households earning less than \$15,000 per year, compounds the issue of poverty within zip codes 31520 and 31705. These population estimates were obtained from the U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates.

According to the U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, there is a high percentage of renters living within the area of impact. In Dougherty County, 54.23% of residents rent while 45.77% own a home. These figures are higher than the state average of 36.4% renter-occupied units and 63.6% owner-occupied units.

Following a major disaster, households who qualify as either low or moderate income are likely to have increased difficulty securing financing for necessary repairs, replacing damaged personal property, finding suitable rental housing, or paying for temporary housing or relocation expenses. As such, DCA has worked to identify impacted areas with concentrations of Low and Moderate-income households to prioritize assistance for those with greatest need.

The 2018 CDBG-DR allocation identified 20 counties in the Presidentially Declared disaster, with 3 counties identified as Most Impacted and Distressed (MID) areas. The 3 MID counties are Decatur, Dougherty, and Seminole. The additional counties are: Baker, Calhoun, Clay, Crisp, Early, Grady, Laurens, Lee, Miller, Mitchell, Randolph, Sumter, Terrell, Thomas, Tift, Turner and Worth. The impact and unmet needs assessment relied on data from FEMA and SBA to determine priorities for the housing needs of the impacted communities. The core data on housing damage for the unmet housing needs calculation is based on data from FEMA's Individual Assistance program. HUD calculates "unmet housing needs" as the number of housing units with unmet needs multiplied by the estimated cost to repair those units less repair assistance already provided. Each of the FEMA inspected units are categorized by HUD into one of five categories as shown:

Category FEMA Inspected real property damage

- Minor-Low < \$3,000
- Minor-High \$3,000 - \$7,999
- Major-Low \$8,000 - \$14,999 and/or 1 to 4 feet of flooding on the first floor

- Major-High \$15,000 - \$28,800 and/or 4 to 6 feet of flooding on the first floor
- Severe > \$28,800 or determined destroyed and/or 6 or more feet of flooding on the first floor

The average cost to fully repair a home to current building codes for a specific disaster within the damage categories noted above is calculated using the multipliers provided by HUD for the State of Georgia. The federal allocation of \$41,837,000 million will allow the State of Georgia to address 9% of the estimated unmet need remaining. When examining the relative need by sector, business represents the greatest unmet need of \$250,476,562 (56%) of need, followed by the housing sector with \$132,935,144 (30%) of need, followed by the infrastructure sector with \$61,320,690 (14%) of need.

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.

Introduction

Disproportionately Greater Need by racial or ethnic group is determined by seeing if a particular racial or ethnic group experiences housing problems at a greater rate of 10% or more than the jurisdiction (Georgia) as a whole. For example, Table 11 shows a Jurisdictional total of 509,955 households earning 0-30% AMI by adding Column A and Column B. Of this total, 377,865 (74.1%) have one or more housing problems. Any racial or ethnic groups with 84.1% (74.1+10) or more of their households with one or more housing problems would indicate a disproportionately greater need for that group. In the tables below, those racial/ethnic groups that face a disproportionately greater need are underlined in Column D. Housing problems include: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; 4. Cost Burden greater than 30%.

Table 11: Disproportionally Greater Need: 0 - 30% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 84.1%.

Housing Problems (CHAS Data Master Table 1 Charts)	Has one or more of four housing problems (Column A)	Has none of the four housing problems (Column B)	Household has no/negative income, but none of the other housing problems	Disproportionate need calculation (Column D)
Jurisdiction as a whole	377,865	132,090	Not Included	74.10%
White	148,060	62,750	Not Included	70.23%
Black/African-American	176,280	55,140	Not Included	76.17%
Asian	9,985	4,425	Not Included	69.29%
American Indian, Alaska Native	1,395	545	Not Included	71.91%
Pacific Islander	215	90	Not Included	70.49%
Hispanic	34,475	6,995	Not Included	83.13%

Data Source: CHAS 2015-2019

Table 12: Disproportionally Greater Need: 30 - 50% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 78%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	315,625	148,310	Not Included	68.03%
White	125,630	86,530	Not Included	59.21%
Black/African-American	138,585	44,965	Not Included	75.50%
Asian	8,555	3,360	Not Included	71.80%
American Indian, Alaska Native	1,055	525	Not Included	66.77%
Pacific Islander	230	44	Not Included	<u>83.94%</u>
Hispanic	35,665	11,260	Not Included	76.00%

Data Source: CHAS 2015 – 2019

Table 13: Disproportionally Greater Need: 50 - 80% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 50.23%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	266,190	395,555	Not Included	40.23%
White	124,205	218,570	Not Included	36.24%
Black/African-American	102,000	127,805	Not Included	44.39%
Asian	10,005	9,685	Not Included	<u>50.81%</u>
American Indian, Alaska Native	610	810	Not Included	42.96%
Pacific Islander	210	170	Not Included	<u>55.26%</u>
Hispanic	24,525	33,295	Not Included	42.42%

Data Source: 2015 – 2019 CHAS

Table 14: Disproportionally Greater Need: 80 - 100% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 29.51%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	75,625	312,030	Not Included	19.51%
White	41,370	173,790	Not Included	19.23%
Black/African-American	22,960	101,960	Not Included	18.38%
Asian	3,485	8,140	Not Included	<u>29.98%</u>
American Indian, Alaska Native	175	580	Not Included	23.18%
Pacific Islander	45	30	Not Included	<u>60.00%</u>
Hispanic	6,100	22,790	Not Included	21.11%

Data Source: 2015 – 2019 CHAS

Table 15: Disproportionally Greater Need: Greater than 100% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 15.53%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	95,925	1,639,590	Not Included	5.53%
White	61,255	1,119,400	Not Included	5.19%
Black/African-American	20,800	358,610	Not Included	5.48%
Asian	5,580	63,680	Not Included	8.06%
American Indian, Alaska Native	105	2,790	Not Included	3.63%
Pacific Islander	20	615	Not Included	3.15%
Hispanic	6,380	70,800	Not Included	8.27%

Data Source: 2015– 2019 CHAS

Discussion

The following household groups demonstrate a disproportionate need higher than the State as a whole:

- For households at 0-30% of Area Median Income (AMI), no group is at or above 84.1% but Hispanic households come close at 83.13%
- For households at 30-50% AMI, statistics indicate that Pacific Islanders households (83.94%) indicate a disproportionate need.
- For households at 50-80% AMI, Asian households (50.81%) and Pacific Island households (55.26%) indicated a disproportionate need.
- For those at 80-100% AMI, Asian households (29.98%) and Pacific Islander households (60%) indicate a disproportionate need
- Calculations indicate that no racial/ethnic groups at above 100% AMI experience a disproportionately greater need.

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

Disproportionately Greater Need by racial or ethnic group is determined by seeing if a particular racial or ethnic group experiences severe housing problems at a greater rate of 10% or more than the jurisdiction (Georgia) as a whole. For example, Table 16 shows a Jurisdictional total of 509,950 households earning 0-30% AMI by adding Column A and Column B. Of this total, 315,270 (61.82%) have severe housing problems. For any of the racial or ethnic groups that have 71.82% (61.82+10) or more of their households with severe housing problems, that would indicate a disproportionately greater need for that group. Severe housing problems include: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

Table 16: Severe Housing Problems: 0 - 30% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 71.82%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	315,270	194,680	Not Reported	61.82%
White	120,710	90,110	Not Reported	57.26%
Black/African-American	148,145	83,275	Not Reported	64.02%
Asian	8,625	5,785	Not Reported	59.85%
American Indian, Alaska Native	1,165	775	Not Reported	60.05%
Pacific Islander	120	190	Not Reported	38.71%
Hispanic	29,840	11,630	Not Reported	<u>71.96%</u>

Data Source: 2015-2019 CHAS

Table 17: Severe Housing Problems 30 - 50% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 41.82%.

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	Disproportionate need calculation
Jurisdiction as a whole	147,615	316,320	Not Reported	31.82%
White	60,695	151,465	Not Reported	28.61%
Black/African-American	60,755	122,795	Not Reported	33.10%
Asian	5,035	6,875	Not Reported	<u>42.28%</u>
American Indian, Alaska Native	565	1015	Not Reported	35.76%
Pacific Islander	95	185	Not Reported	33.93%
Hispanic	18,025	28,910	Not Reported	38.40%

Data Source: 2015 – 2019 CHAS

Table 18: Severe Housing Problems: 50 - 80% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 19.92%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	66,635	596,110	Not Reported	9.92%
White	32,715	310,065	Not Reported	9.54%
Black/African-American	19,385	210,420	Not Reported	8.44%
Asian	3,460	16,225	Not Reported	17.58%
American Indian, Alaska Native	245	1,175	Not Reported	17.25%
Pacific Islander	70	310	Not Reported	18.42%
Hispanic	8,680	49,145	Not Reported	15.01%

Data Source: 2015 – 2019 CHAS

Table 19: Severe Housing Problems: 80 - 100% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 15.05%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	19,590	368,065	Not Reported	5.05%
White	9,540	205,620	Not Reported	4.43%
Black/African-American	5,655	119,275	Not Reported	4.53%
Asian	1,230	10,395	Not Reported	10.58%
American Indian, Alaska Native	25	735	Not Reported	3.29%
Pacific Islander	20	55	Not Reported	26.67%
Hispanic	2,840	26,055	Not Reported	9.83%

Data Source: 2015 – 2019 CHAS

Table 20: Severe Housing Problems: Greater than 100% AMI

Here, a group has disproportionate need if Column D is greater than or equal to 11.97%.

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	Disproportionate need calculation (Column D)
Jurisdiction as a whole	34,135	1,701,380	Not Reported	1.97%
White	18,500	1,162,150	Not Reported	1.57%
Black/African-American	7,670	371,740	Not Reported	2.02%
Asian	2,670	66,595	Not Reported	3.85%
American Indian, Alaska Native	80	2,820	Not Reported	2.76%
Pacific Islander	10	625	Not Reported	1.57%
Hispanic	4,695	72,490	Not Reported	6.08%

Data Source: 2015 – 2019 CHAS

Discussion

The following household groups demonstrate a disproportionate need higher than the State as a whole:

- Hispanic households (71.96%) displayed a disproportionate need for households at 0-30% of Area Median Income (AMI).
- Asian households (42.28%) displayed a disproportionate need for households at 30-50% AMI.
- No single group displayed a disproportionate need for households at 50-80% AMI, 80-100% AMI, or 100% AMI.

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.

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 population as a whole.

Table 21: Cost burden by Race/Ethnicity and Income

	≤30% of Income on Housing (Not Cost Burdened)	30-50% of Income on Housing (Cost Burdened)	>50% of Income on Housing (Severely Cost Burdened)	No / negative income (Not computed)	Percent spending 30-50% of Income on Housing (Cost Burdened)	Percent spending >50% of Income on Housing (Severely Cost Burdened)
	Column A	Column B	Column C	Column D	Column E	Column F
<i>Jurisdiction as a whole</i>	2,634,480	569,205	489,315	65,800	15.14%	13.02%
White	1,659,420	265,010	208,065	29,080	12.26%	9.63%
Black / African-American	683,200	225,550	212,375	27,980	19.63%	18.48%
Asian	90,590	17,485	15,725	3,100	13.78%	12.39%
American Indian, Alaska Native	5,140	1,365	1,845	245	15.88%	21.47%
Pacific Islander	955	415	210	90	24.85%	12.57%
Hispanic	157,810	48,855	41,605	4,030	19.36%	16.49%

Data Source: 2015 – 2019 CHAS

Discussion

Table 21 shows the level of housing cost burden for Georgia as a whole and for specific races and ethnicities.

Column E of this table indicates that 15.14% of Georgia’s households are cost burdened: they spend between 30% and 50% of their income on housing.

- Data indicates that any racial or ethnic group in which 25.14% or more spend 30% or more of their income on housing costs experience a disproportionately greater need.

- No populations meet this criteria, but four groups do have cost-burden rates that are greater than the state average: African-American (19.63%) American Indian, Alaskan Native (15.88%), Pacific Islander (24.85%) and Hispanic (19.36%) households.

Column F of this table indicates that 13.02% of Georgia’s households are severely cost burdened: they spend 50% or more of their income on housing. African-American (18.48%), American Indian, Alaskan Native (21.47%), and Hispanic (16.49%) households all have cost-burden rates that are higher than the state average, but none represent a disproportionately greater need.

In both Column E and Column F, only White and Asian households exhibit a lower rate of cost-burden (12.26% and 13.78%) and severe cost-burden (9.63% and 12.39%) than Georgia residents (15.14% and 13.02%, respectively).

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?

When looking at racial or ethnic groups within each AMI band that face a disproportionately greater need, there are a few groups that face this burden. Regarding housing problems, Pacific Islanders in the 30-50% AMI category, Asians and Pacific Islanders in the 50-80% AMI category, and Asians and Pacific Islanders in the 80-100% AMI category all face a disproportionately greater need relative to their income bands as a whole. In terms of severe housing problems, Hispanics within the 0-30% AMI category and Asians within the 30-50% AMI category displayed a disproportionately greater need. With respect to housing cost burdens, no racial or ethnic group experiences a disproportionately greater need regarding how much they spend on rent.

The preceding tables show 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. Within Georgia, Hispanics, Asians, and Pacific Islanders experience disproportionate levels of need in different income categories.

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

The last table showing Housing Cost Burden indicates that while Pacific Islanders and American Indians/Alaskan Natives represent a small subset of the population, they come close to meeting the threshold for disproportionate greater need in relation to cost burden and severe cost burden respectively.

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

According to the Affirmatively Furthering Fair Housing (AFFH) mapping tool, African-American communities can be found predominantly to the east and southwest of the state. Specifically, these communities are clustered in the counties surrounding Glascock County (Washington County, Warren County, Taliaferro County, Hancock County, Richmond County and Jefferson County). Additionally, they are clustered in the area around Macon County (Dougherty County, Early County, Randolph County, Dooly County, Clay County, Calhoun County and Terrell County,). As well as Dekalb County, Clayton County, Bibb County, and Talbot County.

Hispanic communities can be found throughout the state, but large clusters of the Hispanic population are concentrated in Hall County, Whitfield County, Gwinnett County, Stewart County, Atkinson County, and Echols County.

Asian/Pacific Islander communities in the state include and cluster around Fulton County. Particularly, Gwinnett County but it also includes DeKalb County, Clayton C Taliaferro County County, Cobb County,

Forsyth County, Barrow County, Clarke County and Fayette County. As well as Columbia County. Small pockets also exist scattered around the other large metropolitan areas of the state.

NA-40 Homeless Needs Assessment – 91.305(c)

Introduction:

This section discusses homeless needs in the Balance of State CoC.

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):

Data for sheltered and unsheltered persons entering and exiting homelessness each year in Georgia’s Balance of State were measured directly from 2022 HMIS data. Estimated 2,411 persons exited homelessness in the Balance of State CoC. 5,479 persons on estimate experience homelessness each year. 7,085 have been estimated to become homeless each year. The average number of days persons experience homelessness in the Georgia Balance of State CoC is 85 days with a median length of time as homeless of 82 days. The estimate number of days veterans experience homelessness is 127 days. The average length of time families with children experience homelessness is 82 days and adults only households is 68 days. Unaccompanied youth on average experience homelessness on average for 56 days. There is insufficient data on length of time regarding homelessness specific to each homeless population types including chronically homeless individuals and families, parenting youth and persons living with HIV.

Table 22: Homeless Needs Assessment

Population	Sheltered	Unsheltered	*Estimate the # experiencing homelessness each year	*Estimate the number becoming homelessness each year	*Estimate the # exiting homelessness each year	*Estimate the # of days persons experience homelessness
Persons in HH with Adults and Children	1220	369	3045	3936	1340	82
Persons in HH with Only Adults	714	3531	1782	2304	784	68
Persons in HH with Only Children	3	19	7	10	3	92
Veterans	53	239	132	171	58	127
Unaccompanied Youth	61	183	152	197	67	56
Parenting Youth	22	19	55	71	24	Insufficient Data
Chronically Homeless Families	11	2	27	35	12	Insufficient Data
Chronically Homeless Individuals	97	413	242	313	107	Insufficient Data

Persons with HIV	15	43	37	48	16	Insufficient Data
			*These estimations are based on HMIS data, limiting the population to just sheltered families and individuals			

Table 23: Rural Homeless Needs Assessment

Population	Sheltered	Unsheltered	*Estimate the # experiencing homelessness each year	*Estimate the number becoming homelessness each year	*Estimate the # exiting homelessness each year	*Estimate the # of days persons experience homelessness
Persons in HH with Adults and Children	396	300	964	1246	424	82
Persons in HH with Only Adults	216	2437	564	729	248	68
Persons in HH with Only Children	1	16	2	3	1	92
Veterans	7	30	42	54	18	127
Unaccompanied Youth	17	11	48	62	21	56
Parenting Youth	8	1	17	22	8	Insufficient Data
Chronically Homeless Families	8	1	9	11	4	Insufficient Data
Chronically Homeless Individuals	24	32	77	99	34	Insufficient Data
Persons with HIV	2	6	Insufficient Data	Insufficient Data	Insufficient Data	Insufficient Data
			*These estimations are based on HMIS data, limiting the population to just sheltered families and individuals			

Table 24: Nature and Extent of Homelessness

Race:	Sheltered:	Unsheltered (optional)
White	737	2445
Black or African-American	1,096	1391
Asian	7	10
American Indian or Alaska Native	7	8
Pacific Islander	2	5
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	184	252
Not Hispanic	1,753	3,667

Data Source - 2022 Point in Time Homeless Count

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

Based on the Point in Time (PIT) Homeless Count conducted on February 21, 2022, followed by service-based count, it is estimated that there are 369 unsheltered families with children in need of housing assistance. 239 veterans were also counted as unsheltered homeless. The Counting Us app was used for survey collection. Simtech Solutions provided a predictive statistical model to derive unsheltered homeless estimates in counties that were not physically counted.

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

Of the 1937 persons residing in shelter programs and were sheltered homeless, 1096 were Black or African American followed by 737 White based on 2022 Point in Time homeless data. 184 of them were Hispanic. Amongst the 3919 unsheltered homeless persons counted on the night of February 21, 2022, there were 1391 Black or African American and 2445 White. 252 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 occurs in both urban and rural areas. Based on the 2022 Point in Time homeless count data, the level of homelessness has increased both under sheltered and unsheltered. There are more families in the sheltered program while more individuals are unsheltered homeless. The 2022 homeless count data also reflect the impact of the Covid-19 pandemic in the community. The other factors showing an increase in the homelessness include improved data collection methodology with newer data for predictive model and higher quality physical counts. More service providers were also identified in the CoC.

Please note, the homeless count data reported throughout this document reflects data from the 2022 Balance of State Point in Time data for both the Unsheltered Homeless Count and the 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.

CDBG-DR:

The 2017 CDBG-DR impact and unmet needs assessment was conducted in late 2018 utilizing available data at the time. It found that people who are experiencing homelessness or who are precariously housed are affected directly and indirectly by the disaster, as both the formal support infrastructure (e.g., emergency shelters and supportive services only facilities) and informal support structures (e.g., families sharing spaces and informal leases) may be compromised. A comprehensive long-term recovery will consider the housing and economic needs of the entire community; restore sufficient housing, jobs, and services to meet the broad spectrum of local needs; and help ensure that people who were experiencing homelessness or were precariously housed prior to the disaster become stably housed.

In the aftermath of the two tornados and Hurricane Irma, local governments, along with non-governmental organizations and voluntary organizations including churches, charitable groups, and schools, stepped up quickly to help their fellow neighbors. Shelters opened across the state to provide those in need with a place to stay and to receive necessities and nourishment. Over 126 shelters were opened because of the three disasters occurring in 2017.

The 2018 CDBG-DR impact and needs assessment was conducted in mid-2019 and indicated that homelessness across Hurricane Michael-impacted counties is among the lowest in the state. The total number of homeless persons in the 20-county area in 2017 was 184 and 340 in 2019. The percentage of homeless in the 20-county area was two percent in 2017 and eight percent in 2019 when compared to the State of Georgia. However, the total number of beds available at the time of this survey was 207 in the area.

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

Introduction

This section discusses the needs of the non-homeless special needs served by the State’s HOPWA program.

Table 25: HOPWA Data

HIV Surveillance Data (2020)	
Total number of Persons living with HIV/AIDS (PLWHA)	59,949
Number of PLWHA with AIDS diagnose only	30,340
New HIV diagnoses during 2020	2,016
Rate per 100,000 population	24.7
New AIDS diagnoses during 2020	1088
Rate per 100,000	13
Deaths related to HIV in 2020	840

Data Source: CDC HIV Surveillance

Table 26: HIV Housing Need

Type of HOPWA Assistance	Estimates of Unmet Need
Estimated Number of households that have Unmet housing subsidy assistance need	143
Tenant-based rental assistance	212
Facility Based Housing (Permanent, short-term or transitional)	137

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Human immunodeficiency virus (HIV) damages specific cells of the immune system called CD4 cells. Untreated, HIV eventually overwhelms the immune system, resulting in a chronic life-threatening condition called Acquired immune deficiency syndrome (AIDS). In the HOPWA Data, the term HIVinfection refers to HIV diagnosis regardless of stage of disease, that is, HIV infection includes HIV (not AIDS) and AIDS. Based on the CD4 count (cells/ml), HIV infection is defined as Stage 1 (CD4 – 500 cells/ml), Stage 2 (CD4 200-499 cells/ml) and Stage 3 (AIDS) (<200 cells/ml). There is no cure for HIV infection, but with antiretroviral therapy (ART), HIV infection can be controlled. Advances in HIV treatment with ART have led to improved quality of life and prolonged lifespan for people living with HIV. Further, achieving viral suppression with effective ART use reduces HIV transmission due to decreased levels of circulating virus.

HIV infection remains an important public health problem in the state of Georgia. Based on the Centers for Disease Control and Prevention’s 2019 HIV Surveillance Report, Georgia was ranked the fourth highest in the nation for both the total number of new diagnoses of HIV infection among adults and adolescents after Florida, California, and Texas, and ranked the fifth highest for the number of persons living with HIV infection, after Florida, California, Texas, and New York. Georgia ranked 2nd in the rate of HIV diagnosis among adults and adolescents, and 4th in the rate of persons living with HIV.

In 2020, 2,016 persons in Georgia diagnosed with HIV. 77% (1,548) were male, 20% (409) female and 3% (59) transgender. 23% of persons diagnosed with HIV statewide were diagnosed with AIDS within 12 months, which is considered a late HIV diagnosis. Among males, 1,299 HIV diagnoses (84%) were

attributed to male to male (MSM) sexual contact. Among females, 375 HIV diagnoses (92%) were attributed to heterosexual contact. Among transgender persons, all but one case was attributed to sexual contact. The highest number of HIV diagnoses among males occurred among those 20-29 years of age, while diagnoses among women were more equally distributed across age groups. 1,457 new diagnoses of HIV infection (72%) were among Blacks. 70% (42,257) of persons living with HIV infection in 2020 resided in the Atlanta, Metropolitan Statistical Area (MSA).

As of December 31, 2020, there were 59,949 persons living with diagnosed HIV infection in Georgia. Like the new diagnoses of HIV infection, majority of prevalent cases are among Black/Non-Hispanic persons (68%) and males (75%). Forty four percent were 50 years and older. Fifty one percent (30,340) had ever met criteria for stage 3 disease, or AIDS. 70% (42,257) of persons living with HIV infection in 2020 resided in the Atlanta, Metropolitan Statistical Area (MSA). Among the 18 Public Health Districts in Georgia, Fulton and DeKalb had the highest numbers and rates of persons diagnosed with and living with HIV infection. In the DCA jurisdiction outside of Atlanta MSA and Augusta-Richmond area, the prevalence rate is highest amongst Columbus, Albany and Valdosta.

Monitoring the HIV/AIDS epidemic and understanding the burden of HIV infection in Georgia are essential for meeting the goals stated in the 2022-2025 National HIV/AIDS Strategy to: 1) reduce HIV infections; 2) increase access to care and optimize health outcomes for persons living with HIV; 3) reduce HIV-related health disparities; and 4) achieve a more coordinated national response to the HIV epidemic among all partners and stakeholders.

2020 HIV Surveillance data was also affected after the COVID-19 pandemic was declared a national and state emergency in March 2020. As a result, access to healthcare services, including HIV testing, prevention, and care-related services, became reduced or suspended temporarily.

Information on the Georgia HIV care continuum can be found in a separate report at the following web page: <https://dph.georgia.gov/hiv-care-continuum>.

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

DCA's HOPWA Program attempts to meet the housing needs of PLWHA in its 125-county jurisdiction. With the help of HOPWA Project Sponsors, services are offered in the entire 125-county area. DCA has been receiving a steady increase in annual HOPWA grant. In order to support the housing needs of persons in the City of Atlanta and City of Augusta-Richmond County HOPWA jurisdictions, DCA has extended HOPWA services through 3 of its HOPWA Sponsors in their entire service areas as of 2022, thereby extending HOPWA services in additional 18 counties. PLWHA have a high need for permanent affordable housing and other supportive services in addition to the housing options provided through the HOPWA program. Supportive services include, but are not limited to, physical and mental health, drug and alcohol abuse treatment and counseling, nutritional services, transportation, and assistance in gaining mainstream benefits and services.

Housing needs include emergency or short-term housing assistance, short-term rent, mortgage, and utility (STRMU) payments to prevent homelessness, project or tenant-based rental assistance (TBRA) and permanent housing placement (PHP) services.

There has been a challenge securing affordable housing and rental housing availability meeting the HUD Fair Market Rent (FMR) in the recent years. This has increased the need for Housing Information and Referral Services through HOPWA. Housing Information and Referral Services would assist with Landlord Engagement Services to connect prospective landlords with HOPWA housing participants.

The type of HOPWA services that would most benefit homeless persons is primarily determined by individual circumstances. Individuals in homeless situations could be assisted immediately through Short-term Housing assistance (type of Facility Based Housing). The estimated number of households in need of Short-term Housing assistance would be 50 (Table 27). Homeless persons with multiple challenges and access to resources might benefit more from structured wrap-around services through Permanent Facility-Based Housing. The estimated number of households in need of permanent Facility Based Housing assistance would be 87 (Table 27). Tenant-Based Rental Assistance (TBRA) program would assist those that are more independent but are not financially stable. The estimated number of households in need of TBRA program would be 212 (Table 27).

There are also those that are living in unaffordable housing and face challenges paying for their housing costs. HOPWA program could also assist them in housing maintenance and homelessness prevention services through Short-term Rent, Mortgage and Utility Assistance (STRMU). The estimated number of persons in need of housing subsidy need would be 143 (Table 27).

The Housing Need assessment is based on 2021 HOPWA CAPER. DCA's HOPWA program continues to foster its relationship with DPH, HIV Division, and the Ryan White Part B Program. DCA's HOPWA Project Sponsors work closely with the Ryan White Part B Program to provide HOPWA services. Majority of the HOPWA Sponsors are either the Health Departments or have the Ryan White Clinic on site.

In order to help quantify the level of housing needed for PLWHA, we refer to the HIV Surveillance data published by Department of Public Health, HIV Division and CDC. The data on the new cases reported (HIV Incidence rate) and the number of persons living with HIV/AIDS (PLWHA) by public health district (HIV Prevalence rate) depicts the HOPWA service need in the area. Ryan White Part B program also conducts Need Assessment survey of their clinic participants that includes housing need assessment as well. We are also working with Department of Public Health (DPH), HIV Division to include Housing Need Assessment in the Georgia Medical Monitoring Project (MMP) conducted by CDC, that involves interviewing a random sample of PLWHA. Once approved, the GA MMP will include the Housing Need Assessment questions for PLWHA in 2023.

We also refer to the Georgia Balance of State CoC Point in Time Homeless Count Report. According to the 2022 Georgia Balance of State CoC Point in Time Homeless Count Report, a total of 5,856 homeless persons were identified, of which 3,919 were Unsheltered Homeless. The number of persons living with HIV/AIDS amongst the homeless is very low. It could be because of under reporting due to HIV related stigma.

There is always hidden homelessness, those who do not meet HUD's strict definition of homelessness, people

living in compromising or precarious housing situations, and those who never get reported. Homelessness is not a criterion to receive HOPWA services. Low-income persons living with HIV/AIDS below 80% of area median income in need of housing could apply for HOPWA assistance.

HIV numbers are likely under-reported in rural areas. This is largely a result of the high social stigma attached to HIV/AIDS and the lack of, or very limited, services and resources. Recent statistics report an increase in AIDS diagnosed cases in Georgia, especially in the Balance of State CoC rural areas. The increase shows that people are either reluctant to come forward for HIV testing and counseling or not encouraged to do so because of very limited resources, lack of transportation, and/or lack of funds. As a result, many individuals do not get diagnosed until they become sick with AIDS.

The National Coalition for the Homeless in its paper on HIV/AIDS and Homelessness, NCH Fact Sheet #9, 2007, reported that the prevalence of HIV among homeless people is between 3% - 20% with some subgroups having much higher burdens of disease. This is consistent with other studies as well. Because there are no specific need assessment studies to capture the housing needs of PLWHA, we can estimate that 10%, in the middle of the HIV/AIDS and Homeless range of 3% - 20%, to be PLWHA. Therefore, 10% of the 5,856 homeless persons recorded in the 2022 Point in Time Homeless Count, or 585 persons are estimated to be PLWHA.

HOPWA is not a homeless service program but serve many persons experiencing homelessness. The type of HOPWA services that would most benefit homeless persons is primarily determined by individual circumstances. Tenant Based Rent Assistance (TBRA) program has been more successful as it provides scattered-site housing. HOPWA eligible household could rent the housing unit under their name and receive housing rent subsidy. This gives more choice and flexibility, and higher number of households could be assisted.

There are many households that are living in unaffordable housing that could benefit from Short-term Rent, Mortgage and Utility (STRMU) assistance to maintain housing and prevent homelessness. Many people do not have affordable housing, so the actual need for subsidized housing is very high. The 2021 CAPER report also depicts that program participants are benefitting more from TBRA and Facility-based Housing Programs. Even those assisted with Permanent Housing Placement (PHP) services and STRMU need long-term housing subsidies. DCA has initiated HOPWA preference voucher program with Housing Choice Voucher (HCV) to provide long-term subsidized housing to PLWHA.

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

According to the Georgia Department of Public Health's HIV Surveillance Fact Sheet in 2020, Georgia was ranked fourth highest in the nation for total number for both the total number of new diagnoses of HIV infection among adults and adolescents after Florida, California, and Texas, and ranked the fifth highest for the number of persons living with HIV infection, after Florida, California, Texas, and New York. Georgia ranked second in the rate of HIV diagnosis among adults and adolescents, fourth in rate of persons living with HIV.

As of December 31, 2020, the total number of persons living with HIV infection in Georgia was 59,949. Of these 45,156 (75%) were male, 14,110 (24%) female and 683 (1%) transgender. Forty four percent were

50 years and older. Fifty one percent (30,340) had ever met criteria for stage 3 disease, or AIDS.

70% (42,257) of persons living with HIV infection in 2020 resided in the Atlanta, Metropolitan Statistical Area (MSA).

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 CDBG 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 that DCA receives. During the most recent program years, 2018 – 2022, the state received 53 public facility applications totaling over \$40.4 million dollars. Eligible public facility types include: Domestic Violence Centers, Health Centers, Senior Centers, Mental Health Centers, Development Disability Centers, Youth Centers, Head Start Centers, Abused Children Facilities, and Multi-Purpose Centers.

CDBG-MIT:

The 2017 CDBG-MIT mitigation needs assessment used a pre-application survey process to assess mitigation needs. The results of the survey, conducted in 2019, provided results indicating a significant need for facilities in the communities affected by the disasters in 2017. 16 of the 54 pre-applications were categorized as Infrastructure – Facilities.

The competitively awarded funds for 2017 CDBG-MIT resulted in \$5,542,894 being awarded for public facility projects.

2017 CDBG-DR:

HUD provided a separate allocation of \$13,015,596 to the State with the requirement it be obligated to Infrastructure projects. Through a substantial amendment the State increased that amount to \$16,500,000. The non-competitive process resulted in \$5,000,000 being awarded to provide additional necessary funds to support a public facility.

How were these needs determined?

The needs were based on applications to the State's CDBG Program Years 2018 - 2022. Awards, which are made based on the applications received from our local government partners, are representative of the needs in each community. Furthermore, CDBG applicants are required to identify jurisdictional community development and housing needs, including the needs of very low- and low-income persons, and the activities to be undertaken to meet such needs. The purpose of the community development needs assessment or problem identification process is to have communities ascertain their most pressing problems and critical needs on a community-wide basis and appropriate funding streams. One of the review factors considered as a project strategy question is the conformance of the proposal with the locally adopted and State approved Comprehensive Plan. In order to demonstrate conformance, applicants are required to discuss how the proposal conforms to the Plan, including citations or quotes from pertinent pages of the Plan.

Describe the jurisdiction's need for Public Improvements:

There is a need for public improvements throughout the state. Funds are awarded to local governments competitively through the Annual Competition for improvements, such as; street improvements, water sewer improvements, sidewalks, and flood and drainage. Typically, a third of applications to the state are for water and sewer system improvements. During Program Years 2018-2022, 227 applications were submitted to the state totaling over \$158 million. Successively, communities appear to have a great need for street and drainage system improvements. During the PYs 2018 – 2022, the State of Georgia received 85 applications for these improvements totaling over \$56.2 million. Multi-Infrastructure improvements include applications requesting assistance with any combination of street and drainage and water and sewer improvements. Over the past five (5) program years, 20 applications have been made to the State for multi-infrastructure improvements for over \$15.4 million.

2017 CDBG-DR MIT:

The 2017 CDBG-MIT mitigation needs assessment used a pre-application survey process to assess mitigation needs. The results of the survey, conducted in 2019, provided results indicating a significant need for public improvements in the communities affected by the disasters in 2017. 29 of the 54 pre-applications were categorized as communication, stormwater, water/sewer, and roads related infrastructure.

The competitively awarded funds resulted in over \$16,000,000 being awarded for public improvements in the categories noted above.

2017 CDBG-DR:

HUD provided a separate allocation of \$13,015,596 to the State with the requirement it be obligated to Infrastructure projects. Through a substantial amendment the State increased that amount to \$16,500,000. The non-competitive process resulted in \$10,629,243 being awarded for Public Improvements.

2018 CDBG-DR:

The 2018 CDBG-DR impact and unmet needs assessment indicated that public improvements accounted for approximately 14% of the unmet need of communities affected by Hurricane Michael. As such, the State obligated \$8,367,400 in the initial action plan to public improvements (infrastructure). A substantial amendment increased that amount to \$13,945,667. A competitive application cycle was held in the State's FY23, and all funds are anticipated to be awarded before the end of the fiscal year.

How were these needs determined?

The needs were based on applications to the State's CDBG Program Years 2018 - 2022.

Describe the jurisdiction's need for Public Services:

DCA generally does not provide direct funding for public services. Local governments that apply for public facilities often use funding for public services provided by other agencies, e.g., Area Agencies on Aging, and combine these funds with CDBG dollars to meet both facilities needs and public service needs.

Therefore, demand for senior centers and health centers are an indication of public service needs. Again, funding all requests for these needs is not possible given the limited availability of CDBG dollars.

How were these needs determined?

These needs were determined by looking through program documentation, highlighting where agency initiatives resulted in support of housing needs through community development.

Housing Market Analysis

MA-05 Market Analysis Overview

Housing Market Analysis Overview:

The Market Analysis section of the Consolidated Plan includes the most recently available Census data and other data sources to describe the market conditions related to community and housing development and services.

Rising Housing Costs

The most critical issue affecting the state's housing market is rising housing costs. According to the ACS, median home values increased from \$159,300 in 2015 to \$249,700 in 2021 representing an increase of 56.7%.

Georgia's rents have seen a significant increase from 2016 to 2021. The ACS identified the median contract rent as \$720 in 2016 to \$970 in 2021. This represents an increase of 49.2% in just five years. Over half of Georgia renters (59.2%) pay over \$1,000 in rent per month. The majority of Georgia households (over 60%) with incomes below 80% of the area median income (AMI) are cost-burdened to some degree.

Need for Owner and Rental Rehabilitation

Over one million homes in Georgia have at least one of the following conditions: lacking complete kitchen or plumbing facilities, severe overcrowding, or cost burden. Of this total, 56.58% of these are renter-occupied units, and the remainder are owner-occupied homes. Making HUD funds available for rehabilitating these properties would allow many of these units to remain in the housing stock and target assistance to those needing it the most.

Shelter Available for People Who are Homeless

As of February 2022, Georgia's Balance of State Continuum of Care contained 1,675 emergency shelter beds, 1024 transitional housing beds, and 301 emergency shelter vouchers.

The GHFA Permanent Supportive Housing Program has approximately 1700 units / 2500 beds across 8 Continua of Care in Georgia. All beds are prioritized for individuals and families experiencing chronic homelessness. These units are funded through HUD's Continuum of Care funding. The supportive services are provided through partnerships with local non-profits.

While the HOPWA program does not target homeless populations, many of those assisted with those funds are homeless or at risk of becoming homeless. As reported in the most recent 2021 HOPWA CAPER, 212 households were assisted with Tenant-based Rental Assistance vouchers.

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

Introduction

This section discusses housing units available to Georgia residents.

Table 27: Residential Properties by Unit Number

Property Type	Number	%
1-unit, detached	2,918,588	66.7%
1-unit, attached	181,860	4.2%
2 units	92,907	2.1%
3 to 4 units	127,553	2.9%
5 to 9 units	190,742	4.4%
10 to 19 units	200,048	4.6%
20 or more units	298,879	6.8%
Mobile Home, boat, RV, van, etc.	360,518	8.2%
Boat, RV, van, etc.	3,944	0.1%
Total	4,375,039	100%

Data Source: 2017 – 2021 ACS

Table 28: Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	8,096	0%	42,603	3%
1 bedroom	32,681	1%	248,722	18%
2 bedrooms	266,623	11%	515,329	37%
3 bedrooms	1,215,156	49%	428,858	31%
4 bedrooms	688,198	27%	118,431	9%
5 or more bedrooms	296,119	12%	24,555	2%
Total	2,506,873	100%	1,378,498	100%

Data Source: 2017 – 2021 ACS

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

There are not specific targets for household size or style 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 Housing Choice Voucher contracts.

The State of Georgia is currently allocated approximately 17,000 Housing Choice Vouchers. The allocation of these vouchers by HUD is not expected to decrease in the near future. However, a variety of factors can contribute to the loss of affordable housing inventory including:

- Lease Violations
- 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 raw number of housing units when not accounting for the effects that cost burdens or housing conditions of the vacant units available to Georgia residents. American Community Survey data from 2017-2021 shows that there are 489,668 vacant housing units in the state which is a decrease from the prior 5 years. This represents 11.2% of the total housing units in Georgia. The rental vacancy rate for the State in 2021 was 6% and the vacancy rate for homeowner units is 1%.

Describe the need for specific types of housing:

In addition to needing more affordable housing generally, two categories of housing that Georgia needs more of are affordable rental housing for elderly and for those who are disabled. As 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. 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 to live 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.

2017 CDBG-DR:

The 2017 CDBG-DR impact and unmet needs assessment indicated that approximately 50,000 applications for FEMA assistance were recorded due to the 2017 disasters. Of those 50,000 approximately 40% were homeowners and 60% were renters. The renters included single-family homes, mobile and manufactured units, apartments, and other unit types. Given the need for affordable rental housing, the action plan allocated over \$13,000,000 to affordable multifamily rental properties and developed 340 units of affordable rental housing, all of which will be in-lease by the end of the State's FY23. A single-family Homeowner Rehabilitation and Reconstruction Program is also in

progress for the 2017 disasters.

2018 CDBG-DR:

The 2018 CDBG-DR impact and unmet needs assessment indicated that approximately 41,000 applications for FEMA assistance were recorded due to Hurricane Michael. Of those 41,000 approximately 70% were homeowners and 30% were renters. The renters included single-family, mobile and manufactured units, apartments, and other unit types. Given the large percentage of homeowners in the affected areas, a single-family Homeowner Rehabilitation and Reconstruction program was implemented.

MA-15 Cost of Housing – 91.310(a)

Introduction

Georgia’s median home values increased drastically from 2015 to 2021 (56.7%), as did median contract rents over the same time period (34.7%). 59.2% of Georgia renters pay over \$1,000 in rent per month, which is likely a strain for renters who fall below 50% or 30% of AMI.

Table 29: Cost of Housing

	2011	2015	2021	Change from 2011-2021	Change from 2015-2021
Median Home Value	\$147,100	\$159,300	\$249,700	+69.7%	+56.7%
Median Contract Rent	\$650	\$720	\$970	+49.2%	+34.7%

Data Source: ACS 2011, 2015, 2021

Table 29: Cost of Housing

Rent Paid	Number	Percent
Less than \$500	99,050	7.60%
\$500 to \$999	433,657	33.10%
\$1,000 to \$1,499	485,270	37.10%
\$1,500 to \$1,999	212,989	16.30%
\$2,000 to \$2,499	53,507	4.10%
\$2,500 to \$2,999	13,211	1.00%
\$3,000 or more	11,112	0.80%
No rent paid	69,702	(x)
Total	1,308,796	

Data Source: 2017 – 2021 ACS

Table 31: Housing Affordability

Number of Units affordable to Households earning	Renter	Owner	Total
Household income <= 30% HAMFI	154,500	305,280	459,780
Household income < 30% to <=50% HAMFI	187,095	221,530	408,625
Household income < 50% to <=80% HAMFI	317,505	260,250	577,755
Household income < 80% to <=100% HAMFI	216,830	130,740	347,570
Household income >100% HAMFI	1,396,070	350,885	1,746,955
Total	2,272,000	1,268,690	3,540,690

Data Source: 2010 – 2014 CHAS

Table 30: Monthly Rent

Average Monthly Rent	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1334	\$1,363	\$1,542	\$1,879	\$2,293

High HOME Rent	\$559	\$587	\$719	\$924	\$1,024
Low HOME Rent	\$478	\$511	\$616	\$712	\$795

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 noted in section NA-10, a significant proportion (over 60%) of Georgia households below 80% of AMI are cost burdened to some degree. This reflects a lack of choice in housing that would be affordable and conveniently located for households across the state.

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

According to the ACS, median home values increased from \$159,300 in 2015 to \$249,700 in 2021 representing an increase of 56.7%. These rising values represent increases in equity for homeowners, however, it also makes it harder for low-income individuals to achieve homeownership.

Georgia’s rents have seen a significant increase from 2016 to 2021. The ACS identified the median contract rent as \$720 in 2016 to \$970 in 2021. This represents an increase of 49.2% in just five years. This trend is concerning due to the previously identified affordability problems for rental households in the state.

Looking at the dramatic trends in median home value, median contract rent, current renter income levels, known cost burdens, and stagnant wage growth at the national level, it can reasonably be expected that affordability will worsen in coming years.

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

Fair Market Rents (FMR) are not calculated at the state level, instead HUD FMR’s are estimates of rental housing costs in local housing markets.

CDBG-DR:

The CDBG-DR impact and needs assessments indicated the median housing values in the communities affected by the disaster to range between a low of \$39,999 to a high of \$350,000. The data for these housing values was obtained in late 2018-2019. Current needs are not addressed by CDBG-DR for the disaster impacted areas.

MA-20 Condition of Housing – 91.310(a)

Introduction:

According to ACS estimates, there are a total of 3,830,264 housing units in Georgia, representing a 7% increase from 2014. Of these, 86.96% are occupied and 13.04% are vacant. This total number of units represents just a 1.87% decrease from the total number of units in 2014. Though improvement has been seen over the last five years, demand for housing throughout Georgia has been strong during the previous consolidated plan cycle and is expected to steadily increase during the next cycle.

Generally, Georgia’s housing stock is relatively new. According to ACS data, on average 66.56% of owner or renter occupied units in the state were constructed in 1980 or later. On average, only 6.2% of current renter or owner-occupied 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.

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.

Table 31: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	482,467	19.67%	603,626	43.83%
With two selected Conditions	9,118	0.37%	33,168	2.41%
With three selected Conditions	1,048	0.04%	1,304	0.09%
With four selected Conditions	-	0.00%	79	0.01%
No selected Conditions	1,960,526	79.92%	738,928	53.66%
Total	2,453,159	100.00%	1,377,105	100.00%

Data Source: 2015 – 2019 ACS

Table 32: Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Built 2014 or later	111,296	5%	53,854	4%
Built 2010 to 2013	67,847	3%	47,347	3%
Built 2000 to 2009	597,157	24%	233,919	17%
Built 1990 to 1999	530,169	22%	276,177	20%
Built 1980 to 1989	384,742	16%	247,121	18%

Built 1970 to 1979	298,605	12%	214,031	16%
Built 1960 to 1969	191,306	8%	123,305	9%
Built 1950 to 1959	129,964	5%	85,371	6%
Built 1940 to 1949	54,050	2%	38,764	3%
Built 1939 or earlier	88,023	4%	57,216	4%
Total	2,453,159	100%	1,377,105	100%

Data Source: 2015 – 2019 CHAS

Table 33: Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	747,350	31%	530,930	38%
Housing Units build before 1980 with children present	76,025	8%	104,390	8%

Data Source: 2015 – 2019 CHAS (Units with Children present)

Table 36: Vacancy Status

Vacancy Status	Total
For rent	91,786
Rented, not occupied	20,400
For sale only	26,941
Sold, not occupied	29,178
For seasonal, recreational, or occasional use	80,117
For migrant workers	530
Other vacant	225,181
Total:	474,133

Data Source: 2021 ACS 1-Year Estimates

Need for Owner and Rental Rehabilitation

A total of 1,086,093 housing units in the state have at least one of the following conditions: lacking complete kitchen or plumbing facilities, severe overcrowding, or cost burden. Of this total, 56.58% of these are renter-occupied units, and the remainder are owner-occupied homes. Making HUD funds available for rehabilitating these properties would allow many of these units to remain in the housing stock and target assistance to those needing it the most. In the NA-10 Housing Needs Assessment section, the data breaks down those who have one or more housing problems by income and housing tenure. About 43% of renters at or below 80% AMI experience one or more housing problems, compared to 15% of homeowners at or below 80% AMI. This shows the disproportionate impact that cost burdens have had on the renter population of the state.

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

A total of 747,350 owner-occupied housing units in Georgia were built before 1980. A total of 76,025 of these owner-occupied units are occupied by families with children. There are 530,930 rental units in the state built before 1980, 104,390 of which are occupied by households with children. These numbers

represent an increase from the last Consolidated Plan. Typically, units built prior to 1950 are the most likely to have lead-based paint present somewhere in the home. According to the latest ACSdata, 5.7% of Georgia’s owner-occupied housing units and 7% of Georgia’s renter-occupied units were built prior to 1950. Using this measure, over 238,053 homes in Georgia potentially have the presence of lead. The state consulted with lead paint experts during the consultation process who offered recommendations the Georgia Department of Community Affairs will implement to help inform the public about lead paint hazards.

CDBG-DR

The CDBG-DR impact and needs assessments showed that over 49,000 households applied for housing repair assistance from FEMA after the 2017 disasters and over 40,000 households applied for housing repair assistance after Hurricane Michael in 2018. The data for these housing values was obtained in late 2018-2019. Current needs are not addressed by CDBG-DR for the disaster impacted areas.

MA-30 Homeless Facilities – 91.310(b)

Introduction

This section discusses homeless facilities, including emergency shelter beds, transitional housing beds, and permanent supportive housing beds, available to homeless persons in Georgia. This section also discusses mainstream services complementing the provision of these homeless facilities.

Table 37: 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)	838	184	802	936	0
Households with Only Adults	819	112	186	1616	0
Chronically Homeless Households	0	0	0	506	0
Veterans	0	3	20	497	0
Unaccompanied Youth	18	2	16	0	0

Data Source: 2022 Housing Inventory Count for the Balance of State Continuum of Care

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

Many of the mainstream provider agencies that complement services to homeless persons are Community Service Boards (CSB). Routinely, these provider organizations are community mental health providers and provide a comprehensive array of services to those with behavioral health needs. Many of the CSBs are funded through the ESG and CoC programs, and many are also funded through GHFA Permanent Supportive Housing (PSH) program. CSBs have also been approached and encouraged to become housing providers for the Reentry Partnership Housing (RPH) program, which is an inter-state funded transitional housing program to assist persons exiting jails and prison under supervision or placements through Accountability Courts who might otherwise become homeless. HOPWA program collaborates with the Ryan White program that provides the care services, both medical and mental health to persons living with HIV/AIDS. Case management services offered through all the programs assist the program participants connect with the mainstream benefits and services.

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 February 2022, Georgia's Balance of State Continuum of Care contained 1,675 emergency shelter beds (Georgia Balance of State Continuum of Care). There are additional 301 emergency shelter vouchers. There are 1024 transitional housing beds.

Within the Balance of State CoC bed inventory, in February 2022, more than 78% of transitional housing beds are reserved for families with children. More single adults with disabilities (45%) are served under Permanent Supportive Housing. Emergency shelters had the capacity to serve both the single adults and families with children equally while there are more vouchers for families with children (61%). Many shelter and transitional programs could serve various household types based on need.

The GHFA Permanent Supportive Housing Program has approximately 1700 units / 2500 beds across 8 Continua of Care in Georgia. All beds are prioritized for individuals and families experiencing chronic homelessness. These units are funded through HUD's Continuum of Care funding. The supportive services are provided through partnerships with local non-profits.

While the HOPWA program does not target homeless populations, many of those assisted with those funds are homeless or at risk of becoming homeless. HOPWA has several eligible funding categories related to housing that assist homeless persons living with HIV/AIDS. Tenant-Based Rental Assistance (TBRA) allows homeless persons to enter leases in their own names while receiving temporary financial assistance or rental subsidy based on their incomes. Annual re-certification is required for TBRA program to assess the continued need for assistance. Rental assistance is coupled with supportive services to help those households increase income, access mainstream benefits, and improve their life skills. As reported in the most recent 2021 HOPWA CAPER, 212 households were assisted with TBRA program during a one-year period.

TBRA is often coupled with another type of HOPWA housing assistance, Permanent Housing Placement (PHP). PHP assist with funding to move into permanent housing including TBRA or Housing Choice Voucher program (HCV). PHP can include first month's rent, along with any necessary utility or rental deposits and application fees. As reported in the most recent 2021 HOPWA CAPER, 75 households received PHP assistance during a one-year time span.

The HOPWA program also funds facility-based housing that is available to homeless persons living with HIV/AIDS. Facility-based housing can be both Short-term housing, including Emergency Hotel/Motel

lodging and Permanent Housing facilities. Facility-based housing is operated and maintained by the Project Sponsors that DCA funds through HOPWA. During the last 2021 HOPWA CAPER period, 50 households received Short-term housing assistance and 87 households received housing through Permanent Housing facilities. The Ryan White Part B program, through the Department of Public Health, also assists their patients with financial assistance for housing and other supportive services.

DCA also coordinates its housing efforts with the nine other ESG entitlement areas throughout the state, as well as the eight CoCs not within the Balance of State. These entitlement areas and CoCs also fund homeless programs that augment the efforts of the State. These services include emergency shelter, rapid re-housing, homeless prevention, and street outreach. Each entitlement area and CoC sets their own local priorities. Local ESG entitlement priorities help inform DCA's funding distribution in those areas.

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

Introduction

This section discusses the type of special needs facilities and services designated or available for people with HIV/AIDS and their families.

Table 38: HOPWA Assistance Baseline

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	212
PH in facilities	87
STRMU	143
ST or TH facilities	50
PH placement	75

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

The following services and facilities are available in Georgia's 125-county HOPWA jurisdiction to assist persons 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.

- AIDS Athens, Inc. dba Live Forward, Inc. offers facility-based housing including short-term emergency housing assistance and transitional housing, tenant-based rent assistance, short-term rent, mortgage, utility assistance and supportive services including case management, food, substance abuse treatment, support groups, life skills, employment assistance, transportation assistance and food assistance to persons living with HIV/AIDS in Athens. They also serve 3-counties in City of Atlanta HOPWA jurisdiction. They are permitted to extend HOPWA services through DCA funding in their entire service area.
- Ware County Board of Health, Southeast Health District provides Tenant Based Rent Assistance (TBRA), short-term rent, mortgage and utility assistance (STRMU), permanent housing placement (PHP) assistance and supportive services including case management and transportation assistance to persons living with HIV/AIDS in the Southeast region of the state including 16-county area.
- Homeless Resource Network, Inc. Now operating as Southwest Georgia Housing Opportunities provides tenant-based rental assistance, permanent housing placement assistance, short-term rent, mortgage and utility assistance and supportive services including case management to persons living with HIV/AIDS in metropolitan Columbus.

- Cherokee County Board of Health, North Georgia Health District provides tenant-based rental assistance, permanent housing placement assistance, emergency short-term housing assistance and supportive services including case management to persons living with HIV/AIDS in the entire North Georgia region.
- Lowndes County Board of Health (d/b/a South Health District) provides tenant-based rental assistance, permanent housing placement assistance, short-term rent, mortgage and utility assistance, short-term emergency short-term housing assistance and Supportive Services including case management, financial management and budgeting to persons living with HIV/AIDS in Valdosta and Albany Health District.
- Union Mission, Inc. provides Facility based housing, tenant-based rental assistance, permanent housing placement assistance, short-term rent, mortgage and utility assistance and supportive services including case management, mental health and substance abuse treatment to persons living with HIV/AIDS in Savannah and Coastal Health District area.
- The HOPE Center, North Central Health District provides tenant-based rental assistance, Permanent Housing Placement services, Emergency Short-term Housing assistance and supportive services including case management and transportation assistance to persons living with HIV/AIDS in Macon.
- Laurens County Board of Health provides tenant-based rental assistance, permanent housing placement assistance, Short-term Rent, Mortgage and Utility (STRMU) assistance and supportive services including case management and transportation assistance to persons living with HIV/AIDS in Dublin and Middle Georgia.
- AID Atlanta, Inc. is one of the major AIDS Service Organization in Atlanta. They have their second health care center, The Newnan Health Care Center to serve Public Health District Four (4) to provide the medical care, case management and other grant funded services to HIV+ patients in the 12-county district. Two of the counties in their service area fall under DCA HOPWA jurisdiction. They provide HOPWA assistance through Short-term Rent, Mortgage and Utility (STRMU), Permanent Housing Program (PHP) and Housing Information and referral services. They have been permitted to extend HOPWA services through DCA funding to their entire 12-county service area.
- CSRA Economic Opportunity, Inc. Serve 8-county eastern region. They provide HOPWA services through Tenant Based Rent Assistance (TBRA), Permanent Housing Placement (PHP) and Short-term Rent, Mortgage and utility (STRMU) assistance.
- East Central Health District- Richmond provides comprehensive HIV/AIDS services in East Central of Augusta covering 13-counties including 5 counties of August-Richmond HOPWA jurisdiction. They provide HOPWA services through Short-term Rent, Mortgage and Utility (STRMU), Permanent Housing Program (PHP), Housing Information and referral services and Resource identification. They have been permitted to extend HOPWA services through DCA funding to

their entire 13-county service area.

- Viewpoint Health provides HOPWA services through Housing Information and Referral services. They work with all the HOPWA Sponsors and assist their clients referred by them for HOPWA-HCV (Housing Choice Voucher) program to complete their applications.

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 into 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 Housing Choice Vouchers in FY 2012 through the HCV Program for persons having a set of defined and approved special needs. These vouchers can be utilized for eligible new applicants as well as by those persons holding a state funded Georgia Housing Voucher (GHVP) through the Department of Behavioral Health and Developmental Disabilities. DCA will transfer households from the GHVP to DCA's HCV Program. It is anticipated that many people can stay in their same apartment, and simply change the subsidy they utilize. This step will allow DBHDD to place additional persons on the GHVP where no other appropriate housing solutions can be identified. To better assist this population, persons placed into housing on a GHVP are eligible to receive state-funds for costs associated with moving and establishing their households. The GHVP is designed to assist the hardest to house Settlement Agreement consumers in a Housing First Model.
- The State of Georgia was awarded two HUD Section 811 Project Rental Assistance Demonstration Grants in 2012 and 2013. The HUD Section 811 Project Rental Assistance Demonstration Program (HUD 811) will enable the state to offer permanent housing opportunities to persons with disabilities who meet the disability and income eligibility requirements inherent to the program. The program will also require private sector and nonprofit developers that receive HUD 811 "points" in their tax credit applications to provide designated units for the program, ultimately leading to the provision of 372 units of subsidized housing for eligible 811 populations by the end of the current funding in 2026.

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 are typically affected by local policies over which the State has little control.

Consultation with stakeholders and residents revealed some key barriers to affordable housing in Georgia:

Local laws and zoning:

Georgia's status as a "home rule" state means a patchwork of local laws governs land use. Some communities' zoning prevents developments of a certain density—including multifamily development—or type of housing unit, such as a group home.

In contrast, a lack of legal clarity—unclear titles on heir's properties, or unenforced code enforcement—prevent other development. Empty or abandoned heir's properties cannot be demolished, while inhabited heir's properties without adequate documentation may not be able to participate in homeowner rehabilitation programs.

Local and regional economic forces:

- Some private housing providers' requirements, like background checks and an unwillingness to accept tenants using rental assistance, prevent potential residents from accessing their units.
- Wages in the service and industrial sectors may not support market-rate units.
- A shortage of contractors and building supplies drive up the price of constructing additional units.

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

Introduction

This section presents the State of Georgia's non-housing community development assets and needs, as well as State efforts to encourage economic growth.

Table 39: Economic Development Market Analysis/Business Activity by Sector

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %
00-Total for all Sectors	3,692,490	4,405,966	100.0%
11 Agriculture, forestry, fishing, and hunting	47,121	22,889	0.5%
21 Mining, quarrying, and oil and gas excavation	5,342	5,130	0.1%
22 Utilities	24,314	19,223	0.4%
23 Construction	47,121	209,137	4.7%
31-33 Manufacturing	517,695	408,183	9.3%
42 Wholesale trade	124,241	219,902	5.0%
44-45 Retail trade	582,283	488,033	11.1%
48-49 Transportation and warehousing	375,618	216,013	4.9%
51 Information	104,985	123,812	2.8%
52 Finance and insurance	303,357	171,185	3.9%
53 Real estate and rental leasing	59,555	71,304	1.6%
54 Professional, scientific, and technical services	685,537	284,724	6.5%
55 Management of companies and enterprises	124,169	100,254	2.3%
56 Administrative and support and waste management and remediation services	377,195	343,376	7.8%
61 Educational Services	1,076,870	399,561	9.1%
62 Health care and social assistance	521,146	532,667	12.1%
71 Arts, Entertainment and recreation	411,832	55,884	1.3%
72 Accommodation and food service	426,884	427,772	9.7%
81 Other Services (except public administration)	215,249	115,218	2.6%
99 Industries not classified	482	191,699	4.4%

Data Source: 2021 ACS 1-Year Estimate (Workers), 2017 Economic Census (Workers), 2019 Longitudinal Employer-Household Dynamics (Jobs)

Table 40: Labor Force

Total	8,575,918
In labor force	5,394,701
Civilian Employed Population 16 years and over	5,327,244
Unemployed	294,785
Unemployment Rate	5.5%
Unemployment Rate for Ages 16-24	22.3%
Unemployment Rate for Ages 25-65	28.7%
Armed Forces	67,457
Not in labor force	3,181,217

Data Source: 2021 ACS 1-Year Estimate

Table 34: Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	2,087,547
Farming, fishing and forestry occupations	18,055
Service	757,381
Sales and office	1,029,532
Construction, extraction, maintenance and repair	232,286
Production, transportation and material moving	743,748

Data Source: 2021 ACS 1-Year Estimate

Table 42: Travel Time

Travel Time	Number	Percentage
Less than 10 minutes	2,114,575	1.92%
< 30 Minutes	33,636,580	30.47%
30-59 Minutes	47,793,135	43.30%
60 or More Minutes	26,837,265	24.31%
Total	110,381,555	100%

Data Source: 2021 ACS 1-Year Estimate

Table 35: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	Total	In Labor Force		Not in Labor
		Civilian Employed	Unemployed	
Population 25 to 64 years old	7,234,271	58.7%	3.4%	-37.9%
Less than high school graduate	797,877	44.8%	4.5%	-50.7%
High school graduate (includes equivalency)	1,930,376	53.7%	4.4%	-41.9%
Some college or Associate's degree	2,000,942	61.4%	3.7%	-34.9%
Bachelor's degree or higher	2,505,076	70.9%	2.2%	-26.9%

Data Source: 2021 ACS 1-Year Estimate, U.S.
Bureau of Labor Statistics

Table 44: Educational Attainment by Age

	Age Data Source: 2021 ACS 1-Year Estimate				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	19,560	40,819	64,843	110,379	87,935
9th to 12th grade, no diploma	129,192	85,999	90,885	186,035	130,985
High school graduate, GED, or alternative	389,938	372,790	331,270	750,301	476,015
Some college, no degree	343,579	300,010	270,566	515,017	305,779
Associate's degree	45,725	128,780	134,740	236,259	109,791
Bachelor's degree	107,049	372,962	315,883	560,894	264,275
Graduate or professional degree	8,128	163,486	240,184	376,485	210,907

Data Source: 2021 ACS 1-Year Estimate

Table 45: Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months		
	Total	Male	Female

Less than high school graduate	\$27,341	\$31,472	\$22,026
High school graduate (includes equivalency)	\$32,398	\$38,021	\$26,614
Some college or Associate's degree	\$38,476	\$46,774	\$32,576
Bachelor's degree	\$60,454	\$72,094	50,400
Graduate or professional degree	\$72,973	\$92,314	\$63,148

Data Source: 2021 ACS 1-Year Estimate

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

The top six employment sectors are Manufacturing (9.3%), Retail Trade (11.1%), Administrative/Support/Waste Management and Remediation services (7.8%), Educational Services (9.1%), Health Care and Social Assistance (12.1%), and Accommodation/Food Service (9.7%). Cumulatively, these account for approximately 59.1% of Georgia’s workforce.

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

According to the Georgia Department of Labor’s workforce trends focusing on 2018-2024, workforce needs center primarily in the area of educational services. Approximately 11% of Georgia’s workforce has some level of advanced education, while 14.3 % has less than high school degree. 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 in the state, such as bioscience. This disparate gap leads to a demand for basic educational skills, increased soft skills, and advanced skills. Another concern of businesses in the state is the aging workforce. Georgia’s workforce is made up of older individuals. As these trends continue, there will be an increasing need for worker replacement as workers retire.

Infrastructure needs are primarily in the areas of advanced manufacturing, industrial construction, telecommunication, transportation, and energy. Transportation needs include improvements to Georgia’s sports, 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 have been seen in the development of concentrated workforce development programs, including: The Strategic Industries Workforce Development Grant, changes to state education policies allowing for increased impact of computer programming courses, veteran employment through the Military Academy Training Center (MATC), a skilled trade program for

youth known as Go Build Georgia, and increased integration of the state college system through the Complete College Georgia program. The Technical College System of Georgia offers the Georgia's HOPE Career Grant. Which provides free college tuition for individuals who pursue a career in any of the seventeen high-demand fields. Which include technology, health sciences, or early childhood education. These changes are expected to shift jobs towards more skills based.

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

According to the Georgia Department of Labor, it is project employment will grow in each educational category through 2028. Job growth in occupations that require a high school diploma or less are expected to grow in large-employment service occupations, such as: combined food preparation, service works, laborer's and freight, stock, material movers, personal care aides, retail salespersons, and restaurant cooks.

Job growth requiring some college postsecondary non-degree award, or an associate's degree will be concentrated in healthcare, for positions such as medical assistance, nursing assistance, and licensed practical/vocational nurses. Other occupation expected to see job growth are tractor-trailer truck drivers, teacher assistants, and computer user support specialist.

For jobs requiring a bachelor's degree, Georgia is expected to see rapid job growth through 2028 for vocations such as: nursing, management, k-12 education, accounting, and software development.

Careers in science, technology, engineering, and mathematics will grow by over 95,000 new jobs ending in 2028. Occupations expected to see the most growth are registered nurses, software developers, computer user support specialist, emergency medical technicians, paramedics, and licensed practical/vocational nurses.

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

The State is 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 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. The State has employed the use of 11 primary tax credits to encourage the creation and retention of businesses and job growth: job tax credit; quality jobs tax credit; port tax credit bonus; work opportunity tax credit; mega project tax credit; investment tax credit; research and development tax credit; retraining tax credit; film television and digital entertainment tax credit; musical tax credit.

Describe any other state efforts to support economic growth.

See efforts described above.

Discussion

Georgia's economy is projected to continue the strong growth of recent years. According to the Georgia Department of Labor, the total employment in Georgia is projected to increase to over 5.2 million in 2021, an 11.8% increase from the 2018 employment level. The growth amounts to over 552,00 new jobs in Georgia. In addition, the annual wage in Georgia is greater than the statewide average of \$45,500 per year, as listed in the 2019 edition of Georgia Wage Estimates. The last five years have seen numerous large- scale projects moving to the state, siting in both urban and rural counties. Multiple job clusters have begun to spring up across the state leading to a diversified portfolio of economic development which will be a great asset as we bring more affordable housing options to our residents.

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 high percentages of one or more of the following housing problems as a share of their total households: lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowded, and housing cost burdened.

Using the HUD Affirmatively Furthering Fair Housing online tool, the counties with the highest concentration of these issues are Chattahoochee County (44.38%), Hancock County (42.63%), Clarke County (41.68%), Clayton County (40.68%), Dougherty County (39.07%), Liberty County (38.94%), DeKalb County (38.45%), Muscogee County (38.09%), Candler County (38.26%), Crisp County (37.96%), Spalding County (37.68%), Bibb County (37.54%), Richmond County (37.36%), Chatham County (37.27%), and Bulloch County (36.84%).

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

ACS data from 2021 shows that Georgia is 59.4% white with 40.6% being minorities. Any county where the population is greater than 50% minority would be considered an area of minority concentration. A total of 30 of Georgia's 159 counties have minority populations greater than 50%.

Using the HUD Affirmatively Furthering Fair Housing online tool, counties that represent a concentration are those that meet the 50% criteria, are contiguous, and cluster around the state. These include the Randolph Cluster (Composed of Randolph County, Clay County, Calhoun County, Dougherty County, and Terrell County), the Warren Cluster (Composed of Warren County, Taliaferro County, Hancock County, Washington County, Jefferson County, and Richmond County), the Macon Cluster (Composed of Macon County, Sumter County, Dooly County, Peach County, Terrell County), and the DeKalb Cluster (Composed of DeKalb County, Fulton County, Clayton County, Rockdale County and Gwinnett County).

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

Many of these neighborhoods have a high concentration of minorities and/or low-income individual, populations with a demonstrated need for relief of housing problems, particularly those related to cost burdens. As shifts in demographics continue in the state (older and more diverse), we can expect cost burdened populations to continue to increase in number. At the same time, these areas can often have a fair stock of unutilized, blighted residential properties or underutilized properties of formerly different use.

Are there any community assets in these areas/neighborhoods?

There are several qualified and concerned community-based organizations that operate in these areas. Many are faith-based and take a holistic approach to community improvement while others focus on areas such as crime, housing, health care, schools, childcare, 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. Acquiring funds for the acquisition and rehabilitation of blighted residential properties or the adaptive reuse of other structures can be a notable way to increase the housing stock. In this way, we reduce pressures on cost burdened residents.

CDBG-DR:

The CDBG-DR impact and needs assessment focused on the disaster impacted areas based upon mapping of the storms and data sources, such as FEMA and SBA applicants.

MA-60 Broadband Needs – 91.210(a)(4), 91.310(a)(2)

In March 2023 Georgia Department of Community Affairs held a focus group with five broadband providers covering the State of Georgia. Details from the forum are in the Consultation and Outreach Report at the end of this Consolidated Plan and covered briefly below.

The State of Georgia published a broadband availability map in 2022 showing the areas of the state with high to low broadband availability. To view the map go to: <https://broadband.georgia.gov/2022-georgia-broadband-availability-map>

Prior to COVID, officials were mainly concerned with how to ensure student access to broadband, but now there is more of an understanding of how broadband access is key for a larger variety of citizens and business functions.

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Two main issues with serving low-to-moderate income households are:

- 1.) In older homes, issues with the wiring can be a barrier to proper installation due to the internal wiring issues in the buildings.
- 2.) For households in much of Georgia's rural areas, homes are often spread out across greater distances. This increases the cost of building the infrastructure needed to provide broadband access.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Competition among providers in urban areas where there are more customers is better for consumers because it brings down costs but in rural areas with fewer customers companies are reluctant to invest in the region that may already have a provider.

Federal and State Investments in Broadband:

Federal funds available through the Rural Digital Opportunity Funding and the American Rescue Plan Act (ARPA) provide some federal funds to invest in broadband expansion but often companies are limited to where their infrastructure is already located, because it is easier to branch out from existing infrastructure than to invest in a new areas.

The Governor of Georgia pledged \$18 million for broadband expansion which combined with federal funds will allow companies to plan and be more prepared as more funds become available in the future.

CDBG-DR did not address broadband in any of the action plans since the unmet needs assessment showed it as low priority for our communities at the time.

MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)

In February 2023, Georgia Department of Community Affairs held a focus group with thirty-seven (37) representatives from various state agencies regarding hazard mitigation. Details from the forum are in the Consultation and Outreach Report at the end of this Consolidated Plan and covered briefly below.

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The major considerations in regard to natural disaster related issues are that we are seeing an early start to tornado season, and seeing hurricanes coming through the gulf or the coast that we historically would have been able to avoid. Individuals are also looking into the impact of sea-level rise on coastal flooding.

Major concerns for stakeholders include issues relating to the power grid, anything regarding water and wastewater treatment plans, and anything relating to cyber security broadly. It is also worth noting that because not all cyber security attacks become public knowledge or part of the public conversation, it is sometimes hard to assess the threat level. This makes cyber security insurance a major thing that people are looking into. Beyond that, GEMA’s hazard mitigation risk assessment outlines six non-natural hazards that can be looked into.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis for data, findings, and methods.

GEMA and FEMA information can be useful for getting cost estimates for governments. Beyond that, the Department of Public Health, GEMA, FEMA, and the Army of Engineers do a hurricane evacuation study which captures behavioral analysis. NOAA also has a storm vents database as well that is considered to be useful.

All of these tools provide support to communities to plan for emergencies and support vulnerable communities during a disaster.

With respect to housing planning, one major concern that have involves legislation about building codes. Lax or problematic building codes can make more homes and rental properties susceptible to natural disasters, particularly within lower income strata.

It is also worth noting that federal funds allocated to respond to disasters may not meet the needs of the community.

CDBG-DR:

NOTE – our data is considerable older than anything posted here so if anything I would say that CDBG-DR data is in line with the current information shown above.

Strategic Plan

SP-0 Strategic Plan Overview

Geographic Priorities

The State strives to balance its resources across all regions of Georgia. While the State does not allocate specific funds based upon geographic priority; geographic balance is a priority for most programs. Most of the funding awarded under the CDBG, HOME, NHTF, ESG, and HOPWA programs is based upon competitive application processes. Eligibility for these processes are limited to applicants not directly receiving HUD funds for the same program.

Priority Needs

Georgia has a high need for the State's services in addressing challenges in housing, homelessness, non-homeless special needs, and community development. The State has prioritized most of these needs as "high."

Housing

- Georgia has a *high* need for affordable rental housing. The State will meet this need by constructing and rehabilitating affordable rental housing with HOME and NHTF funds.
- Georgia's need for utilizing HUD funds to address homeownership housing preservation and development is also high. HOME funds the State of Georgia's Community HOME Investment Program (CHIP) that provides grants to communities to build affordable homes to sell to income-eligible homebuyers. The Georgia Dream program provides down payment assistance to homebuyers across the State.

Homelessness and non-homeless special needs

- Across Georgia, communities participating in Consolidated Plan goal development identified homelessness as a key concern. The needs for emergency shelter, rapid rehousing and homelessness prevention are *high*. The State will dedicate funds to identifying potentially homeless individuals and placing them in permanent housing as quickly as possible. It may or may not be necessary to enter a shelter prior to placement. Housing assistance to individuals with HIV/AIDS is also a *high* concern.
- Homelessness street outreach – The State will continue to dedicate funds to reach out to unsheltered homeless and connect them with services.

Community development

- Georgia exhibits a *high* need for investment in public facilities, including public buildings, infrastructure, and addressing immediate threat and danger concerns.
- Georgia's needs for job creation, through economic development and redevelopment investment, are also *high*.

Influence of Market Conditions

Rising housing costs and decreases in the supply of affordable housing stock is becoming a critical hardship for low to moderate income households. Homeless and non-homeless special needs individuals are even more vulnerable to these trends. These pressures necessitate investment in the construction and rehabilitation of affordable rental units, as well as housing assistance and outreach to the homeless and non-homeless special needs population of Georgia.

Anticipated Resources

The State leverages all available resources to maximize impact of HUD's investment in Georgia. The State utilizes matching funds and additional resources to address Georgia's priority needs. These funds are available, in addition to the funds provided by HOME, ESG, HOPWA, NHTF, and CDBG Programs:

- Rental construction and rehabilitation
 - State and Federal Low-Income Housing Tax Credits
- Rental assistance
 - Housing Choice Vouchers
 - Section 811 Project Rental Assistance
- Homeownership
 - Georgia Dream Homeownership Program – affordable mortgage financing
- Homelessness and non-homeless special needs
 - Continuum of Care
 - State Housing Trust Fund

Institutional Delivery Structure

A complex web of partners work with the State to implement activities funded by CDBG, HOME, NHTF, ESG, and HOPWA programs. ESG, HOPWA, Supportive Services for Veteran Families and Shelter Plus Care programs work together to support vulnerable populations through regional Continua of Care. HOME and NHTF rely on for-profit and nonprofit developers and public housing authorities to construct and rehabilitate affordable rental units. CDBG awards funds to local governments to construct vital local infrastructure and housing development activities.

Barriers to Affordable Housing

Local governments across Georgia control their own development and zoning policies, which may result in the creation of barriers to affordable housing. The State seeks to educate local governments on these challenges through the Georgia Initiative for Community Housing (GICH). The State also provides training and technical assistance with local planning efforts.

Homelessness Strategy

The State is dedicated to reaching out to homeless persons (especially unsheltered persons) and assessing their individual emergency and transitional housing needs. DCA will utilize ESG and HOPWA funds to

facilitate homeless individuals' transition to permanent housing and independent living.

Lead-based Paint Hazards

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

Anti-Poverty Strategy

The State of Georgia offers numerous workforce development initiatives. DCA has aligned its affordable housing strategies, as implemented by HOME, NHTF, and CDBG, to maximize the impact of these anti-poverty strategies.

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)

Table 36: Geographic Priority Areas

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
2	Area Name:	Entitlement and Non-entitlement Areas within the State
	Area Type:	Includes all areas within the State regardless of entitlement status
	Other Target Area Description:	Includes all areas within the State regardless of entitlement status

General Allocation Priorities

Allocations for the CDBG, HOME, ESG, NHTF, and HOPWA Programs are mostly made on a competitive basis through annual application processes.

CDBG

In the CDBG Program, applicants must be HUD non-entitlement communities.

HOME

For HOME, applicants applying for HOME loans for their multifamily rental housing developments may apply for funds for any area of the State. For the State of Georgia Community Housing Investment (CHIP) Program, which is funded with state HOME funds, local HOME participating jurisdiction grantees are ineligible but nonprofits and public housing authorities serving those HOME-funded areas are eligible to apply for state HOME grants through the CHIP program.

NHTF

The distribution of the NHTF is anticipated to be used to increase the supply of affordable rental housing units for extremely low-income (ELI) households with incomes at or below 30% of Area Median Income (AMI). As with most of the current allocations for CDBG, HOME, ESG, and HOPWA Programs, the NHTF will be made on a competitive process through an annual application process, which will be distributed directly to owner/developers of affordable housing through Notices of Funding Availability (NOFA). These notices will be made available through DCA's website and additional communication channels. Those interested in joining DCA's Housing Finance and Development distribution list can sign-up through DCA's Housing Finance and Development website. 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 programs listed above. The geographic distribution priorities are consistent with the State's current

consolidated plan of record. The criteria for the NHTF are outlined in the allocation plan through DCAs website

ESG & HOPWA

The State does not anticipate any funding set-asides for specific geographic areas of Georgia for the ESG or HOPWA programs. The State prioritizes the Georgia Non-entitlement area and the Balance of State CoGeographic areas for the distribution of ESG funds.

By formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) based on the numbers of people living with HIV or AIDS in those areas. 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, including City of Atlanta and City of Augusta-Richmond County 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.

The HOPWA Program provides resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of low-income persons living with HIV/AIDS (PLWHA). HOPWA funding is sub-awarded to HOPWA Sponsors including nonprofit agencies and health departments (HIV Divisions) directly working with PLWHA within the communities. They also have Ryan White Clinics to provide HIV medical care services to low-income uninsured or under-insured PLWHA. Housing is Healthcare. That is why HOPWA works closely with Ryan White program to provide comprehensive services to PLWHA. DCA also works closely with the Ryan White Part B program and have mirrored the HOPWA service regions with the Public Health Departments. HOPWA Sponsors are either the health departments or have Ryan White clinics or work in close coordination with the health department. To the extent determined under State law by DCA, private, secular or faith-based nonprofit organizations are also eligible to apply for funds. These agencies are responsible for designing their own rules for programs. Their program policies and design must be within the scope of HOPWA regulations and guidance from HUD.

In Georgia, HUD provides HOPWA formula funds to 3 jurisdictions, DCA for 125 counties, City of Atlanta for the Atlanta Eligible Metropolitan Statistical Area (EMSA) including 29 counties and Augusta-Richmond County government for 5 Augusta MSA counties and 2 South Carolina counties.

SP-25 Priority Needs – 91.315(a)(2)

Table 37: Priority Needs Summary

	Priority Need Name	Priority Level	Associated Goals
1	Affordable Rental Housing	High	Construction/Rehabilitation of Rental Units
	Population:	Extremely Low, Low, Moderate Income; Large families, Families with children, 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	
	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. Additionally, the Needs Assessment Survey respondents identified housing for low-income households as one of the greatest unmet housing needs in their area (see Appendix).	
2	Public Facilities	High	Buildings; Infrastructure; and Immediate Threat and Danger Program
	Population:	Extremely Low, Low, Moderate Income; Large families, Families with children, Elderly; Public Housing Residents; Non-housing Community development	
	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	The Needs Assessment Survey indicates a high need for infrastructural improvements (see Appendix).	
3	Job Creation	High	Economic Development; and Redevelopment
	Population:	Extremely Low, Low, Moderate; Large Families, Families with Children, Elderly; Rural; Chronic Homelessness; Individuals; 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 or other Addictions	
	Geographic Areas Affected	Jurisdictions that do not receive HUD entitlement funds	
	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	Based on Market Analysis and Needs Assessment data	

	Priority Need Name	Priority Level	Associated Goals
4	Rapid Re-Housing	High	Rapid Re-housing Assistance
	Population:	Extremely Low, Low, Moderate; Large Families; Families with Children; Elderly, Frail Elderly; Rural; Chronic Homelessness; Individuals; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS and their Families; Victims of Domestic Violence; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions;	
	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. The Stakeholder Survey indicated a high degree of support for rapid re-housing measures. The highest percentage of Stakeholder Survey respondents (57.23%) chose “Emergency shelter for homeless/homeless shelter” as “the greatest unmet housing need” in their area.	
	Basis for Relative Priority	DCA has prioritized rapid re-housing as its principal interventions as it has proven to be effective throughout the nation and many areas of the state do not have any emergency shelters or transitional housing. Survey and engagement efforts reflect support of prioritization of this activity.	
5	Homeless Outreach	High	Homeless Outreach Assistance
	Population:	Extremely Low, Low, Moderate; Families with Children; Rural; Chronic Homelessness; Individuals; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS and their Families; Victims of Domestic Violence; Persons with Mental, Physical, and/or Developmental Disabilities; Persons with Alcohol or Other Addictions	
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status (ESG)	
	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	Community outreach for the development of the Consolidated Plan also indicated that communities across the State had realized that homelessness was an increasing problem in their areas. Though this includes all areas of the State, DCA recognizes that this is an especially high need in rural areas. There, partners have difficulty in ensuring an accurate Point in Time count of homelessness.	
6	Homelessness Prevention	High	Homeless Prevention Assistance; and HOPWA Short-term Rental Utility Mortgage Assistance
	Population:	Extremely Low, Low, Moderate; Large Families, Families with Children, Elderly; Rural; Chronic Homelessness; Individuals; 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;	
	Geographic Areas Affected	Includes all areas within the State regardless of entitlement status (ESG)	
	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. Additionally, studies have shown that this is not an effective intervention. Potential sub recipients can find helpful sources outside of ESG.

	Priority Need Name	Priority Level	Associated Goals
7	Homeownership Housing Preservation & Development	Low	Homeownership Assistance
	Population:	Extremely Low; Low; Moderate; Large Families; Families with Children; Elderly; Public Housing Residents	
	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	
	Basis for Relative Priority	State funds (Georgia Dream) are available to assist with homeownership housing preservation and development. This is reflected in AP-25 Allocation Priorities, where the majority of HOME funds will be allocated to the construction and rehabilitation of rental units, with a lesser proportion allocated to homeowner assistance.	
8	Emergency Shelter	High	Emergency Shelter
	Population:	Extremely Low; Low; Moderate; Large Families; Families with Children; Elderly; Frail Elderly; Rural; Chronic Homelessness; Individuals; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS and their Families; Victims of Domestic Violence; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions	
	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	Community outreach for the development of the Consolidated Plan indicated communities in need of emergency shelter options. Furthermore, the largest share of Stakeholder Survey respondents prioritized “emergency shelter for homeless/homeless shelter” as one of “the great unmet housing needs in their area.	
9	HOPWA Housing Assistance	High	HOPWA TBRA; HOPWA Short-Term Mortgage, Rent and Utility Assistance; HOPWA Permanent Housing Placement; HOPWA Facility-Based Housing; and HOPWA Supportive Services
	Population:	Extremely Low, Low, Moderate; Large Families, Families with Children, Elderly; Rural; Chronic Homelessness; Individuals; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS and their Families; Victims of Domestic Violence; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions	
	Geographic Areas Affected	DCA operates this program in its entire jurisdiction of 125 counties.	
	Description	HOPWA provides housing assistance and supportive services to persons living with HIV/ AIDS.	
	Basis for Relative Priority	The rate of HIV infection is on the rise in Georgia amongst low-income populations with unstable housing. The rise is especially prevalent in rural areas of the state.	

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

Table 38: 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)	Availability of affordable rental housing especially in rural areas where owners are willing to accept rental housing vouchers
TBRA for Non-Homeless Special Needs	<p>Availability of agencies and local partners with capacity to administer the program and the necessary wrap-around supportive services</p> <p>Availability of affordable rental housing especially in rural areas where owners are willing to accept rental housing vouchers</p>
New Unit Production	<p>Local government support for the development of affordable rental housing developments</p> <p>Availability of non-federal sources of financing to build new units</p>
Rehabilitation	Availability of non-federal sources of financing to renovate units
Acquisition, including preservation	Availability of non-federal sources of financing to acquire and preserve existing units

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

Introduction

This section summarizes the expected amount of anticipated resources available in Year 1 of the Consolidated Plan (FY18), compared to the expected amount available for Years 2-5 (FY18-FY22).

Table 49: Anticipated Resources

Program	Source of Funds	Use of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Acquisition	41,389,514	550,000	0	41,939,514	203,412,080	Required match plus additional leverage will be used with federal funds
		Admin and Planning						
		Economic Development						
		Housing						
		Public Improvements						
Public Services								
HOME	Public-federal	Acquisition	25,152,685	10,000,000	0	35,152,685	175,000,000	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.
		Homebuyer Assistance						
		Homeowner rehab						
		Multifamily rental new construction						
		Multifamily rental rehab						
		New construction for ownership						
TBRA								

NHTF	Public-federal	Rehabilitation for rental New construction for rental	9,289,520	0	0	9,289,520	37,158,080	This is an estimate pending the actual allocation amount for FY23. Funds will be used in conjunction with other non-federal funds for leverage and to ensure that minimal NHTF funds are invested in each project.
HOPWA	Public-federal	Permanent housing in facilities	6,457,069	0	0	6,457,069	25,828,276	HOPWA Funds will be leveraged with Ryan White Program and other resources that sub-grantees will be using. They will provide the details in the Annual CAPER.
ESG	Public-federal	Financial assistance	4,770,022	0	0	4,770,022	19,080,088	100% matching funds will be used by the sub-grantees plus additional leverage will be used with federal funds.
CDBG-MIT	Public-federal	Admin Planning Public Improvements	N/A	0	11,000,000	11,000,000	11,500,000	CDBG-MIT funds were awarded in FY21 and are available for up to a 12-year period. A match is not required for use of CDBG-MIT funds.
2018 CDBG-DR	Public-federal	Admin Planning Homeowner Rehab Economic Development Public Improvement	N/A	0	10,000,000	10,000,000	23,900,000	2018 CDBG-DR funds were awarded in FY21 and are available for a 7-year period. A match is not required for use of

								CDBG-MIT funds.
2017 CDBG-DR	Public- federal	Admin	N/A	500,000	20,000,000	20,500,000	16,995,000	2017 CDBG-DR funds were awarded in FY20 and are available for a 7-year period. A match is not required for use of CDBG-DR funds.
		Planning						
		Homeowner Rehab						
		Public Services						
		Multifamily Rental Rehab						
		Public Improvements						

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

CDBG

CDBG awards over \$300,000 have a Cash Match requirement. The Cash Match requirement is 5% of CDBG funds from \$300,001 to \$750,000, 10% of CDBG funds from \$750,001 to \$1,000,000, and 15 % of CDBG funds over \$1,000,000. Grants receive points in the competitive process for Leverage, which is additional resources provided to the project above and beyond the Cash Match requirement. Leverage resources may be cash, equipment, land or in-kind services. Up to 20 points can be awarded based on per capita leverage amounts.

ESG

The ESG program requires a 100% match that may be either cash or in-kind. Majority of these resources come from ESG sub-recipient agencies. ESG sub-recipients may include nonprofit organizations, faith-based agencies, Community Action Agencies, Community Service Boards, and local municipalities. The State Housing Trust Fund (HTF) leverages the ESG program by providing funding to supplement HUD eligible activities. HTF funds are used to fund supportive services, hotel motel vouchers, training for sub-recipients, HMIS, and Coordinated Entry.

HOME

The HOME funded single-family development program provides points in the competitive application to applicants that provide locally matched funds. HOME is used as gap financing in the construction of affordable rental units, in partnership with State and Federal Low-Income Housing Tax Credits and the National Housing Trust Fund. HOME funds require a 25% match which comes from other financing for affordable rental housing construction.

HOPWA

The HOPWA program does not have a match requirement, but HOPWA Sponsors are expected to leverage other resources to support their programs. HOPWA Sponsors are sub-recipients of HOPWA funds that include nonprofit agencies and local Boards of Health. Most HOPWA agencies leverage resources from their local Ryan White Part B clinics for medical care and treatment, mental health services, medical case management, transportation to and from medical appointments, and occasional financial assistance. Two of the HOPWA Sponsors also receive GHFA Permanent Supportive Housing (PSH) Program funds and provide permanent supportive housing to PLWHA. HOPWA funds are leveraged to provide the supportive services to the program participants. HOPWA Sponsors use private donations, foundation grants and other pharmaceutical grants to support the program

NHTF

The National Housing Trust Fund will be leveraged with State and Federal Low-Income Housing Tax Credits and HOME funds to develop affordable rental housing for tenants making up to 30% area median income. Developments must also secure project based rental vouchers to cover operating expenses.

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

No publicly owned land or property located within the state is used to address the needs of the ESG and HOPWA programs identified in this plan. It is possible that locally owned property may be used for projects seeking funding through the competitive application processes for CDBG, HOME, and/or NHTF.

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, nonprofit organizations, and public institutions.

Table 50: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GA Dept. of Behavioral Health & Dev. Disabilities	Government	Homelessness Planning Special Needs Rental	State
GA Dept. of Community Health	Government	Homelessness Planning Special Needs	State
GA Dept. of Public Health	Government	Homelessness Planning Special Needs	State
State Housing Trust Fund for the Homeless	Government	Homelessness Planning	State
GA Dept. of Community Supervision	Government	Homelessness Planning Special Needs	State
Council of Accountability Court Judges	Government	Homelessness Planning Special Needs	State
Brain and Spinal Injury Trust Fund Commission	Government	Special Needs Planning	State
US Dept. of Veteran Affairs	Government	Homelessness Planning	National
CDBG Grantees	Government	Local Government Services Ownership Rental	Jurisdiction
Community HOME Investment Program (CHIP) Grantees	Government	Ownership	Jurisdiction
Local Authorities	Quasi-Government	Economic Development	Jurisdiction
Private Developers	Developer	Ownership Rental Job Creation	State
Nonprofit Developers	CHDO	Ownership Rental	State
Community Service Boards	Government	Homelessness Planning Rental	Jurisdiction
Community Action Agencies	Nonprofit organizations	Homelessness Planning Special Needs	Region
Statewide Independent Living Council	Nonprofit organizations	Special Needs Planning	State
ESG Entitlement Jurisdictions	Government	Homelessness	Jurisdiction
Private Nonprofit Organizations	Nonprofit organizations	Homelessness Ownership Rental Planning Limited Clientele Services	Region
Faith-based Organizations	Nonprofit organizations	Homelessness Planning Special Needs	Region

Local Governments and Municipalities	Government	Homelessness Planning	Jurisdiction
ESG Entitlement Jurisdictions	Government	Homelessness Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Atlanta Continuum of Care	Government	Homelessness Planning	Jurisdiction
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
Cobb County Continuum of Care	Government	Homelessness Planning	Jurisdiction
DeKalb County Continuum of Care	Government	Homelessness Planning	Jurisdiction
Fulton County Continuum of Care	Government	Homelessness Planning	Jurisdiction
Savannah-Chatham Continuum of Care	Government	Homelessness Planning	Jurisdiction
Balance of State CoC	Government	Homeless Planning	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

CDBG

The State of Georgia CDBG program addresses needs in the non-entitlement areas of the state by making grants to local governments. Local governments in these areas range in population from a few hundred people to the maximum population size for non-entitlement areas. This size range means that DCA’s government partners have significant differences in capacity—from sophisticated with adequate staffing to part-time staff and limited office hours. Health and safety issues addressed by CDBG, however, are in all types and sizes of communities, meaning that the State CDBG program must ensure that communities with various capacities have access to much-needed funding. Grant administrators from either Regional Commissions or the private sector fill local capacity voids. However, staff turn-over at Regional Commissions, the local government level, and private consulting firms requires ongoing training and retraining. As Congressional allocations decrease, the State CDBG program has fewer funds for technical assistance and administration, making keeping up with the demands for both educating grantees and providing oversight a continuing challenge. The State’s CDBG program’s longevity and the continuing improvements in its operations enables the State to provide ongoing technical assistance to subrecipients to ensure successful implementation of the program.

HOME & NHTF

HOME and NHTF funds are often paired with Low Income Housing Tax Credits and the programs depends on qualified developers, contractors, property managers, and other real estate businesses to build and manage the State’s portfolio of affordable rental housing for families and seniors. The HOME-funded Community HOME Investment Program (CHIP) also depends local governments, nonprofits, and public housing grantee partners to successfully carry out owner-occupied rehabs and to build single family homes for income-eligible homebuyers.

ESG & HOPWA

Beginning in January 2018, HUD has mandated that all Continua of Care must implement and have fully functional Coordinated Entry systems and processes in place. Coordinated Entry helps ensure that the homeless individuals and families with the greatest needs and most significant barriers to achieving stable housing are prioritized for services. These Coordinated Entry systems (CES) are tailored to meet the local needs of each Continuum of Care (CoC) and should help reduce duplication of services. Agencies that receive funding from DCA through the Emergency Solutions Grant (ESG) program and the Housing Opportunity for Persons with AIDS (HOPWA) program are required to actively participate, or are strongly encouraged to participate in, the Coordinated Entry process. By participating in these systems both ESG and HOPWA programs will assist and house those with the greatest needs in their communities.

DCA ESG program works closely with the Balance of State (BoS) CoC and CES, by providing resources for the Homeless Management Information System (HMIS) implementation in designated point-of-entry sites. HMIS is an integral part of managing housing and bed availability in order to generate accurate and timely referrals within the Coordinated Entry system. HMIS also assists with the prioritization process to create a needs-based system that helps ensure those with the greatest needs and most barriers to housing stability are served first.

The greatest gap in the Coordinated Entry system is that there are simply not enough beds available to meet the entire homeless need in most, if not all, communities. This makes “diversion” a particularly valuable component of any viable Coordinated Entry System. DCA BoS CoC will continue to work with funding streams and programs to divert the populations to prevent being homeless.

In October of 2022 the BoS CoC was awarded the Youth Homelessness Demonstration Project Grant. This two-year award specifically addresses the needs of Youth aged 18-24 years experiencing and at risk of homelessness. The coordinated community plan developed in the implementation of this award addresses the gaps in service delivery for this subpopulation.

A somewhat parallel service delivery system, called Unified Referral, was put into place in October 2017 through a collaboration between the Department of Behavioral Health and Developmental Disabilities (DBHDD) and DCA. Other partners also provided input during the development of the system including the Department of Veteran Affairs (VA), nonprofit representatives, the Department of Community Supervision (DCS), the Balance of State and City of Atlanta Continua of Care, and Community Service Boards.

Unified Referral is a web-based system whereby DBHDD mental health service providers can make direct referrals to the HUD 811 PRA Program. This referral system is designed specifically to refer those persons that are classified as having Severe and Persistent Mental Illness (SPMI) and who fall under the Department of Justice Settlement Agreement with DBHDD. Providers begin in the system with a *Need for Supportive Housing Survey* which determines if the DBHDD participant is Settlement eligible. If a DBHDD participant is determined to be Settlement eligible, access to the Unified Referral system becomes available and the participant states their housing situation and preferences. This includes their current and past housing situations, the county in

which they wish to reside, and additional information such as homeless status, if they are a Veteran, would like information on HIV/AIDS housing, and/or if they have a criminal background. This information helps DCA determine viable housing recommendations through the Office of Homeless and Special Needs Housing.

Following the Need for Supportive Housing Survey, the DBHDD provider connects the individual with the state-funded Georgia Housing Voucher Program (GHVP). The GHVP is the first resource explored for persons entered into the Unified Referral System. Once DCA receives a referral through the Unified Referral system, the applicant may be placed on the 811 PRA Waitlist. Depending on client eligibility, other housing options may be explored, including those offered through ESG, HOPWA, Supportive Services for Veteran Families (SSVF), Shelter Plus Care/PSH, other Continuum of Care housing programs and the Housing Choice Voucher (HCV) program. DCA has created a preference voucher for Settlement eligible individuals and there is a special, expedited process whereby a DCA HCV can be issued.

With regards to the HOPWA program, there is a strong relationship with the Department of Public Health (DPH), HIV Division, particularly with Ryan White clinics and local Boards of Health. Majority of the HOPWA Sponsors are the Boards of Health with Ryan White clinics. All the HOPWA Sponsors work closely with the Ryan White Programs to support the PLWHA in unstable housing situations with HOPWA housing assistance. HOPWA services are provided in the entire HOPWA jurisdiction of 125-county area. DCA HOPWA program works closely with the City of Atlanta and City of Augusta-Richmond county HOPWA program and provide needed support. DCA is extending some of the HOPWA services through 3 of its HOPWA Sponsors in 13 counties of the City of Atlanta and all the 5 counties of City of Augusta-Richmond County area.

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

Table 51: Homeless Services Summary

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	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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

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. These programs assist chronically homeless individuals/families/families with children, veterans (and their families) and unaccompanied youth. These groups are the focus of many of DCA’s federally funded programs. Individual grant agreements and applications for federal funds delineate particular commitments and eligibility. DCA’s goal is to house and serve those most vulnerable within each of these populations.

Through Georgia’s HOPWA Program, the state’s all twelve HOPWA Sponsors receiving funds provide supportive services to persons living with HIV/AIDS in the entire DCA HOPWA jurisdiction of 125-county area. HOPWA Sponsors provide, or link clients to, services in the areas of alcohol and drug abuse, childcare, education (for HIV/AIDS prevention), employment and training, health care, mental health services, legal aid, life skills, and transportation.

Many supportive service programs exist for persons who are homeless. Addressing the needs of the chronically homeless as well as the populations identified above are paramount. Support services, outside of mainstream services, are provided for persons who are homeless through DCA’s ESG funded emergency shelter, rapid re-housing, homelessness prevention and street outreach programs. Funds are primarily awarded through a competition with priority given to projects located in the State’s consolidated planning area, the Georgia non-entitlement ESG area, and the Balance of State CoC. Generally, such services are more available in densely populated/urban areas across the state.

To end homelessness for veterans, DCA’s Rental Assistance Division works with HUD and the U.S. Department of Veterans Affairs (VA) to administer 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.

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. There are employment training programs for persons who are homeless in Athens, Atlanta, Decatur, Savannah, Marietta, Macon, and the seven rural counties surrounding Macon.

Under coordinated entry, housing is prioritized for homeless persons with the highest needs and vulnerability as assessed. This ensures that the chronically homeless are given access to beds.

DCA is actively working on a strategy to engage unaccompanied homeless youth, and better understand the nature and causes of youth homelessness in the Balance of State area. A separate youth homelessness count is conducted in the 2022 Point in Time Homeless count in the Balance of State. Several Youth focused engagements and conversations with stakeholders are ongoing. A formal body has been established by DCA to lead in these conversations for DCA's 152 county area.

The Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) 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 six 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 the CSBs and other DBHDD providers throughout Georgia, and provides funding to many of them through ESG, GHFA Permanent Supportive Housing (PSH), and Continuum of Care. GHFA currently have 49 PSH projects statewide with 1700 apartment units that are managed by 31 sponsor agency partners, including CSBs and other nonprofits.

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.

Homelessness prevention programs and services outside of DCA's ESG funded programs that are located throughout Georgia are as follows: Georgia Legal Services, with 11 regional offices, offers legal assistance and advocacy in cases of eviction and foreclosure; temporary mortgage assistance for eligible households is provided through the HomeSafe Georgia program; Housing Choice Vouchers; Georgia Housing Vouchers (DBHDD); Section 811 Project Rental Assistance; CoC Permanent Supportive Housing; Supportive Services for Veteran Families; Reentry Partnership Housing; Community Action Agencies administer utility assistance programs throughout the state; and there are many 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. The General Assembly affirmed its commitment to addressing the problem of homelessness in Georgia through the creation of the State Housing Trust Fund for the Homeless. The consolidation of the majority 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. 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, prioritizing persons who are chronically homeless and veterans.

DBHDD contracts with CSBs, Boards of Health, nonprofit agencies, and state-operated regional hospitals to provide treatment and supportive services to persons with mental illnesses and addictive diseases, and support to people with developmental disabilities. Services at CSBs are available for all Georgians with low-income, however many CSBs target persons who are homeless with disabilities related to addictive diseases or mental illness through the administration of Permanent Supportive Housing program (formerly called Shelter Plus Care programs). DBHDD also partners with DCA on the Unified Referral system to rapidly house individuals diagnosed with SPMI, many of whom are homeless. 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 Program (Ryan White Part B) in 16 health districts. 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: <https://dph.georgia.gov/statewide-hiv-care-service-providers-0>.

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: 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 ensure 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 using state funds to support projects that implement programs serving persons who are chronically homeless. The Coordinated Entry system assist with its implementation.
- DCA promotes its Harm Reduction Program funded through Supportive Services Grant Program for GHFA Permanent Supportive Housing (PSH) providers and emphasizes a Housing First philosophy 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 their rapid re-housing and homeless prevention projects for households with children throughout the state. DCA continues to prioritize homeless prevention and rapid re-housing projects through the ESG program and funds them at a significant level. 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 Housing First model.
- Acting as the collaborative applicant for the Balance of State Continuum of Care, DCA works to enhance the institutional structure and engage more stakeholders 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 homeless services through Coordinated Entry.
- Through the implementation of a Coordinated Entry System, DCA will be able to assess all persons who are homeless upon entry into the homeless response system. This data will be used to identify systemic barriers that can be addressed through the strategic system planning.
- DCA will also further data analysis 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). The HUD mandated tracking of System Performance Measures will provide a guide for this analysis.
- DCA uses all available data to target specific ESG services to areas with demonstrated need for those services. To date, this has included the targeting of street outreach services to rural counties showing higher levels of unsheltered homelessness in the Point in Time count. Future targeted efforts could include rapid re-housing and prevention. To the extent possible, these efforts may be incentivized by a reduced match requirement for sub-grantee agencies performing the services.
- DCA continues to focus on, and define the nature of, youth homelessness in the 152 county Balance

of State area as stated previously.

SP-45 Goals Summary – 91.315(a)(4)

Table 52: Goals Summary

Objective	Category	Program	Funding	Goal Outcome Indicator	Predicted Outcome
Construction and rehabilitation of rental units	Affordable housing	HOME	126,549,667	Rental units constructed/rehabilitated	HOME: 618; NHTF: 233 2017: CDBG-DR: 150
		NHTF 2017 CDBG-DR	41802840 6,000,000		
Homeownership assistance	Affordable housing	HOME	12,654,967	Homeowner Housing Added	97
		HOME	18,982,450	Homeowner Housing Rehabilitated	316
		CDBG 2017 CDBG-DR 2018 CDBG-DR	12,500,000 6,000,000 8,500,000		200 63 100
Tenant-Based Rental Assistance	Affordable housing	HOME	0	Tenant-based rental assistance/rapid rehousing	0
Emergency shelter & transitional Housing	Homeless	ESG	7,714,175	Homeless Person Overnight Shelter	35,200
Rapid re-housing assistance	Homeless	ESG	9,171,945	Tenant-based rental assistance/rapid rehousing	12,500
Homeless outreach assistance	Homeless	ESG	1,300,000	Other	2,150
Homeless prevention assistance	Non-Homeless Special Needs	ESG	3,010,000	Homelessness Prevention	4,200
HOPWA Tenant-Based Rental Assistance	Non-Homeless Special Needs	HOPWA	5,765,916	Tenant-based rental assistance/rapid rehousing	1,000
HOPWA Housing Assistance	Non-Homeless Special Needs	HOPWA	11,338,895	HIV/AIDS Housing Operations	1,000
Buildings	Non-housing Community Development	CDBG 2017 CDBG-DR	20,900,000 2,500,000	Public facility or infrastructure activities other than low/moderate income housing benefit	15,000 1
Infrastructure	Non-housing Community Development	CDBG 2017 CDBG-DR CDBG-MIT 2018 CDBG-DR	130,000,000 14,000,000 12,500,000 13,000,000	Public facility or infrastructure activities other than low/moderate income housing benefit	50,000 4,400 8,500 5,000
Economic Incentive Program	Non-housing Community Development	CDBG	20,000,000	Jobs created/retained	1,500

Strategic Plan

Immediate Threat & Danger Program	Non-housing Community Development	CDBG	2,000,000	Public facility or infrastructure activities other than low/moderate income housing benefit	2,500
Redevelopment	Non-housing Community Development	CDBG	7,500,000	Jobs created/retained	50
Public Services	Non-Housing Community Development	2018 CDBG-DR	6,000,000	Public Services	600

Strategic Plan

Table 53: Goals 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 allocation for HOME is a maximum amount that is 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	The State of Georgia will not provide CHDO pre-development loans in this consolidated plan period (2023-2027)
4	Goal Name	CHDO Operating Assistance
	Goal Description	The State of Georgia will not provide CHDO operating assistance in this consolidated plan period (2023-2027)
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 for 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 sewerlines, drainage, sidewalks, and road improvements. The funding and number of persons assisted are estimates based upon past performance as there is no way to determine how many projects will be submitted or awarded as part of this annual competition.

Strategic Plan

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 and number of persons assisted are estimates based upon past performance as there is no way to determine how many projects will be submitted or awarded.
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 and moderate-income persons. The funding and number of persons assisted are estimates based upon past performance as there is no way to determine how many projects will be submitted or awarded.
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. The funding and number of persons assisted are estimates based upon past performance as there is no way to determine how many projects will be submitted or awarded.
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	Homelessness 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.
17	Goal Name	Public Services
	Goal Description	Provision of eligible public service activities including job training, childcare, health services, and education services.

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:

- NHTF rental units for households earning less than 30% AMI: 233
- ESG: Rapid Rehousing: 12,500
- ESG: Homeless Prevention: 4,200
- HOPWA: Rapid Rehousing: 1,000
- HOPWA: Homeless Prevention: 1,000
- **Total: 18,933**

Low-income Households Expected to be assisted with Housing:

- CDBG: 200
- HOME rental units for households earning less than 60% AMI: 618
- 2017 CDBG-DR: 191
- 2018 CDBG-DR: 90
- **Total: 1099**

Moderate-income Households Expected to be assisted with Housing:

- CDBG: 97
- HOME owner-occupied units for households earning less than 80%: 413
- 2017 CDBG-DR: 22
- 2018 CDBG-DR: 10
- **Total: 542**

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

N/A

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

Barriers to Affordable Housing

Due to an increase in the number of renters in recent years, the demand for rental units has elevated and subsequently rents have risen, lowering the number of affordable rental units for low-income households. Additionally, home prices have risen significantly making homeownership unaffordable for many Georgians, further increasing the demand for rental housing.

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing varies widely through Georgia and is shaped by a complex intersection of local, regional, and national pressures, as explored in MA-40 Barriers to Affordable Housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Effective in 2014, the State amended its Minimum Standards and Procedures for Local Comprehensive Planning. The Minimum Standards and Procedures provide a framework for the development, management and implementation of local comprehensive plans, encouraging 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.

Each CDBG Entitlement Community is required to include within its local Comprehensive Plan a Housing Element, while all other local governments are encouraged to include such an element. Updates to the Housing Element in subsequent updates of the local comprehensive plan are completed at local discretion to address shifting priorities or evolving conditions. Factors are identified to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs: 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. All local governments must also implement a five-year Community Work Program: a series of specific, actionable projects and activities addressing any needs or opportunities identified in other elements of the local comprehensive plan.

For those communities throughout the State that want additional housing information and technical assistance to mitigate any existing barriers or identify affordable housing incentives, the Georgia Initiative for Community Housing (GICH) was created. Since its start in 2004, 92 communities have participated in or are currently in the GICH program. 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.

During the three-year program of technical assistance and cross-community sharing, GICH 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 for housing and community development
- Produce and begin implementation of a community housing plan with objectives and goals

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.

DCA also continues to leverage the Federal and State Low-Income Housing Tax Credit with HOME funds and NHTF funds to increase the stock of affordable rental housing and incentivize 4% bond transactions.

SP-60 Homelessness Strategy – 91.315(d)

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

- Continue to provide technical assistance for street outreach programs to establish policy and procedure as outreach programs begin work.

Addressing the emergency and transitional housing needs of homeless persons

- Facilitate activities that ultimately provide housing necessary for Georgia’s homeless to break the cycle of homelessness to provide housing to an estimated 41,550 homeless individuals over five years through implementation of Georgia’s ESG Program including emergency shelter, homeless prevention and street outreach;
- Facilitate activities that ultimately provide decent affordable housing to an estimated 12,500 persons over five years 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 throughout the State.

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 sub-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;
- Promote research into recidivism, and promote further research to assist agencies at a program level towards reducing the level of recidivism;
- Continue DCA’s long-term commitment to Permanent Supportive housing.

Help low-income individuals and families avoid becoming homeless, especially extremely 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.

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 evaluated for the presence 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 paint. 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 evaluation and hazard mitigation activities, depending upon the type of activity being funded, in accordance with 24CFR Part 35.

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. The state will partner with the Georgia Department of Public Health on public outreach campaigns to notify the public about the risks of lead poisoning in children.

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

All Program Policies and procedures are required to incorporate provisions for the evaluation of Lead-based Paint hazards for housing units built before 1978 in accordance with 24 CFR Part 35 Subpart J. If Lead-based paint hazards are found, risk assessments will be completed and all lead-related work will be performed by contractors certified to perform interim control and/or abatement work. Clearance tests will be completed to ensure that the hazard has been mitigated. All those affected by these programs will receive information to educate them about the dangers of lead paint in accordance with information disclosures required under 24 CFR Part 35.

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, and health education awareness programs.

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

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

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 several 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 High Demand Career Initiative (HDCI) was created in response to the need for a consistent, trained and reliable workforce. This program allows state partners involved in training Georgia's future workforce-primarily the University System of Georgia and the Technical College System of Georgia- to hear directly from the private sector about what specific needs they have from a workforce perspective (i.e., degrees/majors, certificates, courses, skillsets, etc.). With decision makers from each of these entities at one table, a clear picture is painted of what Georgia businesses need from a workforce and pair them with existing assets and/or collectively tackle any gaps, one by one.
- Each Workforce Investment Act service areas in Georgia has atleast one comprehensive/full-service One-Stop Workforce Center where a wide range of workforce services are available to job seekers and employers.

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

Georgia recognizes that affordable housing is a key component in poverty-reduction strategies. The Qualified Allocation Plan (QAP) is the document that the State develops to govern the allocation of Low-Income Housing Tax Credits (LIHTC), which can be combined with HOME and NHTF Program funds. The QAP prioritizes developments that are sited in stable communities—areas of lower poverty and access to place-based opportunity like transportation, education, and high workforce housing need—and those that are in revitalizing communities—areas that have higher poverty rates but are paired with a concerted community revitalization plan.

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 owner-occupied housing rehabilitation and the construction or

reconstruction of single-family homes for sale to eligible homebuyers.

The National Housing Trust Fund program is intended to increase and preserve affordable housing for extremely low- income (ELI) households, including homeless families. The NHTF allocation will be used to create housing affordable to the extremely low-income (ELI) households with incomes at or below 30% of Area Median Income (AMI). This competitive process allows for for-profit entities, eligible nonprofit entities 501(C) (3) and 501(C) (4), and public entities (such as Public Housing Authorities) that will undertake the eligible activities on behalf of the ELI households. Funds will be awarded to qualified Applicants who have met all Threshold Requirements and receives the highest scores for the submitted Application. Applications that do not meet the requirements of the distribution of funds will not be scored under the Threshold Requirements.

For CDBG, the Method of Distribution for the Annual Competition and the set-asides use demographic scores to increase the chances of funding for those jurisdictions in the state that suffer from higher levels of poverty. The factors used include the number and percent of poverty as well as median household income. Each competition compares communities on their relative level of poverty compared to other applicants using the most recent data available. Although other competitive factors on a combined basis carry more weight (e.g., target area benefit, health and safety needs, project feasibility), these points assist communities with public infrastructure, buildings and preservation of the affordable housing stock when, other factors being equal, their level of poverty is greater than others.

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

HOME & NHTF

DCA has established standards and procedures for monitoring federally 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.

Rental Housing Monitoring

All HOME and NHTF rental developments receive on-site management review and physical inspection on an ongoing basis. Written reports are compiled 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.

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. All NHTF-assisted units are subject to a 30-year affordability period, which begins at project completion. Rent and income requirements must be maintained during the entire period of affordability.

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.

DCA will perform an onsite inspection of each NHTF assisted project at project completion to determine that the housing meets the property standards of 92.741 through 92.744. 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 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
 - a. Minority Business Enterprise
 - b. Section 504 of the Rehabilitation
 - c. 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 files are reviewed during the visit. HOME properties are visited annually during the period of affordability. All NHTF assisted units must be affordable to extremely low-income (ELI) renter households. For tenants who are ELI, their rent plus an allowance for tenant-paid utilities must not exceed the greater of 30 percent of the federal poverty line or 30 percent of the income of a

family whose annual income equals 30 percent of AMI for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit. If a NHTF-assisted unit receives Federal or State project based rental assistance, and the tenant pays a contribution toward rent not more than 30 percent of the tenants' adjusted income, the maximum rent is the rent allowable under the Federal and State project based rental subsidy.

Monitoring of Grants to Fund Construction and Rehabilitation of Owner-Occupied Homes

DCA awards HOME funds to rehabilitate owner-occupied homes and build and renovate affordable single-family homes to eligible homebuyers through the Community HOME Investment Program (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.

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, and 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 setup 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. 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) Lead-Based Paint – all homes constructed prior to 1978 must be tested for lead paint. Qualified contractors working on these homes must be Lead-Based Paint certified.
- d) Uniform Relocation Act – Compliance with acquisition and relocation requirements is monitored during the pre-set-up phase of the project. 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.

- e) 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 Plans, Affirmative Fair Housing Marketing Plans, Language Access Plans, and Section 3 Plans. 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 conducts 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.

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.

ESG

In accordance with program regulations all of the State's ESG sub-grantees will have an on-site/remote 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. Due to the pandemic, the remote visits via Microsoft Teams are also being conducted. 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.

DCA has established the primary goal of reducing the number of unsheltered homeless individuals and families in the State ESG non-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 non-entitlement by 1% each year. This goal will be achieved by placing emphasis on high utilization of emergency shelters beds. This will be measured in HMIS.
 - a. Reduce length of stay for clients in emergency shelters in order to provide services to additional households. Length of stay should generally be no longer than 90 days for shelters. This will be measured in HMIS.
 - b. Increase placements into permanent housing for homeless individuals and families from Emergency Shelter 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 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

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 and/or remote 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 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. Monitoring of all the HOPWA Sponsors projects is based on Risk Analysis. Monitoring process includes review of program policies and procedures, eligibility of beneficiaries, eligibility documentation and a comparison of program records with the programmatic claims of the applicant including financial reimbursements with supporting documents. The documentation of services in HMIS is also assessed.

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 sub recipient 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.

CDBG

To ensure 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 Recipients' Manual.

Pre-funding site visits are made to each potential grant recipient. Once grants are awarded, DCA conducts an initial "start-up" visit to assess the capacity and needs of each recipient. In addition, all recipients attend a workshop for extensive training and are provided a program manual to use for implementing their projects and following federal compliance requirements. 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
- Procurement
- Acquisition and Relocation, Section 104(d)

- Interim and Final Audit
- Final Benefit Count
- Housing Rehabilitation Standards and Policies
- Lead-based Paint Regulations (24CFR Part 35)
- Citizen Participation
- Section 3

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.

Annual Action Plan

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

Introduction

Georgia provides numerous federal, state, local, and private resources to address the priority needs and objectives identified in this Strategic Plan including:

- CDBG
- HOME
- ESG
- HOPWA
- NHTF
- Housing Choice Vouchers
- State and Federal Low-Income Housing Tax Credits
- Competitive HUD Homeless funds
- Shelter Plus Care
- State Housing Trust Fund for the Homeless
- Section 811 Project Rental Assistance
- HUD Housing Counseling

Anticipated Resources

Table 54: Expected Resources – Priority Table

Program	Annual Allocation	Program Income	Prior Year Resources	Total	Expected Amount Available for Remainder of Con Plan	Narrative Description
CDBG	41,389,514	550,000	0	41,939,514	203,412,080	Required match plus additional leverage will be used with federal funds
ESG	4,770,022	0	0	4,770,022	19,080,088	Required 100% match and additional leverage will be used with federal funds
HOME	25,152,685	10,000,000	0	35,152,685	140,610,740	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.
HOPWA	6,457,069	0	0	6,457,069	25,828,276	Funds will be leveraged as much as possible with other resources, including Ryan White Program and subrecipients will be required to show sources of matching funds.
FNHTF	9,289,520	0	0	9,289,520	37,158,080	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.

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

CDBG

CDBG awards over \$300,000 have a Cash Match requirement. The Cash Match requirement is 5% of CDBG funds from \$300,001 to \$750,000, 10% of CDBG funds from \$750,001 to \$1,000,000, and 15 % of CDBG funds over \$1,000,000. Grants receive points in the competitive process for Leverage, which is additional resources provided to the project above and beyond the Cash Match requirement. Leverage resources may be cash, equipment, land or in-kind services. Up to 20 points can be awarded based on per capita leverage amounts.

ESG

The ESG program requires a 100% match that may be either cash or in-kind. The vast majority of these resources come from local Project Sponsors. Project Sponsors are sub-recipients of ESG funds and may include nonprofits, faith-based agencies, Community Action Agencies, Community Service Boards, and local municipalities. The State Housing Trust Fund (HTF) leverages the ESG program by providing funding to supplement HUD eligible activities. HTF funds are used to fund supportive services, hotel motel vouchers, training for sub-recipients, HMIS, and Coordinated Entry.

HOME

The HOME-funded single-family development program provides points in the competitive application to applicants that provide locally matched funds. HOME is used as gap financing in the construction of affordable rental units, in partnership with State and Federal Low-Income Housing Tax Credits and the National Housing Trust Fund.

HOPWA

The HOPWA program does not have a match requirement, but Project Sponsors are expected to leverage other resources to support their programs. Project Sponsors are sub-recipients of HOPWA funds, including nonprofit agencies and local boards of health. Most HOPWA agencies leverage resources from their local Ryan White Part B clinics for medical care and treatment, mental health services, medical case management, transportation to and from medical appointments, and emergency financial assistance. Two HOPWA programs link their HOPWA services to the Permanent Supportive Housing (formerly called Shelter Plus Care program), which subsidizes permanent supportive housing for the persons living with HIV/AIDS experiencing homelessness. HOPWA agencies also use private donations and funding to support their programs, and several access foundation grants for that purpose.

NHTF

The National Housing Trust Fund will be leveraged with State and Federal Low-Income Housing Tax Credits and HOME funds to develop affordable rental housing for tenants making up to 30% area median income. Developments must also secure project based rental vouchers to cover operating expenses.

If appropriate, describe publicly owned land or property located within the jurisdiction that may

be used to address the needs identified in the plan

No publicly owned land or property located within the state is used to address the needs of the ESG and HOPWA programs identified in this plan. It is possible that locally owned property may be used for projects seeking funding through the competitive application processes for CDBG, HOME, and/or NHTF.

Annual Goals and Objectives

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

Goals Summary Information

All the following goals are for the federal fiscal year 2023 starting July 1, 2023, through June 30, 2024. All activities are to be carried out in Entitlement (Direct CDBG grant recipient cities, counties, and consortia) and Non Entitlement areas

Table 39: Goals Summary

Goal Name	Category	Needs Addressed	Program	Funding	Goal Outcome Indicator	Predicted Outcome
Construction of rental units	Affordable Housing	Affordable rental housing	HOME & NHTF	HOME: 16,873,289 NHTF: 4,644,760	Rental units constructed	HOME: 62 NHTF: 18
Rehabilitation of rental units	Affordable Housing	Preservation of existing units	HOME & NHTF 2017 CDBG-DR	HOME: 11,248,859 NHTF: 4,644,760 CDBG-DR: 2,000,000	Homeowner housing rehabilitated	HOME: 75 NHTF: 33 CDBG-DR: 50
Homeownershi p assistance	Affordable Housing	Preservation of existing units	HOME & CDBG 2017 CDBG-DR 2018 CDBG-DR	HOME: 4,218,322 CDBG: 4,490,223 2017 CDBG-DR: 4,000,000 2018 CDBG-DR: 2,850,000	Homeowner housing rehabilitated	HOME: 70 CDBG: 40 2017 CDBG-DR: 40 2018 CDBG-DR: 30
Homeownershi p assistance	Affordable Housing	New affordable homes for homebuyers	HOME	HOME: 2,812,215	Homeowner housing constructed	HOME: 22
Emergency shelter & transitional housing	Homeless	Emergency shelter and transitional housing	ESG	1,908,009	Persons assisted with overnight shelter	8,936
Rapid rehousing	Homeless	Rapid rehousing	ESG	2,051,110	Persons assisted with tenant-based rental assistance/rapid rehousing	1,000
Homeless outreach assistance	Homeless	Homeless outreach	ESG	381,601	Homeless persons engaged	1,000
Homeless Prevention Assistance	Homeless	Homeless Prevention	ESG	429,302	Homeless Prevention; Persons Assisted	600
HOPWA tenant-based rental assistance	Non-homeless special needs	Rapid rehousing/ homeless prevention	HOPWA	2,582,827	Households assisted with tenant-based rental assistance/rapid rehousing	200
HOPWA housing	Non-homeless	Emergency	HOPWA	3,874,242	Households assisted with HIV/AIDS housing	200

assistance	special needs	shelter/short-term housing/permanent housing placement/homeless prevention/facility-based housing			operations	
Buildings	Non-housing community development	Public facilities	CDBG 2017 CDBG-DR	5,085,302 2,500,000	Persons assisted with public facilities or infrastructure activities other than low-moderate income housing benefit	3,000 49,855
Infrastructure	Non-housing community development	Public facilities	CDBG 2017 CDBG-DR CDBG-MIT 2018 CDBG-DR	26,363,989 3,000,000 10,000,000 2,000,000	Persons assisted with public facilities or infrastructure activities other than low-moderate income housing benefit	10,000 2,000 7,000 1,000
Employment incentive program	Non-housing community development	Job creation	CDBG	4,000,000	Jobs created/retained	300
Immediate Threat and Danger Program	Non-housing community development	Public Facilities	CDBG	500,000	Persons assisted with public facilities or infrastructure activities other than low-moderate income housing benefit	500
Redevelopment	Non-housing community development	Public Facilities/ Job Creation	CDBG	1,500,000	Jobs created/retained	10
Public Services	Non-housing community development	Public Services	2018 CDBG-DR	2,000,000	Job readiness training	400

Table 40: Goals Descriptions

1	Goal Name	Construction/Rehabilitation of Rental Units
	Goal Description	This activity involves the new construction and 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 and the rehabilitation of owner-occupied units. The allocation for HOME is a maximum amount 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	Georgia does not provide CHDO Pre-Development Loans
4	Goal Name	CHDO Operating Assistance
	Goal Description	Georgia does not provide CHDO Operating Assistance
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 performance.
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	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 performance.
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 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.

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. 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.
11	Goal Name	Emergency Shelter
	Goal Description	Essential services are provided to homeless families and individuals in emergency shelters by entities operating emergency shelters, issuing hotel/motel vouchers, in the absence of adequate or appropriate shelter based upon documented needs in areas where rapid re-housing or outreach programs exist. Eligible costs are noted in the application guidelines for each type of housing assistance.
12	Goal Name	Rapid Re-housing Assistance
	Goal Description	Funds are made available to short-term and medium-term payments for rents or utilities. Where funds are provided, assistance may be tenant or project-based for homeless individuals or families (rapid re-housing).
13	Goal Name	Homeless Prevention Assistance
	Goal Description	Funds are provided for rental assistance activities including: 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 and other activities (including hotel/motel vouchers) that are effective at (a) stabilizing individuals and families in their current housing (homelessness prevention)..
14	Goal Name	Homeless Outreach Assistance
	Goal Description	Funds are distributed to sustain 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	Funds are allocated to provide time-limited assistance that is 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	Funds are provided for 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, Homelessness Prevention through Short-term Rent, Mortgage and Utility Assistance, Housing Information and Referral Services and Resource Identification.
17	Goal Name	Public Services
	Goal Description	Provision of eligible public service activities including job training, childcare, health services, and education services.

AP-25 Allocation Priorities – 91.320(d)

Introduction:

This section introduces the State of Georgia’s allocation priorities for each of the five Consolidated Plan programs. Percentages for all programs are calculated after the administrative set-aside has been taken. Percentages are rounded up as applicable as the table does not allow for anything but whole numbers.

Table 41: Funding Allocation Priorities

	Goals															
	Construction and/or Rehab Rental Units (%)	Homeowner Assistance (%)	CHDO Loans (%)	CHDO Operating (%)	TBRA (%)	Buildings (%)	Infrastructure (%)	Immediate Threat & Danger Program (%)	Economic Development (%)	Redevelopment (%)	Emergency Shelter & Transitional Housing (%)	Rapid Re-Housing Assistance (%)	Homeless Outreach Assistance (%)	Homeless Prevention Assistance (%)	HOPWA TBRA (%)	HOPWA (%)
CDBG	0	6	0	0	0	11	68	1	10	4	0	0	0	0	0	0
HOME	80	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NHTF	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HOPWA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	60
ESG	0	0	0	0	0	0	0	0	0	0	40	43	8	9	0	0

Annual Action Plan
Reason for Allocation Priorities

HOME and NHTF

The percentages for HOME reflect the totals of anticipated funding and estimated program income receipts. HOME priorities are based upon the needs identified through the analysis of available data on affordable rental and homeownership housing for all populations as well as through input received from the public during the citizen participation process.

CDBG

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 vary throughout the state and 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 as most CDBG funds are allocated through 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.

See the State of Georgia Method of Distribution for its State CDBG Program 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.

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

Introduction:

This section discusses the Methods of Distribution for the CDBG Annual Competition, Employment Incentive Program, Redevelopment Fund Program, and Immediate Threat and Danger Program.

Distribution Methods

State Program Name: CDBG Annual Competition

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 Strategy 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, Strategy, Need, and Impact. All applicants will be compared to each other to establish demographics scores. 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 390 points.

Factor 1: Strategy

Strategy points will be based on an analysis of how each application addresses the following factors:

- Alternative solutions
- Analysis of community development needs of the jurisdiction and the target area
- Proposed solution is consistent with locally adopted plan
- Steps taken to adopt policies or ordinances to prevent the reoccurrence of the identified problem
- Financial efforts made to address the identified problems
- Extent of benefit to persons of low- and moderate-income

Factor 2: Feasibility

Feasibility points will be based on an analysis of how each application addresses the following factors:

- Verification and reasonableness of cost
- Documentation of all project financing sources
- Completeness of any needed engineering, architectural and or site plans and specifications
- Verification of control of any required property
- Evidence of administrative capacity to undertake an approved activity
- Compliance with applicable state and federal laws
- Reasonable project timetables

Factor 3: Need

The purpose of the Need score is to assess the living conditions of target area residents. Critical to this assessment is the level of need documented in the application. A high need is defined as significant health and safety issues and a low need is defined as minimal health and safety issues or amenity issues only. Applicants should explain and justify all long term planned phasing of future projects for the chosen area, especially when 100% of the identified need is not met.

Factor 4: Impact

The purpose of the Impact score is to gauge the positive result that is expected once the project is completed. This criterion is a combination of objective factors and qualitative factors in order to compare similar projects against each other. Impact points will be based on the following factors:

- Number of persons benefiting
- Cost per person benefiting
- Absolute number of people in poverty for the applicant jurisdiction
- Percent of people in poverty for the applicant jurisdiction
- Median household income of the applicant jurisdiction

Items 3 through 5 are calculated by DCA and utilizes the most recent Census data available.

Leverage of Additional Resources:

Leverage includes additional resources committed to and directly related to the project, including cash above the required minimum cash match amount, the purchase of equipment and furnishings with non-CDBG funds, and additional grants and loans from other sources. Only items that would not otherwise have been provided will be counted. A “reasonable” value must be assigned to donated and “in-kind” items.

Bonus Points for Revitalization Area Activities:

Points will be awarded for the utilization of existing state redevelopment programs, initiatives, and incentives in eligible areas.

Bonus Points for Readiness to Proceed

Points may be earned through the demonstration of a project’s readiness to proceed. Points may be earned through documentation in the application that the NEPA review is complete and funds have been released.

Bonus Points Based on Project Type

Points may be earned for projects in the categories of Housing / Neighborhood Stabilization and Water and/or Sewer. Multi-activity and Multi-infrastructure projects will be analyzed and the budget pro-rated to determine if the majority of the project (greater than 50%) qualifies for the bonus points.

Bonus Points for Regional Cooperation and Regional Impact

Points may be earned for projects displaying regional cooperation with regional impact. The proposed project must evidence a regional initiative through a revenue and cost sharing agreement or other intergovernmental agreement by multiple jurisdictions or two of more counties that results in regional impacts, benefits, or service delivery.

Bonus Points for Robust Citizen Participation Process

The goal of these bonus points is to incentivize communities who undertake a robust citizens participation process which provides citizens -- especially low- and moderate-income citizens of the community where CDBG-funded activities will take place -- an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects. Bonus points will be awarded for demonstrated extra efforts providing an opportunity for citizens, especially LMI citizens, to participate in an advisory role in the planning, implementation, and assessment of the programs and projects funded through CDBG activities

Bonus Points for closing Employment Incentive Program (EIP)/Redevelopment Fund (RDF) Local Revolving Loan Fund and Returning Funds

Points may be earned through the closing and returning of all funds in the community's EIP/RDF Local Revolving Loan Fund.

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: <https://www.dca.ga.gov/node/2341/documents/2254>

A complete copy of the Method of Distribution can be found at:

<https://www.dca.ga.gov/community-economic-development/funding-programs/community-development-block-grants-cdbg/consolidated>

Describe how resources will be allocated among funding categories.

The Annual Allocation minus the amounts for administration, planning and set-aside programs will be allocated to this activity. Funding for this activity may be increased depending upon the demand for the CDBG set-aside programs.

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. In addition, communities designated by DCA as a "Water First Community," designated by DCA as a "PlanFirst" community, or designated by DCA as a Georgia Initiative for Community Housing ("GICH") community may apply annually as described in the Application Manual.

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 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 \$1,000,000 and \$1,500,000 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

State Program Name: Employment Incentive Program

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.

The scores obtained for the various selection factors will be totaled and applicants with scores of at least 300 points will be awarded grants. In cases where fundable applications exceed available funds, the applicant with the highest number of jobs benefiting low- and moderate-income persons will be given priority.

Factor 1: Demographic Need

Demographic Need points are based on three factors:

- Absolute number of people in poverty
- Percent of people in poverty
- Per capita income

Factor 2: Program Feasibility

The following factors will be considered:

- Organizational status of the business
- Past credit history of the business
- Business' historical sales and financial performance
- Viability of the business model
- Management capacity
- Reasonableness of the business' financial and market projections and assumptions
- Business management and development team's ability to carry out the project as proposed
- Project's compliance with the federal appropriateness requirements including underwriting and public benefit (For direct loans this requires the complete disclosure of sub-recipients' financial situation)
- Verification of project costs
- Verification of project financing sources
- Adequacy and reasonableness of the job commitment
- Completeness of any needed engineering plans and specifications

Factor 3: Program Impact

The following factors will be considered:

- Number of jobs created and/or retained
- EIP cost per job
- Availability of jobs to low- and moderate-income persons
- Quality of jobs and employee benefits
- Project's impact on local unemployment rates

Factor 4: Program Strategy

The following factors will be considered:

- Ratio of private funds to EIP funds
- Public benefits to be achieved are reasonable and, to the extent practicable, EIP funds will not substitute for other available funds;
- Adequacy of financing strategy
- Relationship between the subrecipient's infrastructure needs and the size and capacity of any infrastructure to be provided

- Validity of subrecipient’s commitment to fulfill hiring and investment commitments
- Local government’s financial condition
- Project's conformance to local planning and development strategy and compliance with the Georgia Planning Act
- Project's conformance to federal, state, and local laws and regulations
- Relationship to overall objectives of the EIP and CDBG Program, including the extent of benefit to persons of low- and moderate-income

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: <https://www.dca.ga.gov/community-economic-development/funding-programs/community-development-block-grants-cdbg/employment>

Describe how resources will be allocated among funding categories.

Up to four million (\$4,000,000) dollars from the annual 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 Program Year based on demand for the set-aside.

Describe threshold factors and grant size limits.

The maximum Employment Incentive Program grant is \$1,000,000. See the 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

State Program Name: Redevelopment Fund Program

Describe the state program addressed by the Method of Distribution.

The Redevelopment Fund (RDF) provides flexible financial assistance to locally initiated public/private partnerships helping local governments implement projects that wouldn't proceed otherwise. The Redevelopment Fund is used to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects. The Redevelopment Fund primarily focuses on the HUD national objective of "eliminating slums or blight". As a result, many smaller scale projects (in downtown areas, blighted industrial areas, etc.) will be more competitive for Redevelopment Fund financing. The Redevelopment Fund may be combined with other DCA CDBG programs to reduce the economic

challenges of redevelopment projects and increase their investment potential.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.

Redevelopment Fund applications will be rated and scored against each of the following factors:

Factor 1: Demographic Need

Demographic Need points are based on three factors:

- Absolute number of people in poverty
- Percent of people in poverty
- Per capita income

Factor 2: Feasibility

Feasibility points will be based on an analysis of how each application addresses the following factors:

- Eligibility of proposed activity
- Reasonableness of cost
- Compliance with applicable state and federal laws
- Project timetables
- Confirmation of all required resources
- Completeness of proposed plans and specifications
- Reasonableness of any sub-recipient's proposed business plan(s) and financial projections
- Reasonableness of any site clean-up proposal and plan
- Conformance with applicable underwriting and review requirements contained in 24 CFR Part 570

Factor 3: Strategy

Strategy points will be based on the following factors:

- An analysis of the severity of need
- Documentation that a project's public benefits will exceed project costs
- Documentation that the proposed strategy meets the eligibility criteria and the national objectives of the CDBG program
- Documentation that the project complies with all local ordinances, state law and state Regulation

Factor 4: Leverage

Leverage points are awarded based on a firm commitment of additional resources directly related to the project, including capital costs and new funds for operation of any proposed program(s). A minimum leverage ratio of 1 to 1 must be documented in order to receive points under this criterion. A "reasonable" value must be assigned to donated and "in-kind" items. The leverage score will be calculated based on the total value of leverage for each applicant. Applications with no leverage will receive no points.

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: <https://dca.ga.gov/community-economic-development/funding/community-development-block-grants-cdbg>

Describe how resources will be allocated among funding categories.

Up to one and a half million (\$1,500,000) dollars from the annual 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 RDF 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 RDF program set-aside periodically during the Program Year based on demand for the set-aside.

Describe threshold factors and grant size limits.

The maximum Redevelopment Fund grant is \$1,000,000. See program description and selection criteria for details.

What are the outcome measures expected as a result of the method of distribution?

Decrease in slum or blight and/or benefit to low- and moderate-income persons

State Program Name: Immediate Threat and Danger Program

Describe the state program addressed by the Method of Distribution

Funds distributed through the Immediate Threat and Danger Program must be used to 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 poses 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. These situations should typically occur due to a Governor declared “State of Emergency” or Presidential declared disasters and 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: <https://www.dca.ga.gov/community-economic-development/funding-programs/community-development-block-grants-cdbg/immediate>

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." In addition, the Commissioner of DCA may adjust the ITAD program set-aside periodically during the Program Year based on demand for the set-aside.

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

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

Will the state help non-entitlement units of general local government 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 24 CFR Section 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. A one-time, upfront financing fee is paid by the borrower to HUD to offset the credit subsidy costs of the guaranteed loan as required in 24 CFR Section 570.712.

The Maximum Loan Guarantee Amount for the Section 108 program is \$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.

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

Table 42: Distribution Methods by State Program

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

While the State does not approve local government revitalization strategies, its programs do set out program-specific requirements for revitalization strategies.

HOME

For the construction of affordable rental units, developments utilizing HOME Rental Housing Loan funds may be eligible to receive points under the Qualified Allocation Plan (QAP), the document that governs the allocation of Low-Income Housing Tax Credits and HOME funds, if the development contributes to a concerted community revitalization plan. Additional points are awarded if the development is also located in a Qualified Census Tract. DCA defines the requirements for a concerted community revitalization plan in the QAP.

Revitalization plans are also considered in the rehabilitation or construction of single-family homes. In the grant application, applicants are instructed to include a community redevelopment plan that addresses affordable housing. Points are awarded in the scoring process if the local government has adopted the plan within the recent years, public input occurred during the development of the plan, and the application target area is included in the plan.

CDBG

Five points apiece, for a total of 20, 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

Geographic Distribution

The State does not have any geographic set-asides for any of the five HUD programs covered under this plan.

Rationale for the priorities for allocating investments geographically

The State does not assign funding allocation priorities for any of the five consolidated programs based on a geographic method or dedicate a specific percentages or amounts of funding to particular targeted areas. However, the State will distribute development resources in proportion to development needs in the State to satisfy the community need, effort, and preventive action to create and maintain decent affordable housing.

CDBG

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 Area Strategy (RAS) 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.

HOME and NHTF

There are no geographic set-asides for specific geographic areas of Georgia for the HOME and NHTF

ESG & HOPWA

For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The State prioritizes the Georgia non-entitlement area and the Balance of State CoC geographic areas for the distribution of ESG funds. The State will allocate a minimum of 80% of ESG funds in the annual competition to the Georgia non-entitlement geographic area.

By formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) based on the numbers of people living with HIV or AIDS in those areas. 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, including City of Atlanta and City of Augusta-Richmond County 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.

The HOPWA Program provides resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of low-income persons living with HIV/AIDS (PLWHA). HOPWA funding is sub-awarded to HOPWA Sponsors including nonprofit agencies and health departments (HIV Divisions) directly working with PLWHA within the communities. They also have Ryan White Clinics to provide HIV medical care services to low-income uninsured or under-insured PLWHA. Housing is Healthcare. That is why HOPWA works closely with Ryan White program to provide comprehensive services to PLWHA. DCA also works closely with the Ryan White Part B program and have mirrored the HOPWA service regions with the Public Health Departments. HOPWA Sponsors are either the health departments or have Ryan White clinics or work in close coordination with the health department. To the extent determined under State law by DCA, private, secular or faith-based nonprofit organizations are also eligible to apply for funds. These agencies are responsible for designing their own rules for programs. Their program policies and design must be within the scope of HOPWA regulations and guidance from HUD.

In Georgia, HUD provides HOPWA formula funds to 3 jurisdictions, DCA for 125 counties, City of Atlanta for the Atlanta Eligible Metropolitan Statistical Area (EMSA) including 29 counties and Augusta-Richmond County government for 5 Augusta MSA counties and 2 South Carolina counties.

AP-55 Affordable Housing – 24 CFR 9191.320(g)

Introduction:

The numbers below are based upon the anticipated completion numbers for projects in each of the categories.

Table 59: One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	10,936
Non-Homeless	640
Special-Needs	400
Total	11,976

Table 60: One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,200
The Production of New Units	102
Rehab of Existing Units	218
Acquisition of Existing Units	0
Total	1,520

Homeless numbers include persons served with ESG funds with overnight shelter, tenant-based rental assistance, rapid rehousing, and outreach. Non-Homeless numbers include households in HOME and NHTF-funded rental and homeownership housing. Special-Needs numbers include households served with HOPWA funds. Rental Assistance numbers include households served with ESG and HOPWA tenant-based rental assistance and rapid rehousing financial assistance. Production of New Units numbers include HOME and NHTF-funded newly constructed units. Rehab of Existing Units include CDBG, HOME, and NHTF - funded rehabilitated homes.

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

Introduction:

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 sub recipients 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

The State agency monitors the performance of existing PHAs and provides technical assistance to troubled PHAs throughout the state.

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

- Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG non-entitlement by 1% each year by placing emphasis on high utilization of emergency shelters and transitional housing beds.
- Reduce length of stay for clients in emergency shelter programs in order to provide services to additional households. One's length of stay should generally be no longer than 90 days for shelters.
- Increase placements into permanent housing for homeless individuals and families from Emergency Shelter by 5% each year.
- 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.
- Increase the percentage of individuals and families remaining housed for 3 months by 2% each year.

Describe the jurisdiction's 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.
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:

- 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;

- Targeted 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 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.

*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 shelter/emergency housing to an estimated 7000 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program;
2. Provide decent affordable housing to an estimated 2,410 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.

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 commitment to Permanent Supportive Housing;
- Continue DCA's work on understanding youth homelessness, and appropriate interventions related thereto.

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 sub recipients are required to follow HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. 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 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. Permanent Supportive Housing (formerly known as Shelter Plus Care) is a resource only for individuals who meet HUD eligibility criteria for admission into the program.
- The State of Georgia was awarded two HUD Section 811 Project Rental Assistance Demonstration Grants in 2012 and 2013. The HUD Section 811 Project Rental Assistance Demonstration Program will enable the state to house the most vulnerable, extremely low-income persons with disabilities. This program is expected to make available 372 units by end of 2026.

- DCA will work to assist DBHDD in the planning and development of formal policy that will promote appropriate discharge planning efforts to prevent persons in mental health facilities from being discharged to the shelters or street.
- DCA will continue to partner with the Department of Community Supervision, the Department of Corrections, and the Council of Accountability Court Judges in the joint implementation of the “Reentry Partnership Housing” (RPH) program.

AP-70 HOPWA Goals – 91.320(k)(4)

The Housing Opportunities for Persons with AIDS (HOPWA) program, managed by HUD's Office of HIV/AIDS Housing, was established to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families. The eligibility criteria for beneficiaries seeking HOPWA-funded assistance include Low-income persons (at or below 80 percent of area median income) that are medically diagnosed with HIV/AIDS and their families.

One-year goals for the number of households to be provided housing with HOPWA for (including duplicates):

Table 43: HOPWA One-Year Goals

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	125
Tenant-based rental assistance	200
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	40
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	50
Permanent Housing Placement	65
Total	480

AP-75 Barriers to Affordable Housing – 91.320(i)

Introduction:

This section discusses the State of Georgia’s multi-pronged approach to addressing public policy barriers to affordable housing.

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.

To eliminate the affordable housing barriers and meet the needs of families in need for the federal programs the State will carry out these steps:

- 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 numerous 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 well-built homes and how to reduce cost to make them affordable to qualified home buyers

AP-85 Other Actions – 91.320(j)

Introduction:

This section discusses other actions that the State of Georgia plans to take to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Across the state, one obstacle to meeting the needs of Georgia's citizens is matching those needing housing to available rental units. DCA has sponsored the Georgia Housing Search website which provides information on units, addresses, number of bedrooms, security deposits required, proposed rents, and eligibility criteria. DCA staff will continue to do outreach to landlords about the website with the purpose of encouraging property management to list and update units on the system as units become vacant or are leased.

At the local level HOME—awarded through DCA's Community HOME Investment Program (CHIP)—and CDBG programs have become a primary source of affordable housing assistance. Because these are annual competitive programs, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the programs and what they need to provide in order to apply. DCA 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 publicly assisted housing inventory will be a high priority for DCA. With regard to homes owned by low- and moderate-income individuals, the preservation and rehabilitation of affordable housing through the NHTF program, and rehabilitation through the HOME and CDBG programs will continue to be a priority.

Preservation of rental housing will also be a high priority. In the NHTF program, one of the key goals is to preserve the affordable housing stock for those at or below 30% AMI. This program, through a competitive process allows developers to compete for funds that will directly benefit this population of individuals and families.

Actions planned to reduce lead-based paint hazards

All proposed rehabilitation projects for housing units built before 1978 will be evaluated for the presence of lead-based paint in accordance with 24 CFR Part 35, Subpart J. If lead-based paint hazards are found, risk assessments will be completed, and all lead-related work will be performed by contractors certified to perform interim control and/or abatement work. Clearance tests will be completed to ensure that the hazard has been mitigated. All those affected by these programs will receive information to educate them on the dangers of lead paint in accordance with information disclosures required by 24 CFR Part 35, Subpart J.

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, HOME awards supporting the construction and rehabilitation of homeowner housing units and rental units will continue to emphasize those applications that propose to serve more people at the lowest income levels.

The Community Development Block Grant Program includes set-aside programs directed at economic development – the Employment Incentive Program (EIP) and the Redevelopment Fund (RDF). The Method of Distribution calls for up to \$4,000,000 to be set aside for EIP awards and up to \$1,500,000 for RDF awards.

Employment Incentive Program

The Employment Incentive Program (EIP) is a financing program that may be used in conjunction with traditional private financing to carry out economic development projects which will result in employment of low- and moderate-income persons.

Many types of projects can be financed with EIP funding. However, projects creating opportunities for low- and moderate-income persons to advance themselves by obtaining employment, greater job security, better working conditions, job training, enhancement of workplace skills and advancement opportunities receive the greatest consideration.

Redevelopment Fund

Redevelopment projects can be the most challenging economic and community development projects a local government undertakes. The Redevelopment Fund provides flexible financial assistance to locally initiated public/private partnerships helping local governments implement projects that wouldn't proceed otherwise. The Redevelopment Fund is used to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects. The Redevelopment Fund primarily focuses on the HUD national objective of "eliminating slums or blight". As a result, many smaller scale projects (in downtown areas, blighted industrial areas, etc.) will be more competitive for Redevelopment Fund financing. The Redevelopment Fund may be combined with other DCA CDBG programs to reduce the economic challenges of redevelopment projects and increase their investment potential. Some of these awards typically result in the creation of jobs when businesses relocate to revitalized buildings and areas.

Actions planned to develop institutional structure

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. The Coordinated Entry system is the mechanism whereby this implementation will take effect.
- DCA continues to work with providers to build on the successful implementation of their rapid re-housing and homelessness prevention projects for households with children throughout the state. DCA continues to prioritize homeless prevention and rapid re-housing projects through the ESG program and funds them at a significant level. 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 Housing First model.
- Through the implementation of a Coordinated Entry System, DCA will be able to assess all persons who are homeless upon entry into the homeless response system. This data will be used to identify systemic barriers that can be addressed through the strategic system planning.
- 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). The HUD mandated tracking of System Performance Measures will provide a guide for this analysis.

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

- DCA will participate in various forums and networks from across the state addressing affordable housing, homelessness, or special needs housing.
- DCA will support Georgia Initiative for Community HOusing (GICH) which provides training sessions and workshops sponsored by the University of Georgia, Georgia Municipal Association, and Georgia Power to help communities create and implement local housing strategy.
- DCA will continue to grow the HUD 811 PRA program that provides facility-based housing on LIHTC properties.
- DCA will collaborate with the DBHDD through the Georgia Behavioral Health Planning and Advisory Council (GBHPAC) to continue to provide resources and services to the chronically homeless.
- DCA will 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.
- DCA will 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.
- ☐ DCA will continue to participate with Georgia Department of Public Health (DPH) HIV Division through Georgia Prevention and Care Council (GPACC) through representing HOPWA program serving the housing needs of low-income persons living with HIV/AIDS.

Community & Economic Development

- DCA will attend the Office of Downtown Development workshops 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).
- DCA will collaborate with 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.
- DCA will 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.

- DCA will 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

Collaboration with Continuum of Care

- The State will collaborate with the nine Continua of Care and ESG Entitlement communities statewide to establish priorities and facilitate coordinated strategic planning to address homelessness.
- Acting as the collaborative applicant for the Balance of State Continuum of Care, DCA will work to enhance the institutional structure and engage more stakeholders 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 homelessness services through Coordinated Entry.
- Through the continued implementation of a Coordinated Assessment System, DCA will be able to assess all persons who are homeless upon entry into the homeless response system. This data will be used to identify systemic barriers that can be addressed through strategic system planning.

Program Specific Requirements

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

Introduction:

This section provides program-specific requirements for FY23 for HOME, CDBG, ESG, HOPWA, and NHTF.

HOME Investment Partnership Program (HOME)

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 Community HOME Investment Program 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 HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table.

Table 62: HOME Affordability Requirements

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

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.

Community Development Block Grant (CDBG)

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 or meet another National Objective.

The total funding level is approximately \$40 million with approximately \$29 million available for the Annual Competition. The maximum amount available per applicant is \$1,000,000 for Single-Activity projects during the annual competition and \$1,250,000 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 on the needs described.

Categories of planned projects 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.

Table 63: CDBG Planned Projects

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	\$550,000
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
The amount of surplus funds from urban renewal settlements	0
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
The amount of income from float-funded activities	0
Total Program Income	\$550,000

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: **90%**

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. **3 Years**

Emergency Solutions Grant (ESG)

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 utility costs, if any, each program participant must pay for assistance; 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.

Current System

There are seven Coordinated Entry (CE) implementation sites within the BoS CoC: Bartow, Bibb, Colquitt, Burke, Hall, Gwinnett and Coastal Coordinated Entry System involving the following counties – Bryan, Camden, Glynn, Liberty, McIntosh and Wayne. Lead agencies in each community will serve as CES access points for those seeking assistance. Lead agencies will assess and match households to available and appropriate resources in their communities. Resources will be prioritized based on vulnerability (assessment score) and prioritization standards set by the CoC. An increasing number of CE sites will be operational each year moving forward across the state.

Implementation sites will utilize HMIS to assess, prioritize, match, and refer. CoC coordinated entry staff will monitor CES success through HMIS.

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

Areas outside Implementation Communities

DCA funded agencies that are not currently in a community with a CES implementation site are required to assess individuals and families experiencing literal homelessness and prioritize federally funded homeless resources on an agency level.

The BoS will have a toll-free hotline number 1-844-249-8367 that anyone in any part of the state can call to be quickly assessed, using the prevention and diversion screening tool, and connected to funded agencies in their area for emergency shelter or housing assistance. HomelessInfo@dca.ga.gov email is also provided to get connected to the resources in the community. The email box is regularly monitored, and all the email requests received and answered with resources to access.

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 2020 ESG Guidebook, which is available on the DCA website at the link below:

<https://www.dca.ga.gov/node/8306>

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 solicits information about application submission and application development workshops by email blast and post it on the DCA website. Notices will also be emailed to local government representatives, regional commissions, DCA regional representatives, and other groups with local and regional interests. 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.

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.

Housing Trust Fund (HTF)

1. How will the grantee distribute its HTF funds? Select all that apply:

As permitted by the Interim Rule, up to 10% of the HTF annual award will be used to offset administrative costs. All programmatic funds will be distributed through the following existing DCA program structures:

- DCA Multifamily Grant/Loan Program (includes HOME, NHTF and TCAP funds). Funds are distributed through a request for proposal and are not used in conjunction with the DCA Georgia Housing Tax Credit Program (includes the Federal LIHTC and Georgia State Credit).
- The NHTF allocation will be available for distribution throughout the State. All NHTF funds that Georgia receives will be used to create rental housing affordable for extremely low-income (ELI) households with incomes at or below 30% of Area Median Income (AMI). The NHTF allocation will be distributed directly to owner/developers of affordable housing through Notices of Funding Availability (NOFA), which will also be available through DCA's website and additional communication channels. The NHTF funds will be awarded on a competitive basis to eligible Applicants that address the criteria outlined in this allocation plan, the relevant NOFA, and the

priority housing needs (Appendix I) as identified in the State’s Consolidated Plan and Annual Action Plan. The NHTF will be limited to one award per developer and one award per county in the 2017 funding cycle unless no feasible alternative exists.

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter “N/A”.

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Eligible Applicants include for-profit entities, eligible nonprofit entities 501(C) (3) and 501(C) (4), and public entities (such as Public Housing Authorities) that will undertake the eligible activities on behalf of the ELI households. In accordance with the definition at 24 CFR 93.2, eligible Applicants must also:

- Make acceptable assurances to the Grantee (DCA), that applicant will comply with the requirements of the NHTF program during the entire period that begins upon selection of the applicant to receive NHTF funds and ends upon the conclusion of all NHTF funded activities.
- Demonstrate sufficient experience and capacity to develop, own and operate the property for the Period of Affordability.
- Demonstrate it meets experience and capacity requirements required for other federal, state, or local housing programs that may be used in conjunction with NHTF funds to ensure compliance with all applicable requirements and regulations of such programs.

b. Describe the grantee’s application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

To apply for awards, eligible applicants may submit an Application to DCA at any time after publication of this NOFA. Eligible applicants may not submit more than one Application.

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

To be considered for an allocation of DCA resources, applications must meet each of the Threshold requirements as set forth in the NHTF Allocation Plan. Funds will be awarded to qualified recipients who have met all Threshold Requirements and receive the highest score for the submitted Application based on the priority for funding criteria.

Generally, applications with the highest DCA score and favorable market studies will be allocated resources. Funds will be awarded to qualified recipient who have met the Application Evaluation

Requirements that identifies Threshold and Priority for Funding Requirements. This method allows DCA to award funds in rural and urban communities who are committed to creating and preserving affordable housing that target ELI households.

Describe the grantee’s required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

The Geographic Diversity section of the HTF incentivizes investment in affordable units located near jobs, services, and amenities.

Geographic Diversity

NHTF funds will be available on a statewide basis. Achieving this end requires that the State invest in both improving neighborhoods that already serve low-income residents and providing new housing options in historically less affordable communities that provide residents access to a broad array of jobs, services, and amenities.

Minimum Documentation:

- Site map(s) indicating the specific locations of each activity/characteristic. The map(s) must contain a key stating the type of activities/characteristics identified and their addresses and must include the following:
 - Location of site including an indication of major access roads and site entrance(s)
 - Indication of distances in 1/4-mile increments
 - School District map showing that property is in attendance zone of school.
 - CCRPI report for each school year
 - USDA Food Desert Map

e. Describe the grantee’s required priority for funding based on the applicant’s ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Applicants must show the ability to obligate NHTF dollars and undertake funded activities in a timely manner through the development team’s capacity; project readiness; projected implementation schedule; record of accomplishment for developing projects within a reasonable timeframe; experience with federal affordable housing programs; and history of managing the project (in good standing) throughout the affordability period. Describe the grantee’s required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter “N/A”.

Applicants will be scored based on ability to secure federal, state, or local project-based rental assistance

so rents are affordable to extremely low-income families at or below 30% AMI for NHTF-assisted units. The type of project-based rental assistance and the length of commitment for the assistance will also be considered. Other mechanisms that ensure affordability for extremely low-income households, such as cross-subsidization or operating assistance reserves, will be considered.

f. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Developments supported by NHTF funds will be required to enter into a restrictive covenant agreement pledging to maintain the units in the program for a 30-year period.

g. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Georgia has many cost-burdened renter families that need quality affordable housing. The NHTF is primarily a funding source meant to add NHTF-assisted units to the supply of affordable housing for extremely low-income households. DCA's Consolidated Plan highlights the priority housing need as increasing more affordable housing options across the state by fostering inclusive communities free of barriers to individuals underserved by existing housing programs.

h. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Given the 30% AMI income targeting requirements, viable developments will likely require additional sources of funding. Funding or assistance provided must be binding and unconditional. Applicants that are able to provide non-federal sources of funding will have a competitive advantage in scoring.

Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications

submitted by eligible recipients, select “N/A”.

The state requires each eligible applicant to certify that housing units assisted with NHTF funds will comply with all NHTF requirements. The certification must include:

- The number of units in a NHTF-assisted project by income group: extremely low-income, very low-income, moderate income and above moderate income.
- A statement declaring that all tenants of a NHTF-assisted development will meet the income limits as required by relevant program guidelines. HUD has released the National Housing Trust Fund (NHTF) Rent Limits and Income Limits annually through the HUD Exchange website.

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee’s goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee’s maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low-income Housing Tax Credit (LIHTC) per unit cost limits, HOME’s maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee’s description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: Health and Safety; Major Systems; Lead-based Paint; Accessibility; Disaster Mitigation (where relevant); State and Local codes, Ordinances, and Zoning Requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

Georgia National Housing Trust Fund rehabilitation standards address: Georgia State Minimum Standard Codes (with Georgia Amendments), International Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, National Electrical Code, HUD Housing Quality Standards

(HQS), HUD Minimum Property Standards (MPS), and HUD Uniform Physical Condition Standards (UPCS).The previously mentioned codes address Health and Safety; Major Systems; Lead-based Paint; Accessibility; State and Local codes, Ordinances, and Zoning Requirements; and Uniform Physical Condition Standards. Please see attachment in appendix.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A. The program currently only supports rental housing development

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter “N/A”.

N/A. The program currently only supports rental housing development

11. Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

N/A

Georgia Department of Community Affairs Citizen Participation Plan

This plan may be obtained in alternative languages, upon request. *Se puede obtener este plan en lenguajes diferentes, a pedido.*

Background

The Georgia Citizen Participation Plan (CPP), developed by the Georgia Department of Community Affairs (DCA), contains policies and procedures for public involvement in the Department of Housing and Urban Development's (HUD) Consolidated Plan process in accordance with 24 CFR 91. The following grant programs of the U.S. Department of Housing and Urban Development (HUD) are consolidated into a single planning and application process:

- Community Development Block Grant (CDBG)
- National Housing Trust Fund (NHTF)
- HOME (Affordable Rental and Homeowner Housing Rehabilitation and Development)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for People with AIDS (HOPWA)
- Continuum of Care Program
- Permanent Supportive Housing Program (formerly known as Shelter Plus Care (S+C) Program)
- HUD Housing Counseling Program
- Neighborhood Stabilization Program (NSP)

This document contains the following information:

- Citizen participation;
- Public information and assistance;
- Public notices, hearings and comment periods;
- Access to information and records;
- Annual Performance Report and Citizen Participation Evaluation;
- Complaint procedures; and
- Amendment procedures.

The Consolidated Plan

The Consolidated Plan is a planning document that addresses identified needs in the areas of housing, homelessness, and community and economic development. The plan specifies programs and resources to be used to provide access to affordable quality housing, a suitable living environment, and expanded economic opportunities.

DCA ensures that the Consolidated Planning process conforms to federal and state regulations regarding citizen participation. DCA encourages public participation in the development and revision of all the included documents (24 CFR § 91.115(a)(2)(i)).

The CPP applies to the following documents that are part of the Consolidated Plan process:

- Consolidated Plan, required every five years;
- Assessment of Fair Housing (AFH), required every five years;
- AFH Revisions, as needed;
- Substantial Amendment to Consolidated Plan, as needed;
- Annual Action Plan, required every year; and
- Consolidated Annual Performance Evaluation Report, required every year.

Public participation is encouraged in the development and revisions of the AFH, Consolidated Plan, Annual Action Plans, and Performance Reports (24 CFR § 91.115(a)(2)(i)).

The Consolidated Plan includes:

- Planning and application information
- Descriptions of the current conditions for housing, living environments, and economic opportunity in the state for low- and moderate-income people;
- Development needs and how grant funds received will address those needs;
- The amount of assistance the state expects to receive from each program;
- Planning and application information;
- The range of activities that may be done;
- Prioritization of the activities to be undertaken;
- Benefits to those who are low to moderate income;
- Plans and assistance to those who might be displaced as a result of any activity funded by these programs; and
- Family income limits determining eligibility, established by HUD on an annual basis and posted at <https://www.huduser.gov/portal/datasets/il.html>.

Consultation

When preparing the Consolidated Plan or its subsidiary documents, DCA will actively consult with public and private entities that provide housing, health, and social services in order to ensure that the interests and needs of all groups are being adequately addressed. This consultation may occur through regional and interest forums, interviews conducted with such organizations (especially those that provide services to special needs populations and those at risk of homelessness), on-line events, comments received at conferences, and incorporation of data and reports produced by such organizations into the Consolidated Plan and its subsidiary documents.

DCA will actively consult with:

- Public and private agencies that provide assisted housing, including the Georgia Housing Finance Authority administering public housing, the Georgia Balance of State Continuum of Care, and Georgia's Local Continuum of Care
 - Any housing agency administering public housing or the Housing Choice Voucher program on a Statewide basis

- All PHAs that certify consistency with Georgia’s Consolidated Plan
- Public and private agencies providing health services
- Public and private agencies providing social services, both general and specialized services for children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons;
- Local, regional, and/or state-based organizations that represent protected class members
- Local, regional and/or state-based nonprofit, philanthropic, and faith-based organizations serving vulnerable populations, including those at risk of homelessness and members of protected class populations
- Organizations that enforce fair housing laws and are working to affirmatively further fair housing;
 - State fair housing enforcement agencies, including participants in the Fair Housing Assistance Program (FHAP)
 - Fair Housing organizations and nonprofit organizations that receive funding under the Fair Housing Initiative Program (FHIP), and
 - Other public and private fair housing service agencies operating in Georgia.
- Industry, business, and civic organizations and leaders, including housing developers; and
- State, regional, county, and local governmental authorities, departments and leadership;
- Organizations that provide broadband internet service, engage in narrowing the digital divide and promoting digital literacy
- Agencies whose primary responsibilities include the management of flood prone areas, public lands, water resources and emergency management

DCA will maintain and develop distribution lists of those groups and will provide, an opportunity for members of the public and agencies to add contact information (24 CFR § 91.110 (a)).

Citizen Participation

The State of Georgia’s Citizen Participation Plan (CPP) outlines the requirements and incentives for public involvement in the process of identifying needs, priorities, and the allocation of HUD funds in Georgia. The objectives of the CPP are to ensure the timely and accessible involvement of the citizens of Georgia, units of local government, public agencies, and other interested parties in the drafting, implementation, and assessment of the Assessment of Fair Housing (AFH), the Five-Year Consolidated Plan (Consolidated Plan) and the Annual Action Plan, any substantial amendments to the Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

All citizens are encouraged to participate, particularly:

- Persons with disabilities
- Persons living in public housing or utilizing housing vouchers
- Communities of color
- Persons with limited English proficiency (LEP) and non-English-speaking residents

- Persons of low- to moderate-income, particularly those living in slum or blighted areas and areas where CDBG funds are proposed to be used
- Residents of public and assisted housing developments
- Recipients of tenant-based assistance
- All households in areas of slum and blight and/or in areas where CDBG funds are proposed to be used

DCA shall employ communications means designed to reach the broadest audience possible. DCA shall also make a concerted effort to reach those least likely to be served. Meaningful citizen participation is critical to DCA as it creates and implements federally funded programs. These resources represent federal revenue generated by the taxpayers of Georgia. It is through this process that citizens, particularly persons of low- and moderate-income, those living in areas with blight or other disadvantaged conditions, units of local government, and other interested parties express themselves and the needs of their communities to DCA, which administers the funds.

For the purposes of the rule, “community participation” means a solicitation of views and recommendations from members of the community and other interested parties, a consideration of the views and recommendations received, and a process for incorporating such views and recommendations into decisions and outcomes (24 C.F.R. § 5.152).

Reasonable Accommodation

Public hearings will be held in fully accessible locations in compliance with the Georgia Access Law at (O.C.G.A. §30-3 et seq.) and the Universal Federal Accessibility Standards (UFSA) at accessible hours of the day convenient to the actual and potential beneficiaries of the program.

DCA will make reasonable and consistent efforts to publicize local events and will provide reasonable accommodation in response to requests received prior to each event. Requests for reasonable accommodation under Section 504 of the Americans with Disabilities Act should be submitted to DCA’s 504 Coordinator via email to fairhousing@dca.ga.gov or via mail to:

Georgia Department of Community Affairs
 Attn: Section 504 Coordinator
 60 Executive Park Drive South, NE,
 Atlanta, GA 30329

All public hearings will be held at a time and location convenient to potential and actual beneficiaries in a building that is accessible to persons with physical disabilities in compliance with the Georgia Access Law at (O.C.G.A. §30-3 et seq.) and the Universal Federal Accessibility Standards (UFSA).

Accommodations for non-English speaking persons and persons with other disabilities will be provided as necessary with a minimum notification of five working days to ensure a proper response to those needs. If the State is notified that a significant number of non-English speaking persons plan to attend a public hearing, the State will make every effort to have an interpreter available at the hearing.

Language Access Plan

DCA's efforts to engage with the LEP or non-English-speaking residents of Georgia will be governed by its Language Access Plan (LAP).

In accordance with DCA's LAP, updated in 2022, DCA will include a statement in all meeting notices indicating that 1) DCA is prepared to provide appropriate language services for LEP individuals and 2) requesting that the respondent identify any language services needed within a specified period of time, including which language(s) such services are required.

Notices of public hearings will be translated into Spanish and made available in the other three focus languages (Chinese, Korean, and Vietnamese) upon request or when otherwise required by DCA's LAP. Notices of public hearings will also indicate that interpreters in any one of the four focus languages (Chinese, Korean, Spanish, and Vietnamese) can be made available upon request to attend the public hearings to provide interpretation services to attendees.

DCA will provide interpretation services in a meeting in the following manner:

- If the meeting is small (less than 10 people), telephone interpreter services will be provided.
- If the meeting is medium (11-20 people) or large (21 or more people), an in-person interpreter will be provided upon request.

Groups serving low- and moderate-income people, LEP or non-English-speaking people, or people with disabilities are asked to post or distribute information for their clientele.

Public Comment Process

Prior to the adoption of the Consolidated Plan or any subsidiary document, DCA will make available the draft plan for public review and comment. Availability of the draft documents and the public comment period will be announced via the methods stated in the Notice of the Process section. The Notice will also state the address, e-mail, and phone number to which comments can be submitted.

During the public meeting or hearing, the relevant plan or document will be presented by DCA staff, and the public will be encouraged to comment. Supplementary information may also be presented. Comments collected from public meetings and hearings will be included in an appendix of the plan or document and DCA will openly consider all comments. DCA will provide a response to all comments submitted.

During the public comment period, the public is encouraged to examine the available document and submit their comments regarding their concerns, disagreements, preferences, or suggestions. DCA will openly consider any comments from individuals or groups received during the public comment period. A summary of the written and oral comments will be included in the final document, along with the state's response to the comments.

Table 64: Citizen Participation Timelines

Activity/Product	Frequency	Due Date	Citizen Participation Period	Public Hearings (minimum)
Consolidated Plan	Every 5 years	May 15	30 days	2: one prior to publishing draft plan, one during public comment period
Assessment of Fair Housing (AFFH)	Every 5 years	-	30 days	1
Annual Action Plan	Every year	May 15	30 days	1
Amendments to Consolidated or Annual Action Plan	As needed	--	30 days	1
Consolidated Annual Performance Evaluation Report (CAPER)	Every year	September 30	15 days	--
Amendment to AFH/AI	As needed	--	30 days	--

Consolidated Plan

A public comment period of at least 30 days will be provided prior to the adoption of the Consolidated Plan or implementation of any substantial amendments. DCA staff will prepare a summary of all comments received in writing, and in cases where citizens’ views are not accepted, provide reasons for the decision.

Consolidated Annual Performance and Evaluation Reports

Before DCA submits a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, the proposed CAPER will be made available to those interested in a comment period of no less than 15 days. Citizens will be notified of the CAPER’s availability through a notice appearing in at least one newspaper circulated throughout the State.

The CAPER will be available on the DCA website during the 15-day public comment period. Hard copies will be provided upon request.

Any comments from individuals or groups received verbally or in writing will be considered. A summary of the comments, and of the responses, will be included in the final CAPER.

Substantial Amendments

A substantial amendment is defined as a proposed change in a planned or actual activity after the official adoption of the Consolidated Plan that affects 15 percent or more of the State’s annual allocation of CDBG, HOME, ESG, or HOPWA funds. A substantial amendment may also be required to carry out an activity not previously described in the action plan.

Substantial amendments to the approved Consolidated Plan will be made public by public notices in newspapers and notices on the DCA website.

DCA will receive and consider comments on substantial amendments to the Consolidated Plan for 30 days before implementing those amendments.

Amendment Procedures

The AFH, Consolidated Plan, and Annual Action Plan are to be amended any time there is a significant change. The following are considered significant amendments (24 CFR § 91.115(c)(1)):

- The elimination of a goal or activity originally described in the plan;
- The addition of a goal or activity not originally described in the plan;
- Change in criteria used to rate and rank applications;
- Significant changes in funds allocated to program components;
- Receipt of any additional federal funds; and/or
- Change in purpose, scope, location, or beneficiaries of activities described in the plan.

Significant changes to the AFH include (24 CFR § 5.164 (a)(1)):

- A material change in circumstances affecting the information on which the AFH is based, to the extent that the analysis, the fair housing contributing factors, or the priorities and goals of the AFH no longer reflect actual circumstances.
- Written notice from HUD specifying a material change that requires the revision.

Substantial Amendment Criteria

Occasionally, public comments or circumstances will warrant an amendment to the Consolidated Plan. The criteria for whether an amendment requires citizen participation is referred to by HUD as Substantial Amendment Criteria. The following conditions are considered to be “Substantial Amendment Criteria”:

1. Any change in the described method of distributing funds to local governments or nonprofit organizations to carry out activities.

Elements of a “method of distribution” are:

- Application process for local governments or nonprofits;
- Allocation among funding categories;

- Grant size limits; and
- Selection criteria.

2. An administrative decision to reallocate all the funds allocated to an activity in the Action Plan to other activities of equal or lesser priority need level, unless the decision is a result of:

- A federal government rescission of appropriated funds, or appropriations are so much less than anticipated that the state makes an administrative decision not to fund one or more activities; or
- The governor declares a state of emergency and reallocates funds to address the emergency; or
- A unique economic development opportunity arises where the state administration asks that federal grants be used to take advantage of the opportunity.

The public notification process is the same as the Consolidated Plan, and DCA will employ communications means designed to reach the broadest audience with the following exceptions:

- DCA may decide a public meeting or hearing is not necessary or practical. A public hearing will be scheduled upon request of 20 or more individuals;
- If a public meeting or hearing is held, notification is made in the same way as a Consolidated Plan hearing;
- If a public meeting or hearing is not conducted, notification to the public of the draft amendment and opportunity for public comment will be made through:
 - Paid advertisements in the newspaper(s) with the largest statewide circulation;
 - Press releases sent to state-wide media outlets; or
 - Mail (hard copy or electronic) to all persons who previously indicated interest in the planning process or who are affiliated with a business or organization typically involved with programs covered by the Consolidated Plan;
- The affected program, in cases of amendments of a program-specific nature, will be the responsible entity for the public involvement process. However, in every case, amendment information will be posted on the DCA website;
- A 30-day comment period after the draft plan is complete will be observed. An additional 15-day comment period will be held if significant changes are made as a result of the public process; and/or
- A summary of the comments or views received, and a summary of any comments or views not accepted and the reasons why, will be attached to the substantial amendment of the AFH or Consolidated Plan in accordance with 24 CFR § 91.115 (c)(3).

A minor location change is not a substantial amendment, so long as the purpose, scope and intended beneficiaries remain essentially the same. Capital funds applied to a different portion of a project (i.e., rehabilitation in place of acquisition) do not constitute a substantial amendment.

Citizen Participation in the Event of a Substantial Amendment

In the event of a substantial amendment to the Consolidated Plan, the state will conduct at least one additional public hearing. This hearing will follow a comment period of no less than 30 days, where the

proposed substantially amended Consolidated Plan will be made available to interested parties. Citizens will be informed of the public hearing through newspaper notification prior to the hearing, and the notice will appear in at least one newspaper.

Citizens will be notified of the substantially amended Consolidated Plan's availability through newspaper notification prior to the 30-day substantially amended Consolidated Plan comment period. The notification will appear in at least one newspaper that is circulated throughout the state. The substantially amended sections of the Consolidated Plan will be distributed to the statewide-designated depositories and will be available for the full public comment period. A full list of the depositories where we expect the Consolidated Plan to be available is attached. In addition, the substantially amended sections of the Consolidated Plan will be made available on DCA's website, for the full duration of the public comment period.

Consideration of Public Comments on the Substantially Amended Plan

In the event of substantial amendments to the Consolidated Plan, the state will openly consider any comments on the substantially amended Consolidated Plan from individuals or groups.

Comments must be received in writing, including e-mail, and/or verbally at public hearings. A summary of the written and public hearing comments on the substantial amendments will be included in the final Consolidated Plan. Also included in the final Consolidated Plan will be a summary of all comments not accepted and their reasons for dismissal.

Changes in Federal Funding Level

Any changes in federal funding level after the Consolidated Plan's draft comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

Public Comment Approaches

Notice of the Process and Public Comment Period

Notification of the Citizen Participation processes for the Consolidated Plan and related processes and plans is distributed through a broad variety of print, electronic, and personal media. Notification is sent out prior to the public comment period onset, and at least two weeks prior to the scheduled hearing dates.

Notification shall consist of one or more, but not be limited to, the following approaches:

- Posting dates, times, and locations on the DCA website
- Publishing legal ads in newspapers with state-wide circulation
- Sending emails via DCA's mass email lists
- Postings on social media accounts, such as Facebook and Twitter
- Sending notifications to local governments, public agencies, participating nonprofits, member

organizations, and others throughout Georgia

- Asking groups serving low-moderate income people, non-English speaking people, or people with disabilities to post or distribute information to their clientele
- Sending personal invitation emails to public officials and other interested parties in and around the state.
- Requesting that libraries statewide display physical and electronic copies of the notice
- Requesting that assisted and public housing units statewide display physical and electronic copies of the notice.

Means of Engaging Citizens for Public Comment

Citizen participation will be accomplished through one or more of the following means as appropriate:

1. Citizen Survey

A survey of housing needs and priorities. This may be conducted by disseminating printed surveys, online, and/or via the telephone. The availability of this survey will be communicated through e-mail and/or mail. Partner organizations will be encouraged to notify low-income clients of its availability.

2. Focus Groups

One or more focus groups with organizations that advocate for or serve Georgia citizens and/or communities. This may take the form of an in-person meeting, a conference call, or a web meeting.

3. Public Hearings/Forums

Public hearings will be scheduled at times and locations that are convenient to potential and actual beneficiaries and as required by federal guidelines. Hearing sites will accommodate persons with mobility impairments, and special communication accommodations will be arranged if requested prior to the hearing date. DCA may also schedule an online public hearing via webinar.

4. Interactive Mapping/Charrettes

DCA may also explore alternative public involvement techniques that encourage a shared vision of change for the community and the review of program performance. This may occur in-person or online.

5. Direct solicitation of input in frequently accessed public spaces

DCA may direct staff to actively solicit comments and feedback at locations frequently accessed by citizens most likely to be served.

To the greatest extent practicable, DCA will employ electronic means of engaging citizens.

Information to be Presented at Public Meetings

For the public meeting on the Consolidated Plan and the Annual Action Plan, DCA will make available to the public, residents, public agencies, and other interested parties:

1. The amount of HUD assistance expected to be received by program(s);
2. The range of activities that can be undertaken including the estimated amount that will benefit

- persons of low and moderate income;
- 3. Plans to minimize displacement of persons and assist any persons displaced;
- 4. Opportunity to identify and discuss barriers to affordable housing and impediments to fair housing choice;
- 5. An anticipated time schedule for receiving public comments and submission of the Consolidated Plan or Annual Action Plan to the Department of Housing and Urban Development; and
- 6. The State's Citizen Participation Plan.

For the public meeting on the Assessment of Fair Housing (AFH), DCA will make available to the general public and interested parties:

- 1. Any HUD-provided data and other supplemental information DCA plans to incorporate into the AFH;
- 2. The proposed strategies and actions for affirmatively furthering fair housing;
- 3. A summary of the AFH describing the content and purpose and listing of locations where copies of the entire proposed document may be examined; and
- 4. A reasonable number of free copies of the AFH provided to residents and groups that request a copy.

Consultation with any housing agency administering public housing or the Housing Choice Voucher program on a Statewide basis, as well as all PHAs that certify consistency with the State's consolidated plan, may additionally consider the following topics: public housing needs; planned programs and activities; the AFH; strategies for affirmatively furthering fair housing; and proposed actions to affirmatively further fair housing. The purpose of this consultation will be to:

- 1) Provide a better basis for the certification by the authorized official that the PHA plan is consistent with:
 - a) the Consolidated Plan and Georgia's description of its strategy for affirmatively furthering fair housing;
 - b) the manner in which Georgia will address the needs of public housing;
 - c) the manner in which Georgia may provide financial or other assistance to a troubled PHA to improve its operations and remove such designation;
- 2) Obtain PHA input on addressing fair housing issues in public housing and the Housing Choice Voucher programs;
- 3) Ensure that activities funded by both Georgia Con Plan program and PHA program are coordinated to achieve comprehensive community development goals and affirmatively further fair housing:
 - a) Activities with regard to affirmatively furthering fair housing;
 - b) Local drug elimination;
 - c) Neighborhood improvement programs;
 - d) Resident programs and services.

Additionally, if a PHA is under a VCA, Georgia may consult with PHA to identify actions Georgia may

take, if any, to assist PHA in implementing required remedies.

At least two public hearings will be held before the publication of the final Consolidated Plan. The purpose of the first public hearing will be to gather citizen input on housing and community development needs and the proposed Consolidated Plan before it is published for comment. The second public hearing will be held during the Consolidated Plan 30-day public comment period. The purpose of this public hearing will be to gather citizen input on the Consolidated Plan draft. Citizens will be notified of the public hearings at least two weeks before they are held.

Access to information and records

The state shall provide adequate information to citizens, public agencies, and interested parties, as well as reasonable access to records on the proposed and actual use of public funds, including, but not limited to:

- The amount of funds expected to be made available for the coming year, including grants and anticipated program income;
- The range of activities that may be undertaken with those funds;
- Information related to the Assessment of Fair Housing (AFH), including HUD-provided data and other supplemental information, summary information, and purpose and content of the AFH;
- The estimated amount of those funds proposed to be used for activities that will benefit low and moderate-income persons;
- Family income limits determining program eligibility;
- The proposed activities likely to result in displacement and the applicants' plans, consistent with the policies developed under 24 CFR 570.606(b) for minimizing displacement of persons as a result of its proposed activities;
- The types and levels of assistance the applicant plans to make available to persons displaced by funded activities, even if the applicant expects no displacement to occur;
- The method(s) by which interested parties can learn more about the plan and its impacts and make comments or complaints prior to its adoption;
- Copies of the five-year Consolidated Plan, Annual Action Plan and Performance Reports.

The website will be updated with the method of distribution, meeting notices, progress reports, draft plans, annual updates, amendments, performance reports, and other information necessary to provide the public with an understanding of the plan, its development, opportunities to comment, and the state's performance in implementing the plan. The public will have an opportunity to easily submit comments. The website will include contact information including phone and email (24 CFR § 91.115(b)(2)).

Digital access to any and all materials will be available; printed materials will be provided upon request. All materials will be provided at no cost. Reasonable efforts will be made, upon request to the agency contact at DCA, for special accommodations and alternative material formats for persons with disabilities and those who are non-English-speaking. (24 CFR § 91.115(a)(4) & (b)(ii)).

DCA will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and associated documents, and these of assistance under the covered programs during the preceding five years. All access to records produced by these activities is subject to the federal Freedom of Information Act (FOIA). To access program information contact: Christy Barnes, Director of Legal Services, 404-679-5291, Christy.Barnes@dca.ga.gov.

Citizen Complaints

DCA will provide a substantive written response to all written citizen complaints related to the Consolidated Plan, Annual Action Plan, Substantial Amendments, and the CAPER within 15 working days of receiving the complaint, or, as applicable, request additional information regarding the complaint if clarification is needed.

As a part of the state CPP, DCA shall inform citizens of the complaint procedure and what constitutes a legitimate complaint. A written complaint or grievance is a formal notification of a concern, allegation, or protest to a proper authority. A formal complaint will be considered filed at the time it is delivered to the appropriate authority's office. The complaint should include the following information:

- Identification of project and project location;
- The reason for the complaint (hearsay and innuendo will not be considered valid).
- Sufficient data to substantiate any claims or charges. If possible, supporting documentation should be included; and
- If desired, citizens may propose a solution or resolution to the problem.

Local Activities

A member of the public with a complaint or grievance regarding a local project that utilized HUD funds shall first file a complaint with an appropriate elected official or local government office. Subgrantees (local governments and nonprofits) shall be required to address the complaint and provide DCA with a copy of the complaint and their response. Subgrantees should attempt to respond within fifteen days where applicable.

Should DCA receive a citizen's complaint regarding a HUD funded project, DCA will only take action if the complaint indicates noncompliance with law or regulation. Other complaints regarding the project should be addressed at the local level. Upon receipt of a complaint, DCA shall transmit a copy of the complaint to the Recipient and request a response within fifteen (15) days. If the response indicates the Recipient is in noncompliance with the law or regulation, DCA shall require corrective action and advise the complainant of its decision. DCA shall respond to written complaints only and then only if evidence indicates that relief has previously been sought at the local level.

State Programs

If the complaint is more appropriately directed toward a state program issue, the same procedure will be followed except all communications will be between the state and the complainant.

Citizen Participation Requirements for Local Governments Receiving Funds from the State

Units of general local government must provide for and encourage citizen participation as prescribed in 24 CFR 570.486. All applicants for HUD funds are required to adhere to the requirements in this CPP as applicable. In addition, local governments and agencies/organizations that apply for and utilize specific funding programs must adhere to the stipulations in Table 2 below.

Table 65: Appendix-Requirements for Local Governments

Program	Public Hearing	Public Notification Minimum	Other
CDBG	3	5 days	N/A
HOME			CHDOS must have and implement Team Participation Plan

Citizen Participation Requirements for Local Governments Participating in the CDBG Program

To ensure applicant and subrecipient compliance with Section 508 of the Housing and Community Development Act of 1974, as amended, the citizen participation requirements for units of general local governments applying for or receiving CDBG funds from the State are as follows:

Each applicant shall provide citizens with adequate opportunity to participate in the planning, implementation, and assessment of the CDBG program. The applicant shall provide adequate information to citizens, hold a minimum of one public hearing at the initial stage of the planning processto obtain views and proposals of citizens, and provide opportunity to comment on the applicant's previous community development performance.

All units of local government that apply for and/or receive CDBG funds must adhere to the DCA Citizen Participation Plan outlined in the Community Development Block Grant Applicant and Recipient Manuals which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used;
2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the State's proposed method of distribution, as required by regulations of the Secretary, and relating to the actual use of funds under Title I of the Housing and Community Development Act of 1974, as amended, and the unit of local government's proposed and actual use of CDBG funds;
3. Provides for technical assistance to groups representative of persons of low and moderateincome that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries,

- and with accommodations for the disabled;
5. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable;
 6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;

The plan must be made available to the public at the beginning of the planning stage, i.e., the first public hearing. The plan must include procedures that meet the following requirements: Scheduling and Providing Notices of Public Hearings - In order to provide adequate notice of all public hearings, a minimum of five calendar days' notice shall be given. The hearing may be convened on the seventh day excluding the date the notice was published. The applicant must provide citizens with reasonable and timely access to all hearings. The location and time of these hearings must be scheduled in such a manner as to be convenient to potential or actual beneficiaries.

Additionally, all notices for public hearings shall state that accommodations for persons with disabilities will be provided.

A public hearing must be scheduled as early as possible in the planning process to ensure adequate public participation and still have time to develop an application. Citizens, with particular emphasis on persons of low and moderate income, and those who are residents of slum and blighted areas, will be encouraged to submit their views and proposals regarding community development and housing needs.

Citizens must be provided with the following information at the public hearing prior to application submittal to the state, and these items must be included in the **first** public notice as items to be discussed at the hearing:

1. The amount of funds available for proposed community development and housing needs;
2. The range of activities that may be undertaken, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income;
3. The plans of the applicant for minimizing displacement of persons as a result of activities assisted with such funds and the benefits to be provided to persons actually displaced as a result of such activities;
4. If applicable, the applicant must provide citizens with information regarding the applicant's performance in prior CDBG programs funded by the State.

Written minutes of the hearing and an attendance roster must be kept for review by State officials. Nothing in these requirements shall be construed to restrict the responsibility and authority of the applicant for the development of the application.

If awarded, a **second** public hearing regarding the content of the award must be published. This notice must be published in the same manner as the first public notice, and must inform citizens of the proposed

objectives, approved activities, the location of the approved activities, and the amount of funds to be used for each activity. Citizens must be given the opportunity to submit comments on the awarded project. The notice must provide the location at which, and hours when, the application is available for review.

Applicants must submit a notarized proof or other acceptable proof of publication of each public notice with the application.

Technical Assistance - The applicant must provide technical assistance to facilitate citizen participation where requested, particularly to groups representative of persons of low to moderate income. The level and type of technical assistance shall be determined by the applicant/recipient based upon the specific need of the community's citizens.

Amendments - The recipient must involve citizens in substantial amendments to the Community Development program. This shall be done by means of a public hearing prior to the submittal of the request for a program amendment to the State.

Complaint Procedures - Each applicant/recipient is subject to the State Citizen Participation Plan. All written citizen complaints which identify deficiencies relative to the applicant/recipient's community development program will merit careful and prompt consideration by the applicant/recipient. All good faith attempts will be made to satisfactorily resolve the complaints at the local level. Complaints must be filed with the Chief Elected Official who will investigate and review the complaint. A written response from the Chief Elected Official to the complainant will be made within fifteen working days, where practicable.

Should DCA receive a citizen's complaint regarding a Recipient's CDBG project, DCA will only take action if the complaint indicates noncompliance with law or regulation. Other complaints regarding the project should be addressed at the local level. Upon receipt of complaint, DCA shall transmit a copy of the complaint to the Recipient and request a response within fifteen (15) days. If the response indicates the Recipient is in noncompliance with law or regulation, DCA shall require corrective action and advise the complainant of its decision. DCA shall respond to written complaints only and then only if evidence indicates that relief has previously been sought at the local level.

All citizen complaints relative to Fair Housing/Equal Opportunity violations involving discrimination will be forwarded to the following address for disposition: Christy Barnes, Director of Legal Services, 404-679-5291, Christy.Barnes@dca.ga.gov.

The Plan must also state that persons wishing to object to approval of an CDBG application by the State may make such objection known to DCA in writing. The State will consider objections made only on the following grounds:

1. The applicant's description of needs and objectives is plainly inconsistent with available facts and data;
2. The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant; and
3. The application does not comply with the requirements set forth in the Consolidated Plan or Consolidated Annual Action Plan or other applicable laws.

Such objections should include identification of the requirements not met and, in the case of objections relative to item 1 on the previous page, supporting data.

Performance Hearings - Prior to close-out of the Community Development Block Grant Award, the recipient must hold a public hearing to obtain citizen views and to respond to questions relative to the recipient's performance. This hearing shall be held after notice as described for the first and second public hearing notice, at times and locations convenient to actual beneficiaries, and with accommodations for the disabled and non-English speaking persons provided.

Documentation must be kept at the local level to support compliance with these requirements.

Consultation and Outreach Report

Table of Contents

Purpose	198
§ 91.110 Consultation; States.....	198
Summary of the Process.....	199
Public Hearings.....	200
Needs Assessment Hearing	200
Five-Year Consolidated Plan Draft Public Hearing	201
Public Notices (English and Spanish)	202
Presentation at Conferences	204
CDBG	204
Homeless Symposium	204
Georgia Initiative for Community Housing (GICH) Retreat	Error! Bookmark not defined.
Meetings with Stakeholders.....	205
Public Housing Authorities and Housing Choice Voucher Program.....	206
Non-Entitlement Communities.....	208
Lead Based Paint Hazards.....	208
Recommendations from Georgia Department of Public Health:.....	208
Recommendations from Georgia Environmental Protection Division.....	209
Fair Housing.....	210
Broadband.....	212
Hazard Mitigation.....	214
Continuums of Care.....	216
Service Providers for Persons with HIV/AIDS and their Families	217
Educational Institutions Service Providers for Children.....	220
Service Providers for Elderly Persons	223
Health Care Service Providers and Service Providers for Persons with Disabilities	226
Survey.....	229
Results from Survey: Data Collected on Survey Responses	230
.....	Error! Bookmark not defined.
Survey Results: Responses for Open-Ended Questions	240
What town, city, county, or region will your responses reference?0016.....	240
Issues accessing the internet:.....	243
Other reasons for housing discrimination	245
Other people who discriminated against the respondent.....	245
Other places where housing discrimination occurred.....	246
Other reasons why the discrimination wasn't reported.....	246
Explain what resources are needed for the homeless in your community	246
Are there ways you believe Georgia's HUD grant funds could be more impactful to the residents we seek to serve?.....	252

Do you have successful community or housing development initiatives to share? What made them successful? 257
What are your current community and housing development priorities? 259
Method of Distribution for the CDBG Program 264

Purpose

The purpose of the consultation and outreach process was to assess the State of Georgia's affordable housing and community development needs and market conditions to make data-driven investment decisions for the \$90 million the State receives each year from the U.S. Department of Housing and Urban Development (HUD) block grant programs including Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons With AIDS Program (HOPWA).

§ 91.110 Consultation; States.

When preparing the Consolidated Plan, the State consulted with other public and private agencies that provide assisted housing (including any state housing agency administering public housing), health services, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons) during the preparation of the consolidated plan.

When preparing the portions of the Consolidated Plan describing the State's homeless strategy and the resources available to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons at risk of homelessness, the State consulted with:

- (1) Each Continuum of Care within the state;
- (2) Public and private agencies that address housing, health, social services, victim services, employment, or education needs of low-income individuals and families; of homeless individuals and families, including homeless veterans; youth; and/or of other persons with special needs;
- (3) Publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and
- (4) Business and civic leaders.

When preparing the portion of its Consolidated Plan concerning lead-based paint hazards, the State consulted with state or local health and child welfare agencies with existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead-poisoned.

When preparing its method of distribution of assistance under the CDBG program, the State consulted with local governments in non-entitlement areas of the state.

The State also consulted with each Continuum of Care within the state.

Summary of the Process

The Georgia Department of Community Affairs held a total of sixteen meetings and met with over five-hundred attendees. These meetings ranged from a public meeting, stakeholder forums, and conferences.

In the meetings held, there were three significant findings.

1. Lack of affordable housing is a critical issue across all stakeholder groups.
2. There is a significant need for resources for those who are experiencing homelessness, young adults aging out of foster care, individuals with disabilities, and senior population, especially in our rural communities.
3. Housing voucher recipients find difficulty finding housing placements across Georgia and especially in rural areas.

Following are the methods of consultation and public engagement undertaken in preparation for this Five-Year Consolidated Plan:

- Public Hearings
- Presentations at Conferences
- Public Survey
- Meetings with Stakeholders, including:
 - HUD-Required Stakeholders:
 - PHA and HCV Program Virtual Meeting
 - Method of Distribution for the CDBG Program
 - Non-Entitlement Communities
 - Lead Paint Hazards
 - Fair Housing
 - Broadband
 - Hazard Mitigation
 - Continuums of Care
 - Service Providers: Children
 - Service Providers: Elderly persons
 - Service Providers: Persons with disabilities
 - Service Providers: Persons with HIV/AIDS and their families

Each of these consultation methods is detailed in the sections below.

Public Hearings

Needs Assessment Hearing

Georgia Department of Community Affairs invited to the public to attend one of two Needs Assessment Hearings. The Needs Assessment Hearing provided members of the public to provide their input and feedback prior to the publication of the Five-Year Consolidated Plan and public comment period.

DCA held two Needs Assessment Hearing, one in person at DCA and one virtual hearing. Both hearings were presented by Samanta Carvalho, the Director of the Office of Community Housing Development. At the in-person hearing there were three attendees. At the virtual hearing, there were twenty-five attendees.

Here is a summary of the key points that were raised:

- Affordable housing options are needed throughout Georgia
- In rural parts of Georgia, there is a strong need for affordable housing options.
 - Many residents are staying in hotels
 - Teachers lack access to affordable housing
- Many residents shared concerns of the lack of workforce housing
- Communities need additional funds to help with water, sewer, and roads
- Georgia is in need more "starter" homes that are affordable
- Homeless shelters and resources are needed
 - They need resources such as access basic healthcare
 - Many areas have homeless people living in campers and tents

Five-Year Consolidated Plan Draft Public Hearing

As required, DCA held two public hearings: one prior to the publication of the Consolidated Plan draft on March 9, 2023, and one after the publication of the draft on April 17, 2023. For the first public hearing, DCA disseminated notices via DCA’s website and social media platforms. For the second hearing, public notices written in English and Spanish were posted in each “legal organ”—the legally recognized paper of each county—across the State of Georgia by the Georgia Newspaper Service.

Public Comments Received

DCA did not receive any substantive comments that would be material to alter the contents of the Georgia 2023-2027 Five-Year Consolidated Plan by the close of business on May 1, 2023.

Public Notice of the Public Hearing and Request for Public Comment on the Georgia's Five-Year Consolidated Plan for Federal Fiscal Years 2023-2027

The State of Georgia will host a public hearing to present its proposed Five-Year Consolidated Plan for Federal Years 2023-2027. The Five-Year Consolidated Plan enables the State of Georgia to make data-driven, place-based investment decisions for the approximately \$90 million the State will receive annually from 2023-2027 from the U.S. Department of Housing and Urban Development (HUD) block grant programs, including the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons With AIDS Program (HOPWA).

The State of Georgia encourages all of its residents, sub-recipients and grantees, public agencies, and other interested parties to attend this public hearing and submit any written comments to the agency.

An In-Person Public Hearing will be held on:

April 17 from 10:00 – 11:30 am

Georgia Department of Community Affairs (DCA)
60 Executive Park South NE
Atlanta, GA 30329-2231

To attend please email HUDPLanning@dca.ga.gov
to ask to receive the registration link

A Virtual Public Hearing will be held on

April 17 from 2:00 PM - 3:00 PM.

To participate in the webinar please email HUDPLanning@dca.ga.gov
to ask to receive the registration link

If you cannot participate in the hearing and would like to submit written comments on the Plan, please send them via email to hudplanning@dca.ga.gov

The public comment period for the Plan is open from April 1, 2023 to May 1, 2023

The draft of the 5-Year Consolidated Plan will be available on our website after April 1, 2023 at:
<https://dca.ga.gov/node/4567>

DCA is prepared to provide appropriate language services for non-English-speaking individuals. Spanish, Chinese, Korean, and/or Vietnamese interpreters can be made available upon request. Please identify any language services needed 10 days prior to the public hearing, including in which language(s) such services are required.

Translation of the notice and interpretation services for this event are available upon request.

Traducción de la notificación y servicios de interpretación para este evento están disponibles a pedido.

DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who may need auxiliary aids or special modification to participate in the public comment process should email HUDPLanning@dca.ga.gov.

Notificación Pública de la Audiencia Pública y Solicitud de Comentarios Públicos sobre el Plan Consolidado de Cinco Años de Georgia para los Años Fiscales Federales 2023-2027

El Estado de Georgia organizará una audiencia pública para presentar su propuesta de Plan Consolidado de Cinco Años para los Años Fiscales Federales 2023-2027. El Plan Consolidado Quinquenal permite al Estado de Georgia tomar decisiones de inversión basadas en datos y en el lugar para aproximadamente 90 millones de dólares que el Estado recibirá anualmente de 2023 a 2027 de los programas de subvención en bloque del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD), incluido el Programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG), el Programa de Asociaciones de Inversión en el Hogar (HOME), el Fondo Fiduciario para la Vivienda (HTF), las Subvenciones para Soluciones de Emergencia (ESG) y el Programa de Oportunidades de Vivienda para Personas con VIH / SIDA (HOPWA).

El Estado de Georgia anima a todos sus residentes, sub-receptores y concesionarios, organismos públicos y otras partes interesadas a asistir a esta audiencia pública y presentar cualquier comentario por escrito a la agencia.

La Audiencia Pública para el Plan Consolidado (2023-2027) Propuesto tendrá lugar:

El 17 de abril de 2023 de 10:00 a 11:30 AM

Departamento de Asuntos Comunitarios (Department of Community Affairs)

60 Executive Park South NE

Atlanta, GA, 30329-2231

Para participar envíe un correo electrónico a HUDPLanning@dca.ga.gov

El seminario web en línea de la audiencia pública

se celebrará el 17 de abril de 2:00 a 3:00 PM.

Para participar envíe un correo electrónico a

HUDPLanning@dca.ga.gov

Si no puede participar en la audiencia y desea presentar observaciones por escrito sobre el Plan, envíelas por correo electrónico a HUDplanning@dca.ga.gov

Se abrirá del 1 de abril al 1 de mayo de 2023 un periodo para recibir comentarios públicos.

El borrador del Plan Consolidado a 5 años estará disponible en nuestra página web después del 1 de abril de 2023 en: <https://dca.ga.gov/node/4567>

El Departamento está preparado proporcionar los servicios de traducción para los individuos que no hablan inglés. Intérpretes de español, chino, coreano, y/o vietnamita, están disponibles a petición de los interesados. Por favor notificar al Departamento de algunos servicios de traducción necesarios a más tardar diez días antes de que se requiere semejante servicios.

Traducción de la notificación y servicios de interpretación para este evento están disponibles a pedido.

El Departamento cumple con los requisitos del Título II de la Ley de Estadounidenses con Discapacidades de 1990 y la Ley de Rehabilitación de 1973. Individuos con discapacidades que necesitarían recursos para discapacitados o modificación especial para participar en el proceso del comentario público debe llamar a 404-679-0567 o enviar un correo electrónico a HUDPLanning@dca.ga.gov

Presentation at Conferences

Georgia Department of Community Affairs staff presented the Five-Year Consolidated Plan consultation process at three statewide conferences. These presentations provided opportunities to ask attendees about their priorities for community development and affordable housing activities, notify the public about the planning process, request attendees to complete and distribute the needs assessment survey, and inform attendees about the State's HUD-funded programs.

CDBG

DCA Staff and other guest speakers provided detailed training on the Community Development Block Grant Annual Competition application as well as the CDBG set-aside program applications. The purpose of this workshop is to inform local government officials and other interested parties of the procedures to be used in preparing CDBG applications. The workshop is designed to provide an opportunity to learn the details involved in preparing a successful application, to ask questions, share information, and receive valuable program specific materials.

There was a total of one hundred and five (105) attendees. Those in attendance included elected officials representing non-entitlement communities, grant administrators, DCA Regional Representatives, private consultants, regional commissions. No questions or comments were received.

Homeless Symposium

The Office of Homeless and Special Needs Housing hosted its annual Housing Symposium February 22-24, 2023, in Savannah, Georgia with over three hundred (300) attendees. Sessions concerning Emergency Solution Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), Rural Youth Homelessness, Infectious Disease Prevention, Self-Care, and Innovative Housing Approaches Assisting People Experiencing Homelessness were a few of many industry hot topics discussed.

The Georgia Department of Community Affairs held a needs assessment discussion as part of the Consolidated Planning process during the symposium that included sixteen (16) attendees.

The attendees were from non-entitlement communities, grant administrators, consultants, elected officials (Mayor of Savannah), nonprofit leaders, businesses that engage in community development and housing development, and others. No questions or comments were received.

Meetings with Stakeholders

Georgia Department of Community Affairs staff met with stakeholders in a series of focus groups designed to provide a detailed discussions on critical community development and affordable housing topics.

Notes for the following Stakeholders are detailed further in the draft:

- Public Housing Authorities and Housing Choice Voucher Program
- Non-Entitlement Communities
- Lead Paint Hazards
- Fair Housing
- Broadband
- Hazard Mitigation
- Continuums of Care
- Service Providers for Persons with HIV/AIDS and their Families
- Educational Institutions and Service Providers for Children
- Service Providers for Elderly Persons
- Health Care Service Providers and Service Providers for Persons with Disabilities

Public Housing Authorities and Housing Choice Voucher Program

Date: March 8, 2023

Location: Microsoft Teams

Host: Jennifer Moody, Housing Finance and Development Intern, Georgia Department of Community Affairs

Audience: 21 attendees:

Name	Job title	Organization
Toya Washington	Deputy Director	Calhoun Housing Authority
Gary Erwin	Executive Director	Calhoun Housing Authority
Douglas S. Faust	CEO	Decatur Housing Authority
Michelle Yawn	United States	Winder Housing Authority
Brandie Garner	HCV Director	Marietta Housing Authority
Kassie Goff	Office Manager	Brunswick Housing Authority
Mark Watson	Executive Director	Jesup Housing Authority/Wayne Housing Partners
Connie Staudinger	Chief Executive Officer	Athens Housing Authority
Latweeta Smyers	Vice President Housing Choice Voucher	Atlanta Housing
Paul Vranicar	SVP of Policy & Strategy	Atlanta Housing
Laura Johnson	Chief Real Estate Officer	Housing Authority of Columbus, Georgia
Kathleen Mathews	Special Programs Director	Macon Housing Authority
Patricia Allen	CEO	City of Thomaston Housing Authority
Rafaella Nutini	Director of Development Services	Housing Authority of Savannah
Len Williams	President	Columbus Affordable Housing Services
Madonna Murphy	Director of Housing	Northwest Georgia Housing Authority
Noel Taylor	Executive Director	The Marietta Housing Authority
Sanjana Zahin		Department of Community Affairs
Beth Brown	Executive Director	Gainesville Housing Authority
Candace Atkinson	Director of Operations	Housing Authority of Newnan
Michael Allen	CEO	Sylvester Housing Development
Africa Porter	Executive Director	Warner Robins Housing Authority
Kimberly Ogden	Director of Housing	Brunswick Housing Authority
Mike Austin	CEO	Macon Housing Authority

The following is a summary of the discussion:

1. What outstanding needs have you identified in your PHA?
 - Outstanding needs:
 - Future meetings with DCA geared towards PHAs and share information regarding programs DCA administers, so PHAs can also partake
 - In the past, there were round table discussions between DCA and PHAs
 - 4% set-side - difficult to do a RAD deal on 4%

- Subsidized units - HUD doesn't give funding – can DCA can give points for this?
- RAD set-aside- will continue to be important. Hope to redevelop and potentially tear down and rebuild
- Using vouchers is tough to incentivize because don't get sufficient operating fees to operate. and then using the same fees to help someone find a house or cover damages.

2. What strategies have you used for affirmatively furthering fair housing?

- Run an afterschool program, summer camp, and hire real teachers
 - 100% high school graduating rate for the last 3 years, exceeding the average
 - PHA's investment is important at the state level
- DCA could provide preference points to applicants seeking state CDBG funds for infrastructure that would support public housing projects. Most public housing projects are aging, and the water, sewer, streets and sidewalks are aging as well. Having the infrastructure replaced would assist with the redevelopment of those properties. Columbus is using entitlement CDBG funds for some infrastructure improvements around some of our developments.
- One PHA is currently working with the City of Columbus to provide fair housing training to our residents and staff at the Housing Authority of Columbus during Fair Housing month in April. Working on getting trainings together for Fair Housing Month. New Affirmative Fair Housing law - if it goes into law - will have a joint plan to have one fair housing plan.
- One PHA purchased a vacant school, in a under privileged neighborhood, bringing in the housing authority and twelve nonprofits to support our low-income community. Also partnered with private developer to build 200 LIHTC deal.
 - Serves 125 kids – boys and girls club
 - Linear Technical College - provides ESL, citizenship, GED
- Educating local landlords on the HCV program is needed. Landlords sometimes don't realize they can screen the tenants with HCV voucher
- DCA can hold informational session for HOME Funds – Home Funds 101 so that PHAs can see how HOME funds can be used to assist them
- HOME ARP funding availability and would love to see a set aside for PHAs to develop/redevelop affordable units, without LIHTC deals.

3. How can fair housing be better addressed?

- PHAs providing Replacement Housing Factor Funds (RHF) through Loans have been denied the chance to participate in the ownership or as co-developers of affordable housing properties funded by LIHTC. Favorable Financing Section only gives points to properties where Lenders are not part of owner or developer. Not fair to PHAs.
- No updated or good resources for landlords who accept vouchers

Non-Entitlement Communities

These discussions were accomplished by the CDBG applicant’s workshop covered above.

Lead Based Paint Hazards

Date: March 3, 2023 and March 14, 2023

Presenter: Jennifer Moody, Georgia Department of Community Affairs Housing Finance Division Intern

Location: Microsoft Teams Meeting

Audience: 4 attendees; attendance list attached

Attendees:

First Session: Public Health Perspective on Lead Paint Hazards on 3/3/2023

Name	Title	Organization
Christy Kuriatnyk	Director, Georgia Healthy Homes and Lead Poisoning Prevention Program	Georgia Department of Public Health
Christina Newby	Lead Hazard Reduction Program Manager, East Central Health District 6	Georgia Department of Public Health

Second Session: Environmental Protection Division’s Perspective on Lead Paint Hazards on 3/14/2023

Name	Title	Organization
Elisabeth Munsey	Program Manager, Lead-Based Paint and Asbestos Program	Georgia Department of Natural Resources Environmental Protection Division
Cabot Roth		Georgia Department of Natural Resources Environmental Protection Division

Recommendations from Georgia Department of Public Health:

Addressing lead paint hazards is important because, as stated during the discussion, *“when a child is lead poisoned, they are robbed of their future.”* Lead paint poisoning causes damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems in children.

The Georgia Department of Public Health recommended that while implementing the Georgia Consolidated Plan, the state should work with the Georgia Healthy Homes and Lead Poisoning Prevention program to:

- Disseminate public information to parents and grandparents about the hazards and symptoms of lead poisoning in neighborhoods where homes were built prior to 1978, as homes in the same neighborhood were often built in the same time period. People should also be aware of nontraditional lead sources, such as imported spices and cosmetics from countries without the same health standards as the United States.
- Connect partners to Georgia Healthy Homes and Lead Poisoning Prevention training to housing partners on lead assessments and solutions

Georgia Public Health staff discussed various successful public awareness campaigns.

Georgia also recently enacted legislation to assist with preventing and treating lead poisoning by lowering the allowable lead poisoning levels in children, tightening enforcement of landlord responsibilities, and providing funding for more outreach staff.

For more information about the Georgia Healthy Homes and Lead Poisoning Prevention program, visit their website at: <https://dph.georgia.gov/environmental-health/healthy-homes-and-lead-poisoning-prevention>

Recommendations from Georgia Environmental Protection Division

In following the lead paint safety rules, the State of Georgia should educate partners about the difference between lead paint renovation/repair/painting and abatement and the rules that apply to both.

Contractors working on Consolidated Planning construction activities in pre-1978 buildings must be lead-paint certified so their workers are well protected, and they limit exposure to themselves and their surroundings.

Georgia Department of Community Affairs could sponsor lead paint certification training as part of their Consolidated Planning activities to certify more contractors and home inspectors.

Resources from the discussion:

[Protect Your Family from Lead in Your Home \(English\) | US EPA](https://www.epa.gov/lead/protect-your-family-sources-lead#older)

<https://www.epa.gov/lead/protect-your-family-sources-lead#older>

<https://www.epa.gov/lead/how-make-your-home-lead-safe#Maintain>

<https://www.epa.gov/lead/learn-about-lead#lower>

Fair Housing

Date: March 21, 2023

Meeting time: 2:00 – 3:00 pm

Presenter: Samanta Carvalho, Director, Office of Community Housing Development, Georgia Department of Community Affairs

Location: Microsoft Teams Meeting

Audience: 8 attendees:

Name	Title	Organization
Christy Barnes	General Counsel	Georgia Department of Community Affairs
Jessica Bernacchi	Equal Opportunity Specialist	HUD- Office of Fair Housing and Equal Opportunity
Allona Cross		Georgia Commission on Equal Opportunity
Mary Melvin	Fair Housing Division Director	Georgia Commission on Equal Opportunity
Briana Wilburn	Intake Coordinator	Georgia Commission on Equal Opportunity
Penny Poole	President	Gwinnett NAACP
Susan Reif	Housing Unit Director	Georgia Legal Services Program
Lindsey Siegel	Director of Housing Advocacy	Atlanta Legal Aid Society

The following is a summary of the discussion:

Review of fair housing survey results

The forum began with a discussion of the results of the 5-Year Plan needs assessment fair housing questions. At the time of the presentation, the State received 219 survey results. The survey indicated that:

- 11% of the respondents believe they, someone they live with, or someone they sought to live with have faced housing discrimination.
- The majority of the respondents who faced discrimination faced discrimination on the basis of race (17%) and disability (16%)
- The majority experienced this discrimination by a landlord or property manager.
- 70% did not report the incident.
- 32% did not report the incident because “they didn’t think it would make a difference”

Attendees in the forum agreed that the survey responses are in line with their experiences working with the public.

Need for more public education

There is a great need for education for the public to understand their rights and where to go when they face housing discrimination as well as a need to inform landlords and property managers about their fair housing obligations.

Public Education is especially needed in rural areas.

As one forum attendee stated, *“the further away you get from Atlanta. The less education there is on Fair Housing”*.

There is also a lack of understanding about what is covered under the Fair Housing Act as well as what are the tenants’ rights in Georgia with respect to evictions, repairs, and rent increase notifications.

Discrimination based on disabilities

According to Georgia Commission on Equal Opportunities, 69% of the discrimination complaints they receive are based on disability.

Mental health disabilities are often not recognized as disabilities in need of accommodations.

Recommendations to the Georgia Department of Community Affairs to better inform the public and better integrate Fair Housing into the day-to-day administration of the HUD programs and other Georgia programs:

- Ensure that public meetings are scheduled at different times, days, and locations to be more accessible for a wide variety of individuals and their work schedules
- Provide regular, high-quality training to staff
- To address local zoning and ordinance requirements that create barriers to developing accessible housing, meet with municipalities to help them change their zoning and ordinance requirements.
- Provide regular training to property managers of Low-Income Housing Tax Credits (LIHTC) and other State-funded housing developments, as well as to landlords receiving Housing Choice Vouchers (HCV) and other vouchers on their Fair Housing responsibilities. Provide case studies to help them better understand Fair Housing laws and how to prevent discrimination on the basis of disabilities, familial status, and other protected classes.
- Improve the Georgia Department of Community Affairs website to better inform the public about Fair Housing
- Provide a directory of local Fair Housing offices around the state so people can find a local office to report discrimination.
- Provide Mental Health First Aid training to property managers and landlords
- Provide training and public information to a variety of audiences such as AARP, Councils on Aging, Department of Family and Children Services, small business associations, etc.
- Create an advisory council of Fair Housing experts to regularly advise Georgia Department of Community Affairs staff on Fair Housing compliance, best practices, and share public information campaigns.

Broadband

Date: March 2, 2023

Meeting time: 10:00 – 11:00 am

Presenter: Austin Chancy, Senior Housing Policy Analyst, Georgia Department of Community Affairs

Location: Microsoft Teams Meeting

Audience: 5 of attendees:

Name	Title	Organization
Rich Johnson		AT&T
Kathryn Robertson	Director of Business Development	Accelcom
Julia Ayers		Comcast
Michael Foor	President of Georgia Operations	Windstream
Hunter Hopkins	Executive Director	Georgia Cable Association

The following is a summary of the discussion.

1. What datasets should we be accessing to identify broadband issues in Georgia?

The consensus seemed to be that the map on the DCA website of broadband access statewide was the most obvious resource available. There was also a discussion about how the scope of what is considered a broadband issue has changed. Prior to COVID, individuals were mainly concerned with how to ensure student access to broadband, but now there is more of an understanding of how broadband access is key for a larger variety of persons and functions.

2. Is there a need for increased competition for broadband?

There were some competing schools of thought here. One participant vocalized that while competition is good in areas with high broadband access/capabilities, it is less good in rural communities because there is less “juice for the corporations to squeeze,” making them reluctant to invest in the region. Another participant instead vocalized that more competition in the marketplace is always welcome, because it brings down costs for consumers. A final participant then agreed that while competition is ideal, there are some entities that are more equipped to serve in some areas of the state than others.

3. Is the incentive to build in rural areas more state or federally driven?

A participant mentioned that there are some federal grants that have been around for a number of years (Rural Digital Opportunity Funding) which may be through the USDA (2021 was the last funding round). For the most part, these programs’ funding looks extremely small compared to post-COVID. Now that all this funding has come down through ARPA, it has become a lot easier to invest in these projects. But still, corporations are limited to where their infrastructure is already located, because it’s easier to branch out based around where they already are instead of investing in totally new areas.

4. When the governor incentivized rural broadband access, how does that take place?

Originally, he pledged \$18 million, but post-COVID we were able to get more federally, so those federal funds have helped accelerate what the governor was trying to accomplish. The governor’s original pledge allowed

individuals to plan ahead and be more prepared when more money become available.

5. What about the relationship with broadband and low-income housing?

We often run into issues with the wiring when installing in properties designated for lower-income housing due to the internal wiring issues in the buildings. If we can help break down ways to address the internal wiring, there is a big opportunity to help serve those populations better.

Hazard Mitigation

Date: February 27, 2023

Meeting time: 11:30 am – 12:30 pm

Presenter: Austin Chancy, Senior Housing Policy Analyst, Georgia Department of Community Affairs

Location: Microsoft Teams Meeting

Audience: 37 of attendees:

Name	Title	Organization
Monique McBride	Risk Reduction Specialist	GEMA/HS
Dennis Murray		DOT
Warren Shepard		
Emily Wingo	Environmental Specialist	GA DNR – Floodplain Unit
Haydn Blaize	Floodplain Manager	GA DNR
LaTashae Walker	Manager	GEMA/HS Public Assistance
Alan Sloan	Hazard Mitigation Deputy Manager	GEMA/HS
Joseph Martinenza	Project Engineer	GA DNR
Thompson, Ann	State Property Program Officer	DOAS
Corey Kemp	Risk Reduction Specialist	GEMA
Brian Shoun	Environmental Engineer	GA DNR EPD
Alicia Schoening		
T’Airia Samuel	Project Specialist	DCA
Tomi King	Hazard Mitigation	GEMA
Kathleen Tremblay	CDBG-DR Program Manager	DCA
Valery Lancaster	Risk Reduction Specialist	GEMA
Beatrice Soler	Individual Assistance Program Manager	GEMA
Kisha Morris	Risk Reduction Specialist	GEMA
Joseph Sousa	GIS Specialist	DCA
Stella Kim	Community Recovery Manager	GEMA/HS
Cassie Scoggins		DCA
Smith, Jerry Wayne	Maintenance Liaison	GDOT
Leah Hoffacker	PHEP Director	GDPH
Michael Engleking		
Shelby Bergmann		
Valarie Grooms	REP Program Manager	GEMA/HS
Bell, Charlisa	PHEP Director	GDPH
Lauren Turner	Risk Reduction Specialist	GEMA
Melissa Alcantara		
Venessa Sims	Director of Emergency Management	GDA
Kimberly Angel	Hazard Mitigation Specialist	GEMA/HS

Stephen Clark	Hazard Mitigation Manager	GEMA/HS
Bakr, Ahmed		
Kelly Nadeau	Healthcare Preparedness Program Director	GDPH
Terrell D. Jacobs	Member Services Consultant	GEMA
Keilondria Robertson	PHEP	GDPH
Alicia Schoening	Risk Reduction Supervisor Hazard Mitigation	GEMA

Discussion Questions:

What natural disaster/climate related issues are of high salience in regard to hazard mitigation?

The major considerations in regards to natural disaster related issues are that we are seeing an early start to tornado season, and seeing hurricanes coming through the gulf or the coast that we historically would have been able to avoid. Individuals are also looking into the impact of sea-level rise on coastal flooding.

What are non-climate or weather related issues that are of high importance to stakeholders in relation to hazard mitigation?

Major concerns for stakeholders include issues relating to the power grid, anything regarding water and wastewater treatment plans, and anything relating to cyber security broadly. It is also worth noting that because not all cyber security attacks become public knowledge or part of the public conversation, it is sometimes hard to assess the threat level. This makes cyber security insurance a major thing that people are looking into. Beyond that, GEMA’s hazard mitigation risk assessment outlines six non-natural hazards that can be looked into.

What datasets or information would be useful when researching hazard mitigation?

GEMA and FEMA information can be useful for getting cost estimates for governments. Beyond that, the Department of Public Health, GEMA, FEMA, and the Army of Engineers do a hurricane evacuation study which captures behavioral analysis. NOAA also has a storm vents database as well that is considered to be useful.

you have any thoughts related to the intersection of hazard mitigation and housing?

Two attendees are doing a webinar related to this event aimed at cities. One major concern that have involves legislation about building codes. Lax or problematic building codes can make more homes and rental properties susceptible to natural disasters, particularly within lower income strata.

It is also worth noting that federal funds allocated to respond to disasters may not meet the needs of the community. Ex: A community with \$5,000,000 of need/claims, but only \$2,000,000 in available funds. A statement was also made that the state needs to be aware that federal funds won’t cover everything.

Continuums of Care

Date: March 16, 2023

Meeting time: 1:30 p.m. -2:30 p.m.

Presenter: Samanta Carvalho, Director, Office of Community Housing Development, Georgia Department of Community Affairs

Location: Microsoft Teams

Audience: 16 Continuums of Care representatives attended

Name	Organization	Continuum of Care (CoC)
Daniel Evans	Augusta City Government	Augusta CoC
Lasima Turmon	Augusta City Government	Augusta CoC
Marci Irwin	Athens Clarke County Government	Athens CoC
Abby Burgess	Institute for Community Alliances	Atlanta CoC
Melissa Austin	Partners for Home	Atlanta CoC
Sheena Lutten	Institute for Community Alliances	Atlanta CoC
Josh Gray	Georgia Department of Community Affairs	Balance of State CoC
Carolyn Bridges	The Center for Family Resources	Cobb CoC
Joan Toder	Cobb County Government	Cobb CoC
Melvia Richards	Dekalb County Government	DeKalb CoC
Tommy Phillips	Dekalb County Government	DeKalb CoC
William Matson	Pathways Community Network Institute	Fulton CoC
Eric Edwards	Fulton County Government	Fulton CoC
Dawn Butler	Fulton County Government	Fulton CoC
Janice Sheffield	Savannah Homeless Authority	Savannah CoC
Kishia Young	Savannah Homeless Authority	Savannah CoC

Attendees will be added in the final version of the Consolidated Plan after May 1. For the list of attendees between April 1-May 1, 2023, email HUDPlanning@dca.ga.gov

Goals for the discussion:

- Ensure Active Collaboration between the state HUD-funded grantees and the Continuums of Care (CoCs)
- Ensure our strategies are consistent
- Share resources and implementation efforts
- Engage the required stakeholders in the planning process
- Target resources in the most effective way to meet our shared goals

Questions:

How can Georgia ensure active collaboration between CoCs?

The Continuums of Care representatives recommended that the state continues to sponsor forums and subcommittees to engage partners regularly in the planning and implementation process. The state should reach out to those CoCs that do not regularly participate to engage them and ensure active participation covering the whole state.,

Are there subpopulations that we should give special consideration to devote more resources to?

The discussion focused on one key subpopulation group: those who may be able to receive supportive housing vouchers but need extra support to live independently, such as people who may need regular nursing care and other medical attention for physical disabilities or regular mental health interventions. Rapid Rehousing financial support may not be enough for these subpopulations. Generally, for all people who are homeless, there are not enough landlords who will accept vouchers and not enough affordable rental units, especially in rural areas, to take the vouchers.

What do you see as the most critical needs and priorities we should focus our efforts on?

There is very limited or no access to immediate emergency shelters in rural areas. Additional hotel and motel vouchers could remedy this, as well as the use of CDBG for shelter developments and to converting housing into shelters.

What non-HUD-funded resources should we engage in our strategy?

The Continuums of Care recommended that the state should collaborate more with local Public Housing Authorities, Federal Home Loan Bank (FHLB) programs, and the US Department of Agriculture (USDA) programs

[Service Providers for Persons with HIV/AIDS and their Families](#)

Date: March 23, 2023

Meeting time: 10:30 - 11:30 am

Presenter: Harvinder Kaur Makkar, Special Needs Housing Manager, Office of Homeless and Special Needs, Georgia Department of Community Affairs

Location: Microsoft Teams Meeting

Audience: 20 of attendees:

Name	Title	Organization
Michelle Carter	Special Needs Housing Coordinator	Georgia Department of Community Affairs
Ayana Eady	HOPWA Program Consultant	Georgia Department of Community Affairs
Terri Ball	HOPWA Program Coordinator	Lowndes County Board of Health
Elizabeth Dillard	Executive Director	Southwest Georgia Housing Opportunity
Sharon Scott	ESG and HOPWA Program Coordinator	CSRA Economic Opportunity Authority, Inc.
Gail Darby	Community Resource Specialist (HOPWA and ESG),	CSRA Economic Opportunity Authority, Inc.
Oscar Cerrito Mendoza	Program Manager	Special Needs Housing programs, Union Mission
Cassandra Bray	Executive Director	Live Forward, Inc. (AIDS Athens)

AnnieRay Magsalin	Director of Operations	Live Forward, Inc. (AIDS Athens)
Jeff Vollman	District HIV Director	North Georgia Health District
Mayvit Corbin	HOPWA Coordinator	North Georgia Health District
Maria Carmen Vega		North Georgia Health District
Cyndi Johns	Fiscal Manager, Hope Center	North Central Health District
Sha'ron Griffin	District Housing Manager	North Central Health District
Angela Moultry	Housing Case Manager	North Central Health District
Chad Jones	Vice President for Business Development	View Point Health
Erika Hill	Director of Community Housing	View Point Health
Tourgenia Green	Program Manager	View Point Health
Tonya Gibson	Lead Medical Case Manager	AID Atlanta

The following is a summary of the discussion:

The focus group was conducted with DCA HOPWA Sponsors in the state to understand the needs to serve the persons living with HIV/AIDS through the HOPWA program and to get their recommendations to plan for HOPWA funds in the DCA Consolidated Plan for 2023-2027.

The audience was introduced about the purpose of the meeting and focused the discussion as below:

As a HOPWA Provider, we would like to have your input for the use of HOPWA funds. We would like to discuss your thoughts and input on the following:

- **How would you like HOPWA funds to be deployed over the next five years**
- **What are the most critical needs for HOPWA clients and their families**

Critical Needs raised:

HOPWA Sponsors raised the concern about the high rents and challenges about finding affordable housing. The HUD Fair Market Rent (FMR) standard that HOPWA Program needs to follow do not meet the market rates. That makes it hard to find appropriate rental properties for the program participants that would be within the FMR range.

Another concern raised was because of Eviction Moratorium due to COVID-19, lot of landlords felt burned. As a result, they are not accepting tenants not meeting income 3 times the rent. Assuring them of rental subsidy through the program still do not help.

There has been a need for increase in housing inventory and affordable housing.

Recommendations:

Following the critical housing needs, HOPWA Sponsors made certain recommendations.

- Raise HUD FMR. Propose rent standard outside of FMR.
- Provide landlord incentives to encourage them to participate with the program to assist program participants with housing.

- Allow the use of funds to pay for housing damages made by program participants to the landlords.
- Fund Supportive Services including Education and Employment Assistance to assist participants to gain and increase income.

Educational Institutions Service Providers for Children

Date: March 13, 2023

Meeting time: 1:00 pm – 2:00 pm

Presenter: Valerie Tunchez, Federal Compliance Specialist, Georgia Department of Community Affairs

Location: Microsoft Teams

Audience: 32 of attendees:

Name	Job title	Organization
Shalene Zanatta	Social Worker	Richmond County School District
jackie Taylor	School Social Worker	United States
Delilah Carr	parent liaison	United States
Dr. Katina Cooper	Director of Social Services	United States
DENISE CATO	Director Federal Program	Camden County Schools
Terri Marcus	Associate Superintendent	Clay County School District
Sonja Tobler	School Social Worker	DeKalb County School System
CAROLYN HEARD	McKinney-Vento Liaison	United States
Trikella Nelson	Director of Counseling	Muscogee County School District
Brittney Bridge	Executive Director of Innovative Practices	Marietta City Schools
Kathia Brown	Homeless/Foster Care Liaison	Rockdale County
Marcyline Bailey	Lead School Social Worker	Glynn County Schools
Shaun Johnson		DFCS Caregiver & Well-Being Section Director
Carmen Callaway	Well-Being Services Director	Georgia DFCS
Leia Williams	Metro District Education Manager	DHS/EPAC
Senetra Haywood	Executive Director, Student Services	Glynn County Schools
Robin Brooks	Georgia Welfare State Education Director	Division of Family and Children Services
Sana Ali	Homeless Liaison	Atlanta Public Schools---- Homeless Education Program
Shantel Tate	Foster Care Liaison	Atlanta Public Schools
Victrecia Hines	Early Childhood Services Manager	Division of Family and Children Services
Dayna Parker	Homeless Liaison Coordinator	Cobb County School District
Nesha Jairam	Well-being Services Section Data & Systems Manager	DFCS
Danielle Lossing	Systems Navigator	Cobb County School District
Amanda Foster	GA RYSE Program Manager	DFCS
Nicole Errickson	School Social Worker	Calhoun City Schools
amy lowery	School Social Worker	Putnam Co Charter Schools
Jershaun Roberts	GARYSE Chafee Supervisor	United States
Ebony Harris	CEO	Youth Empowerment Success

		Services
Tameyer Evans	Program Manager - Out of School Services	
Jolette Franklin	Education Quality Specialist	
Dr. Brandi Hicks	Director of Development	
Lori Martin	District Education Manager	

1) What programs and/or community services, or public facilities should DCA focus on in the next five years to serve children?

Homeless liaison: Atlanta need: Housing Affordable Housing, fast tracking for housing, vouchers, landlords to accept vouchers, credit challenges and evictions – give second chances
 Affordable housing database of landlords
 Older kids leaving foster care to go into housing 18-24

South Georgia rural Homeless liaison
 Go to other counties – not enough housing
 Don't put the application online – lots of parents can't do online forms (lack of computer ability)
 DFCS and DCA: voucher discussion
 16-24 age range
 Younger kids have trouble navigating housing search
 Need housing navigator

Even with vouchers with fair market rents price out young adults with vouchers
 Intensive case management
 86% housing retention when you have intensive care
 Other options besides vouchers – transitional
 Foster Youth to Independence (FYI) vouchers

2) What housing resources are needed in your community to assist children?

Rural areas: more informed - people don't know where to go, what can help them

Most important for kids aging out of foster care:
 Housing availability and fair market rent
 They may have low-paying jobs, friends to live with, nowhere to go

Housing flexibility: Roommate, separate leases

3) Do children in your community have access to reliable internet?

We learned with Covid that we do not. Especially when housed with families in rural areas without advanced towers.

Have access on their phones but not online
Partnered with Amerigroup to provide hotspots for kids
Sometimes they have access to the internet but not reliable devices.
Atlanta public schools provide equipment

4) What are barriers to these needs mentioned?

Coordinated efforts to ensure continuous support
Sometimes need to be in a shelter/literally homeless before they are eligible for HUD-funded programs

- Lose possessions, difficult to navigate coordinate entry system – very difficult, limited CE
- Especially difficult for kids with MH or healthcare issues

5) How can DCA assist with these barriers?

Fund organizations that provide wrap-around services – life coaching, managing a budget, etc. similar to the resources that families can provide – not enough case management to provide direct support
Avoid homelessness for these youth
Equity in how we support young people – those without families at all may need more extra points/funding for those organizations that support those kids

6) Do you have policy suggestions you would like to share?

Reevaluate criteria, continuity of services
Overlap and support of entities
Intersectionality
Provide rent/utility assistance with maintenance support – work with youth 60 days/90 days to help prevent further homelessness.
Diversion support – include couch surfers

Service Providers for Elderly Persons

Date: March 21, 2023

Meeting time: 2:00 pm – 3:30 pm

Presenter: Melissa Florkowski, Lead Housing Policy Analyst, Georgia Department of Community Affairs

Location: Microsoft Teams

Audience: 22 attendees:

NAME	ORGANIZATION
Melissa Florkowski	GA DCA
Jack Popper	GA DCA
Bryce Farbstein	GA DCA
Jennifer Moody	GA DCA
Sharisse Stanford	Coastal Regional Commission
Becky Kurtz	Atlanta Regional Commission Area Agency on Aging
Kimberly Rodgers	Southern Georgia Area Agency on Aging
Aimee Stowe	GA DHS, Division of Aging Services
Morgan Weaver	Three Rivers Regional Commission
Corina Rewis	B&B Care Services
Lynne Reeves	Northwest GA Regional Commission Area Agency on Aging
Anna Thomas	Division of Aging Services/GBI
Kayla Hill	Three Rivers Regional Commission
Marsha Thompson	Three Rivers Area Agency on Aging
Liang-Lin Chao	Office of the State Long-Term Care Ombudsman
Lynn Platt	Action Pact
Heather Boyett	Heart of GA Area Agency on Aging
Leslie Trier	Athens Community Council on Aging
Valerie Everett	B&B Care Services
Pam Rogers	Coastal Regional Commission
Sheshawn Miller	Aspire BHDD
Ginny Helms (did not attend but provided answers via email)	LeadingAge Georgia

Discussion Summary:

1. What are the greatest needs you're seeing in the communities you serve in terms of housing?

Attendees expressed a general lack of affordable housing, and very few vacancies in affordable developments. For people on SSI (65+ or have a disability), there are virtually no options for housing. Most states have a state supplement to SSI, but GA doesn't.

There is also a lack of senior-specific housing in some areas. In Athens specifically, housing is mostly geared towards younger residents and roommates. Properties are being sold to owners who don't accept vouchers. Increasing utility costs are another issue, and there are lots of requests for assistance with home modifications. GA has a lack of housing for victims of elder abuse; younger victims have more resources for receiving centers.

Each affordable housing community for older adults has a number of residents who have been there for years and are aging in place. They need case managers who can assess them and connect them to services like in-home care, housekeeping, meals, and transportation to medical appointments. There is typically a several months wait if they go through the Atlanta Regional Commission Empowerline program. For seniors transitioning out of nursing homes, only seniors who have family/finances can find housing. ARC has a program that tries to help with this called the Nursing Home Transition program. It is important to support stability once people find housing. This can be done through behavioral health assistance, housing assistance and home modifications. Attendees mentioned ARC's behavioral health coaching, which is specialized case management looking at logistical needs to support health and connect people with resources.

2. What can DCA do to help address these unmet needs?

There was some uncertainty among attendees of what the options are and what exactly DCA could do. DCA gave general overview of programs we administer, and the fact that for some programs we can implement incentives or requirements related to certain groups (e.g., household income targeting) or related to building requirements (e.g., accessibility).

LeadingAge mentioned the need to expand funding for programs like ARC's behavioral health coaching, as it's very helpful for improving resident quality of life and reducing the risk of homelessness.

Administrators are reluctant to evict residents with behavioral health needs because this would prevent them from living in another HUD community, so programs like these can help deal with behavioral health needs without evicting. They also mentioned the need for staff training for assisting residents with soft skills to improve resident interactions.

Funding for expanding Internet access in these communities would be helpful, as would funding to supplement food programs.

Case managers are needed to help with placement when older adults without resources leave psychiatric facilities like the Emory Psychiatric Hospital. Helping older homeless adults access personal care homes is a potential solution. Stipends for temporary shelter in personal care homes could suffice until the older adult is enrolled in the Medicaid waiver for personal care home placement.

Funding for part-time wellness nurses in affordable housing communities for older adults is also a great option. Wellness nurses could potentially help delay early nursing home placement.

Funding to support new construction of affordable housing for older adults would help address the shortage of affordable housing.

3. Is there anything DCA can do in terms of property requirements to help people age in place?

Attendees mentioned "universal design" principles, stating that all homes should be universally designed so we don't have to do modifications later. Attendees also mentioned that during General Assembly, Tifton and Albany received funding to support housing, and that other parts of the state could use this as well. It was stated that to age in place, you also need the community supports in place.

4. Are there any resources you're aware of that DCA should be coordinating better with?

People with HCV vouchers cannot find landlords who will accept them. Can DCA do anything about this, or help keep us aware of available/vacant units? DCA responded that our programs have this problem as well, and we are working on improving landlord participation. We suggested that working with properties already reserved for subsidized housing can help.

5. How do you all and the communities you serve search for housing, and what has been working?

People use GA Housing Search, as well as a statewide database operated by The Aging and Disability Resource Center within the Division of Aging Services, which has an array of services for seniors. In Athens, they are working to piece together local resources in Clarke County, such as local housing authorities, local Habitat for Humanity chapters, market rate housing, church-run housing, land trusts, VA's, real estate attorneys to get deeds on legacy homes, and construction companies who are willing to work with smaller, non-commercial properties. DCA responded that we have been considering the balance between larger versus smaller developments.

6. What barriers are you facing to meet these needs in different parts of the state?

A statewide issue for many seniors is that they often don't want to relocate. They don't want to leave their network and social supports. This is especially an issue when trying to relocate victims of elder abuse.

In coastal Georgia (St. Simons, Savannah, Glenn County) there's a lack of affordable housing. Much of the housing is centered around tourism.

The naturally occurring affordable housing stock is low quality and poorly maintained. Attendees mentioned the need for minimum requirements for habitability and community education to help people understand their rights. This could look like an Ombudsperson program for education, tenant assistance and advocacy, grassroots support. They are also sometimes seeing problems with follow-up for voucher issues.

In terms of construction issues, in metro Atlanta, the issue is cost. Older adults often can't afford to repair or modify their homes, and assistance programs for these are often only enough funding to serve as "band-aids." For example, they can only patch a roof instead of replace it, or get only a temporary wheelchair ramp when more foundational work is required. Older adults often fall victim to "handyman scams" (charging for work that is never completed, or completing work at a very low quality).

Modifications requests always have long waitlists, especially following severe weather in coastal GA.

7. Is there anything you think we should know that we haven't mentioned yet?

Attendees recommended DCA have continuing stakeholder conversations with the Division of Aging and the Area Agencies on Aging to stay aware and engaged with new information. They also recommended DCA continue to work with PHAs. Applying for PHA programs is often logistically difficult, with issues like reduced hours and online-only applications. Senior centers can be very helpful for assistance with things like this, as many seniors require direct assistance to complete applications or access resources

Health Care Service Providers and Service Providers for Persons with Disabilities

Date: March 22, 2023

Meeting time: 3:00 – 4:00 pm

Presenter: Bryce Farbstein, Housing Policy Analyst, Georgia Department of Community Affairs

Location: Microsoft Teams

Audience: 20 attendees:

NAME	ORGANIZATION
David Whittenton	Nurture Capital Partners
Beate Sass	Better Living Together
Tim Sass	Better Living Together
Kimberly Rodgers	Southern Georgia Regional Commission's Area Agency on Aging
Jim Whittaker	Keystone Village
Sharee Rines	DHS/DAS
D'Arcy Robb	Georgia Council on Developmental Disabilities
Anna Thomas	Division of Aging Services/GBI
Rena Harris	Georgia Advocacy Office
Whitney Griggs	Georgians for a Healthy Future
Christy Kuriatnyk	GA Dept. of Public Health
Allyson Borges	Highland Rivers Behavioral Health
Jacquelyn Thornton	Two Sparrows Village
Liang-Lin Chao	Office of the State Long-Term Care Ombudsman
Michael Burke	The Lionheart Life Center
Phyllis Zupkow	DeKalb CSB
Yolanda Kent	Highland Rivers Behavioral Health
Penny Dewberry	Highland Rivers Behavioral Health
Deana Wimbish	Highland Rivers Behavioral Health
Ilond Zombil	Bobby Dodd Institute

Discussion Summary:

1. What are some of the greatest needs that advocates or service providers experience in serving persons with disabilities?

The consensus was there was a lack of affordable housing options, especially for younger persons with disabilities, that promote community integration. Younger persons with disabilities have less options for supportive developments, as personal care homes are isolating from the community, and nursing homes are generally more catered towards older adults. Some articulated that group homes were perceived to be a default option but not preferred by many. Some also articulated that the ideal is for affordable housing with three aspects: access to amenities, opportunity to live amongst a community that is not only comprised of persons with disabilities, and with access to a network for employment and social services. It was further noted that it remains a challenge to house people transitioning out of state hospitals and institutions.

2. When we think of “accessible housing”, what specifics should we be concerned about?

The physical and social aspects to accessible housing are vital to creating an ideal living space. Physically, design is very important, such as the basic pinpoints of having no steps, easy access to restrooms, and doors wide enough for mobility aids and wheelchairs. Location is of equal importance, with integrated community access, curb access, sidewalks, transportation, and access to parks and other amenities. It was stated that when there are design accommodations, they often only start “at the door” of the housing unit, but that design features need to be incorporated into the housing development itself, including, for example, access to pathways and community spaces. Finally, the social aspect highlights the need to have integrated housing, as to not create an isolating social experience for persons with disabilities. It was suggested that DCA could reference a San Jose, CA model for design of multifamily development which addresses the needs for individuals with developmental disabilities.

3. What are some challenges or barriers that you experience with existing housing for persons with disabilities?

As of recent, affordable housing has become more accessible, although there is a lack of wheelchair-accessible housing. There is also a lack of affordable housing stock for persons with disabilities, so often people are limited to seeking senior housing developments when looking for accessible housing. A number of attendees spoke about the need for home modification and repair funding and services. It was noted that older housing stock often had stairs leading up to the front door, or upstairs bedrooms, while newer homes have even more narrow design. Wheelchair ramps were reported to be a common need, and while some assistance to make such a modification was possible, repairs were noted to be difficult to make within units that were being rented and not owned. Additionally, it was suggested that waivers or other tools be used to secure accessible features. When looking towards multifamily housing, the design is not oriented towards bolstering community, with very few spaces to promote social interaction. It was urged that accessibility be built into design and new construction so that modifications not later required; accessible features will benefit any and all residents, so value in building them in from the start.

4. What should DCA be thinking about when looking towards serving persons with disabilities?

There was shared sentiment that the different agencies, such as the Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD), the Georgia Department of Community Health (DCH), and Georgia Department of Community Affairs (DCA), should have more coordination on standards or requirements for funding. A lack of coordination can lead to a heavy administrative burden not only for a person with disabilities seeking services, but for larger advocacy or social service agencies. It was stated that the silos between agencies have not improved since the Olmstead settlement agreement, and that the path to access resources was arduous. 811 program resources were too scarce; one example given stated there was a waiting list of close to 50 individuals for a handful of vacancies. It was further stated that during the time it may take to make eligibility determinations, vacancies may become unavailable. It was also suggested that DCA focus on design for social interaction, with common spaces that promote interaction. Additionally, DCA could explore “pocket neighborhood” concepts, perhaps paired with Housing Tax Credits, to create purpose-built developments that encompass housing, health, recreation, etc. Other suggestions included ensuring a reservation of a percentage of affordable housing units for new developments. Additionally, DCA was urged to focus on innovation, and build funding support for innovative housing models. DCA was further urged to assist in the creation of receiving centers for individuals with

disabilities who are human trafficking victims, to stabilize individuals who have been victimized for their public benefits, e.g.; a lack of stable housing and support may lead to revictimization.

5. What does “integrated housing for persons with disabilities” mean to you? How should DCA consider and incorporate integration into our housing policies?

The trend in conversation highlighted that it would not be ideal for an entire building or campus to be dedicated to persons with disabilities, and for persons with disabilities to not be siloed to one part of a building, or part of a campus, or part of a community. As mentioned in previous conversations, the importance is to promote wider community integration. While there was consensus on the underlying principles of integration, there was not a consensus as to whether all properties serving exclusively individuals with disabilities represent a “step backward” in terms of integration, or whether it is possible for such properties to be considered integrated based on their context within a surrounding community.

Attendees discussed a current policy maximizing at twenty percent the number of dedicated rental units within a project that may be reserved for individuals with disabilities; this policy was designed to maximize integration in furtherance of the Olmstead settlement. Many attendees stated that establishing a fixed percentage of individuals who may live within the same building or development may not address needs accurately. There was significant discussion around allowing for choices, as families and individuals had a range of preferences for the environments in which they seek to live—some may prefer more integration than others, and there was a variety of type of housing which may meet needs and preferences; e.g. some may prefer personal care homes while others do not. It was raised that preferences about integration may also vary even within a family if an individual with disability is experiencing matters related to guardianship or victimhood, and that options for integrated housing should focus on “person-centered” decision-making. It was further suggested that, on occasion, the definition of “disabilities” can be limited to persons with physical disabilities, and to rather be mindful of the broader understanding of the needs of persons with intellectual disabilities as well, as well as those experiencing mental health-related disabilities.

Survey

A community survey was published and made available to members of the public through an online survey. The online survey was advertised on DCA's social media platforms. The survey invited participants to identify high needs in categories of housing, homelessness, public service, infrastructure, and economic development.

The survey also inquired about participants' knowledge of their fair housing rights, local fair housing resources, and their experiences with housing discrimination.

The survey was available from February 9, 2023 through May 1, 2023. We have received a total of 274 responses as of May 2, 2023.

Full survey responses as of May 2, 2023 can be found below in two sections. The first section shows graphs of the survey response data and the second section includes answers to the open-ended questions.

Results from Survey: Data Collected on Survey Responses

The following charts include the data collected on the 274 survey responses collected as of May 2, 2023. The open-ended survey responses are detailed after the data charts below

Georgia Community and Housing Needs Survey

274

Responses

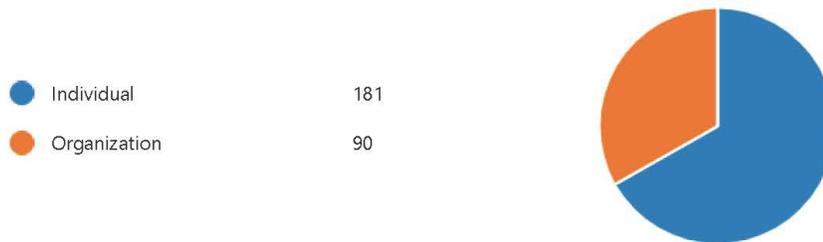
14:47

Average time to complete

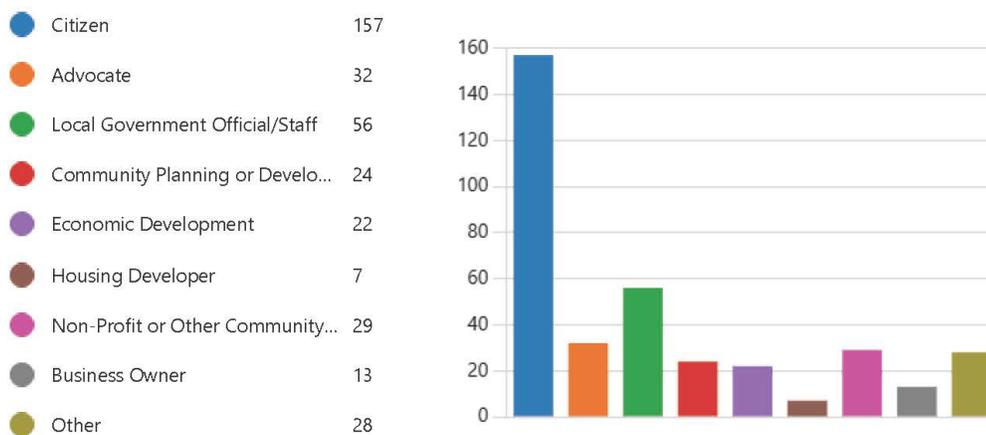
Active

Status

1. Are you responding to this survey as an individual or on behalf of an organization?



2. What is your role in the community or on behalf of your region? (Check all that apply)

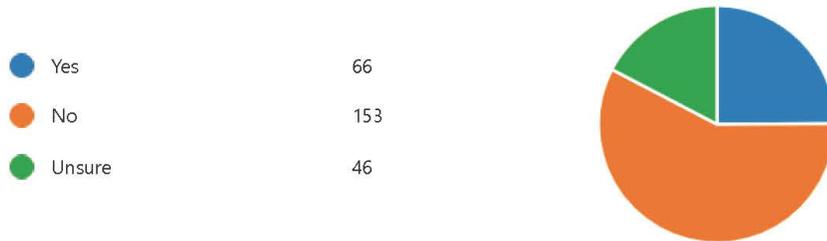


3. What town, city, county, or region will your responses reference?

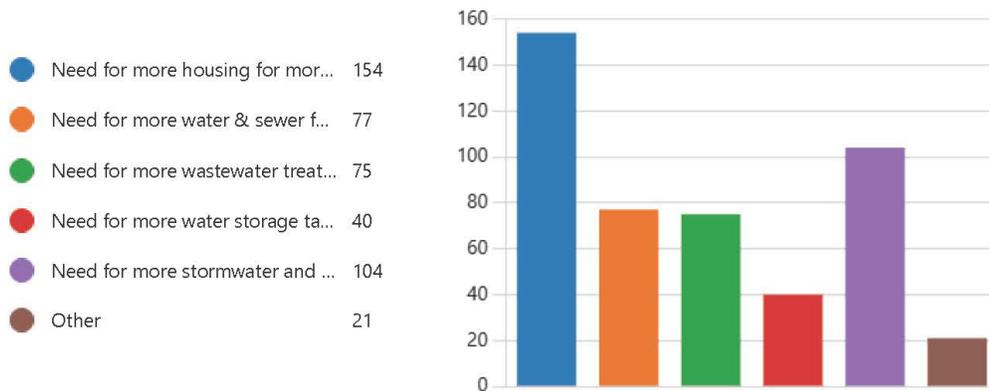
269
Responses

Latest Responses
"Gwinnett County, Georgia "
"Brunswick, GA"
"savannah"

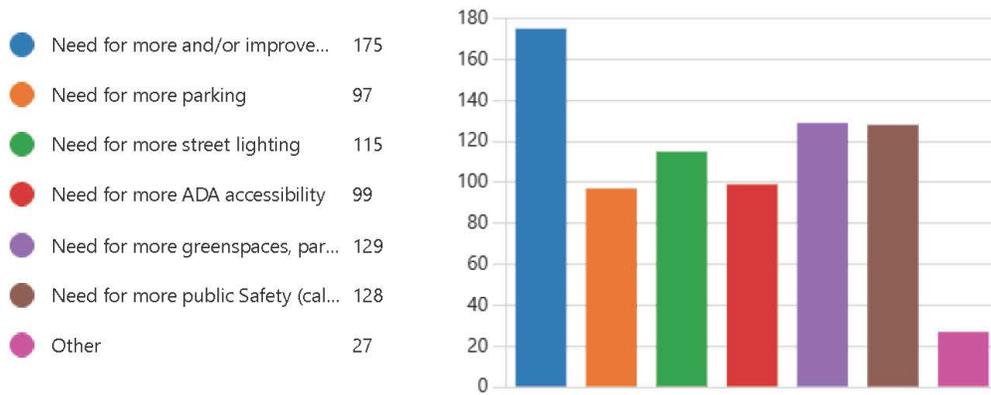
4. Is water quality an issue in your community?



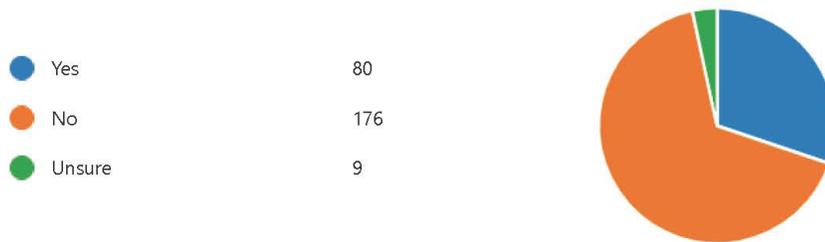
5. Are there infrastructure needs relating to water/sewers in your community? (Check all that apply)



6. Is there a need for public improvements in your community? (Check all that apply)



7. Do you have issues accessing the internet?



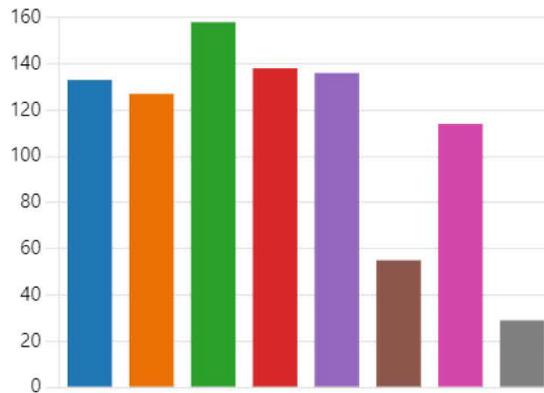
8. If you selected 'Yes', please share why you have issues accessing the internet.

79
Responses

Latest Responses

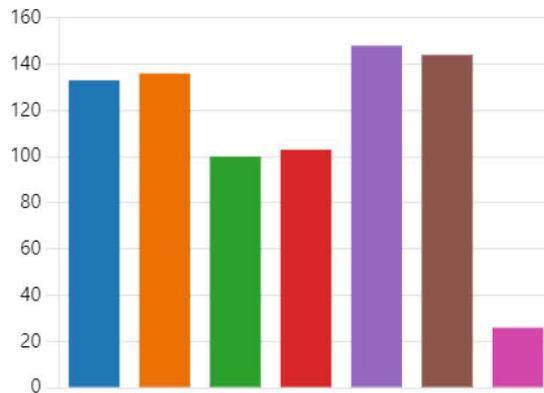
9. Is there a need for public services in your community? (Check all that apply)

● Need for more health services	133
● Need for more workforce training	127
● Need for more transportation	158
● Need for more child care	138
● Need for more food/meals for e...	136
● Need for more fire stations and ...	55
● Need for more public safety (lig...	114
● Other	29



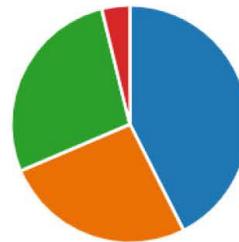
10. Are there needs related to economic opportunity in your community? (Check all that apply)

● Need for more new business an...	133
● Need for better workforce skill l...	136
● Need for more commercial area...	100
● Need for more internet accessib...	103
● Need for more infrastructure im...	148
● Need for more transportation re...	144
● Other	26

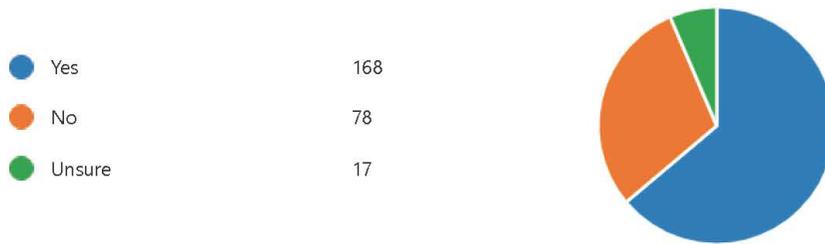


11. Do you feel like you spend too much of your income on housing?

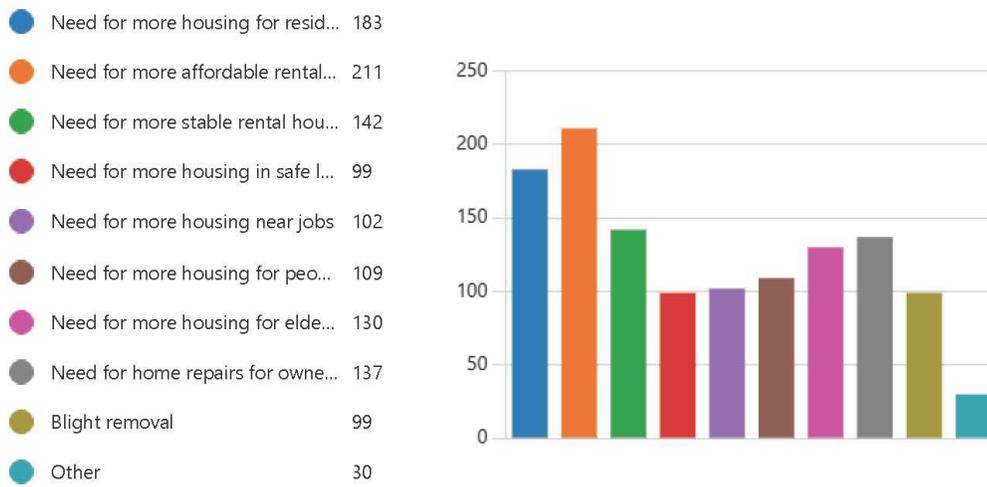
● Yes, my housing costs are far to...	111
● Yes, my housing costs are some...	68
● No, my housing costs are reaso...	72
● No, my housing costs are low	10



12. Do you feel like your current housing arrangements are stable?

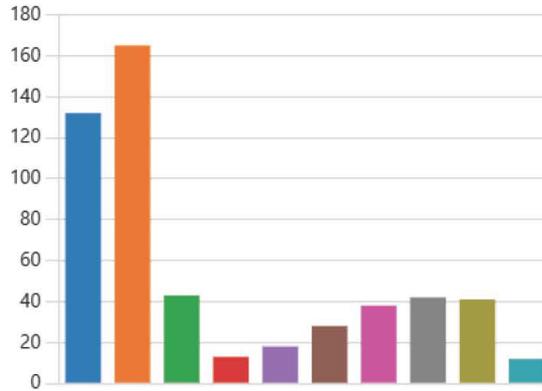


13. What housing issues in your town or region should be addressed? (Check all that apply)



14. Among these housing issues, which do think is the most important to address?

● Need for more housing for resid...	132
● Need for more affordable rental...	165
● Need for more stable rental hou...	43
● Need for more housing in safe l...	13
● Need for more housing near jobs	18
● Need for more housing for peo...	28
● Need for more housing for elde...	38
● Need for home repairs for owne...	42
● Blight removal	41
● Other	12



15. What housing challenges are in your community?

238
Responses

Latest Responses

"Lack of income-based safe well-maintained housing. "
"Too many expensive rental options, but not enough for low-inc..."
"people are priced out of neighborhoods their families have bee..."

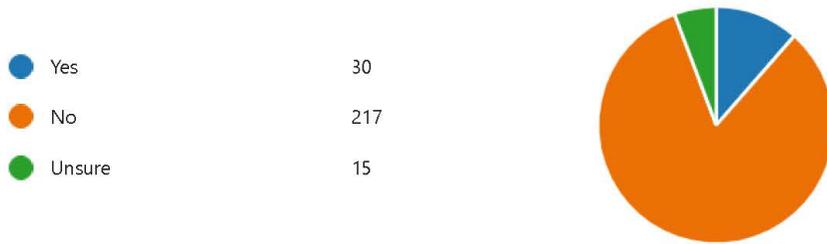
16. How best can the State of Georgia address these challenges?

227
Responses

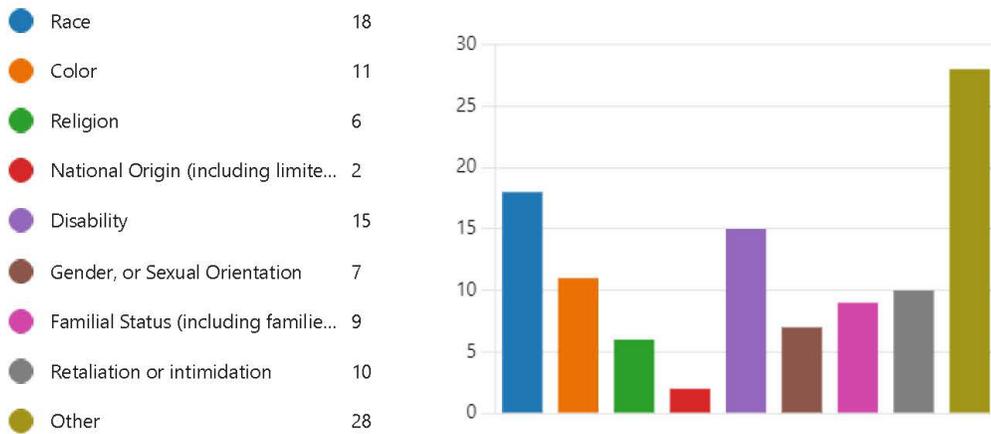
Latest Responses

"Expand the number of income based housing vouchers availab..."
"Meet with local officials and non-profit organizations and prov..."
"rent caps?"

17. Do you believe someone discriminated against you, someone you live with, or someone you sought to live with?



18. What was the reason for the discrimination?



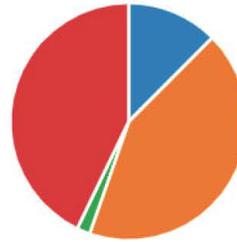
19. If you selected Other, please explain

31
Responses

Latest Responses

20. Who discriminated against you

● Mortgage Lender	7
● Landlord or Property Manager	24
● Realtor	1
● Other	24



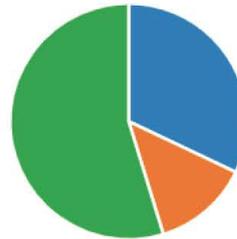
21. If you selected Other, please explain

23
Responses

Latest Responses

22. Where did the discrimination occur?

● Rental office	17
● Neighborhood where you want...	7
● Other	29

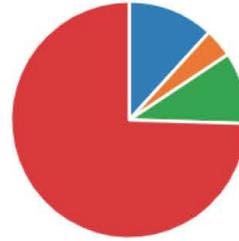
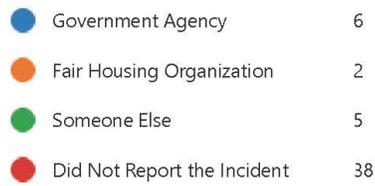


23. If you selected Other, please explain

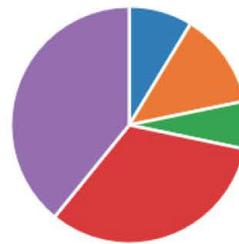
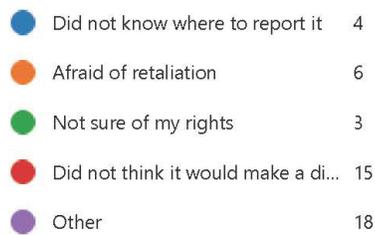
28
Responses

Latest Responses

24. Did you report the incident to?



25. If you did not report the incident, why not?

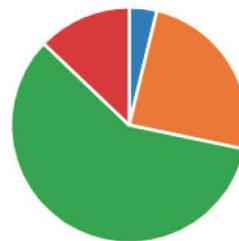
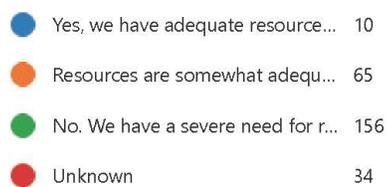


26. If you selected Other, please explain

18
Responses

Latest Responses

27. Are there adequate resources for people who are homeless in your community?



28. Please explain what resources are needed for the homeless in your community?

176
Responses

Latest Responses

*"Emergency housing, stable transitional housing (not just overn...
"We need a family shelter and more beds in the shelters that ar...*

29. Are there ways you believe Georgia's HUD grant funds could be more impactful to the residents we seek to serve?

150
Responses

Latest Responses

*"Return to encouraging faith based groups to build and manag...
"yes, fund new development for low-income housing."*

30. Do you have successful community or housing development initiatives to share? What made them successful?

89
Responses

Latest Responses

31. What are your current community and housing development priorities?

152
Responses

Latest Responses

*"Finding safe affordable housing and competent 24/7 care for t...
"Tiny homes for homeless people and we need more low-incom..."*

Survey Results: Responses for Open-Ended Questions

The following are the open-ended survey results in questions from the Community and Housing Needs Assessment survey as of May 2, 2023. Some of the responses were not included such as answers stating, “unsure” or “not applicable” or when the responses were not pertinent to the question.

Questions

What town, city, county, or region will your responses reference?.....	240
Issues accessing the internet:.....	243
Other reasons for housing discrimination	245
Other people who discriminated against the respondent.....	245
Other places where housing discrimination occurred.....	246
Other reasons why the discrimination wasn't reported.....	246
Explain what resources are needed for the homeless in your community	246
Are there ways you believe Georgia's HUD grant funds could be more impactful to the residents we seek to serve?.....	252
Do you have successful community or housing development initiatives to share? What made them successful?	257
What are your current community and housing development priorities?.....	259

What town, city, county, or region will your responses reference?

- Adel
- Athens-Clarke County, Northeast Georgia
- Atlanta
- Barrow
- Ben Hill county
- Blue Ridge Georgia Fannin County
- Blue Ridge, GA Fannin County
- Bogart
- Brunswick, GA
- Calhoun, GA, Gordon County
- Camden County
- Carrollton
- Catoosa County
- Cedartown
- Charlton County
- Chatham County, Georgia
- Chattooga
- Cherokee, Whitfield, Gilmer, Fannin, Murray and several counties in the Rome District
- City of Decatur

- City of Fort Valley
- City of Griffin
- City of Hawkinsville
- City of Lakeland
- City of Monroe
- City of Stone Mountain
- Cleveland, GA
- Cleveland, ga 30528
- Cobb County, GA
- College Park
- Columbia County
- Columbus, Georgia
- Commerce and Lawrence
- Coolidge
- Covington, GA
- Cusseta-Chattahoochee County
- Decatur
- Decatur and Tucker Georgia
- Dekalb
- DFCS Regions 1-5, 13 Cobb/Gwinnett and 14 Fulton
- Douglas country
- Douglas, Ga
- Eastman
- Emanuel county
- Entire state
- Fannin county, Ga
- Fannin County, Georgia
- Forsyth County
- Ft. Oglethorpe
- Fulton County
- Gainesville
- Georgia
- Georgia Mountains Region
- Gilmer County, Fannin County, Pickens County
- Glynn County
- Grayson
- Guyton
- Gwinnett County
- Habersham
- Habersham and White Counties
- Hahira
- Hall County
- Hampton, Henry County

- Haralson County, Tallapoosa, Georgia
- Harris County
- Hartwell
- Hawkinsville, GA
- Helen, Georgia
- Hoschton
- Houston
- Jesup, GA and Wayne County
- Junction City, Talbot County
- Kennesaw
- Lowndes County
- Macon
- Marietta
- McDonough
- Metro Atlanta
- Middle Georgia
- Midway ga Liberty County
- Millen, GA / Jenkins County
- Monroe, GA, Walton County
- Monroe, Georgia
- monroe, good hope, social circle, walnut grove, loganville. walton county
- Monticello, GA
- Morgan, Calhoun County, Georgia
- Morven,GA
- Moultrie
- Muscogee
- Newnan Georgia
- Newton
- Northeast Georgia Region
- Paulding County
- Pierce
- Poulan, GA
- Pulaski County
- Rabun
- Region 10 (Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas, Worth
- Region 11
- Region 7
- Regional 10
- Rincon
- Ringgold and Catoosa county
- Ringgold GA
- Rocksale County

- Roswell
- Sandy Springs, GA
- Savannah
- Several. But Lumpkin, Jackson, Atlanta, and Decatur are my primary concerns along with their counties.
- South Fulton, college park Ga.
- Souther Georgia RC
- Southwest Georgia - Hartsfield
- Springfield, Effingham
- St Marys
- St. Marys
- Stockbridge, Henry County, Georgia
- Stone Mountain
- Summerville
- Suwanee
- Thomaston
- Thomasville
- Towns County
- Valdosta ga
- Valdosta, Lowndes South GA
- Walker
- Walton
- Walton County
- Walton county, Monroe
- Warner Robins... Houston County...
- Watkinsville, GA
- Waycross, Ware County, Georgia
- Wayne County, Georgia
- Waynesboro, Georgia
- we work for whole state
- West Central Health District
- White & Habersham Counties
- white county & surrounding areas
- White County and Helen and Cleveland
- White County, Northeast Georgia
- White Oak

Issues accessing the internet:

- Monopoly telecom provider in Camden County.
- areas where network upgrades have not occurred, leaving residents with slow or inadequate broadband services. Wireless service is very spotty. Does not provided good bandwidth coverage.

- The internet is, in my opinion, limited in the ways that those from certain communities and socio-economic status can access the materials we need for research on critical or important issues affecting the community.
- Wireless internet connection always go out with change of weather
- The area I live in only has the option to have Spectrum. The signal is always bad and at times there's no connection at all.
- Rural area
- Better speed would be GREAT. AT&T is VERY slow with no updates available
- Big Tress/Branches Be Covering The Power Line
- Rural areas - no availability
- No good signal Internet is always going out
- Frequent interruptions and mobile services limited in certain areas
- Fiber is not available to my area - low speed
- Several areas in our region have no reliable internet service. No access to fiber or a provider
- The need of citywide broadband accessibility.
- There are pockets of the community where internet access is needed, but it does not impact the bulk of the geography
- Fiber isn't available everywhere
- Broadband does not cover the total county
- High speed line runs through front yard to a single small business down the street but company won't allow residential access.
- Highspeed internet is unavailable in areas throughout the region
- Not available in all rural areas
- In the "out skirts" of town residents do not have quality internet service.
- Connections are extremely slow due to outdated and inadequate infrastructure
- Power outages in the neighborhood weekly
- Service is very inconsistent and the signal drops frequently
- Lost connections all the time
- Does not work consistently.
- Mountainous area, service is not always available
- Chattahoochee County is a very rural area so having access to high speed internet is very rare. Majority of our residents want true high speed fiber internet.
- ruralness of our region
- Aging LEP population without assistance from family or community accessing resources often pay higher fees or agree to services that are not suitable for their needs.
- No access to fiber, very slow and limited providers. Our phone hotspots work better than the available internet.
- parts of our county have no service available at all
- Internet always goes in and out and is very slow. We have no choice of providers.
- No FiberOptic available and the alternative is way overpriced and slow
- need real high speed internet
- Limited providers
- Comes on and off
- Limited to no connectivity in many areas in the county and poor quality/slow service in the city.

- LOW SPEEDS
- Slow speeds
- No competing companies, just a monopoly in our area
- The service is often interrupted. We are waiting to see if the fiber optic lines are available for our community.
- Rural area with spotty service
- Only two providers, unreliable signals
- My internet connection shuts off randomly
- Rural Areas have little or no access even though we have a strong fiber system.
- Unreliable
- Only one provider, poor quality service
- We are just now getting fiber installed in our county. In the county, most still don't have access to the internet.
- Broadband and high fiber needed for residential and community development
- Some areas do not have any internet or fiber access. And some have access but the quality is not great and the cost is very high.
- Not available in all areas, very slow and drops all the time

Other reasons for housing discrimination

- Income source
- An attitude, I believe, that being a so-called "Black Indian" and members of that population just do not count. Especially those of us who identify as that and that only.
- Me and my boyfriend Applied for a home and were approved so we went to tour the home in person and got a phone call saying we were no longer eligible for the home.
- I have an autistic/nonbinary child and we tried to start a group for LGBTQ youth but was told that we couldn't have that here.
- We don't want people that get rent assistance living in our complex
- socioeconomic status
- Slumlord refused to give back deposit after rental property was condemned
- Mental health and education
- Wasn't in right income bracket
- Age
- Previous housing status - past evictions, credit barriers, homelessness
- Since I am from the north and do not have the same political views I find that people are not very welcoming.
- The new owner bought the home I live in and did not want to honor my present lease so they took the water out of my name to try to force me to sign a new lease and it took me over 6 months to get my water back in my name. I had to pay an attorney to get advice about the situation and they said I had a bad faith lawsuit against the company that bought the property.
- Political

Other people who discriminated against the respondent

- Owner of private rental property
- schools/ community
- Secretary of the complex
- Community Member
- Family Member who owns the home
- Mortgage Lender
- Manger

Other places where housing discrimination occurred

- Bank when I tried to get a line of credit for my covid debt.
- Housing complex
- in the school environment
- On the phone when I called the office
- Private landlord
- indirect communication, notices, warnings, emails
- This was not one incident, they discriminate Everywhere in the community, financial institutions systemically discriminate
- Rental office

Other reasons why the discrimination wasn't reported

- Could not find a lawyer to take case, court closed in 2020 so could not complete forms
- Did not think it would make a difference
- Afraid of retaliation
- Unsure of rights
- Did not know where to report

Explain what resources are needed for the homeless in your community

- a shelter, and transportation
- Transitional shelters for families and for unaccompanied youth
- I have not heard of any proposals or demonstrations of solutions that have worked so far. I think the things we are doing to try and deal with homelessness is not working. We must try something else.
- Counseling and building for short-term stay.
- shelter(s) for individuals and families who are homeless.
- Housing programs for young adults
- We needs homeless shelter for FAMILIES who are homeless. There is a new one being built for women and an old house in an unsafe location being renovating for men, but there's nothing for homeless families to stay together and more and more families are being pushed out due to unaffordable rent.
- Financial aid
- I feel this city is too rich to have homeless people living under bridges we just need to do better as a city.
- Affordable housing

- First, the homeless authority should be available to assist people experiencing homelessness beyond only traditional business hours. Additionally, we need more emergency and temporary shelters -- however, in order to accommodate people better, we need to develop tiny house communities around a central facility run by a service provider, rather than dormitory-style shelters. With so many couples and families experiencing homelessness, it's difficult for them to utilize the current single-sex congregant style of emergency shelters available in our area. Having small communities of various size tiny homes to offer shelter and services while people rebuild their lives would be a more reasonable way to help people.
- First. The homeless need a form of income. There is no stable living in local, state or national society without that. Poverty and homeless goes hand in hand. Then the reasons for such should be addressed because there is no one reason alone for poverty and homelessness.
- There is no homeless shelters in my area
- Housing and employment opportunities, possibly soup kitchens.
- We have a homeless shelter, but it is very poorly ran and corrupt. We need resources to assist with mental health, social services, and stability, and having trained professionals assist with our growing population of homeless.
- Housing is needed! Rental assistance (not run by DCA) is needed. Shelters are inadequate or lack enough funding/space/staff to address the needs of the community. Rural areas of the state have zero resources which is a problem. Those agencies funded by DCA are abused by DCA finance and monitoring processes who have little oversight. Reimburse your grantees in a timely manner, give them the resources to do what they do best, and provide guidance as needed.
- More emergency shelters, more day centers, affordable housing, more programs to help homeless residents get into stable housing, rent assistance, utility assistance, help with security deposits, and moving costs. More harm reduction programs.
- Funding for emergency and transitional housing programs.
- Shelter, mental health counseling, assistance with legal documents like obtaining items such as drivers license, ID cards, birth certificate, military records to establish residency, gain employment/ job training and family services like health care and food supplies.
- Shelters, health services, permanent housing
- Housing, shelters, drug treatment, good mental healthcare, medical treatment for uninsured
- homeless shelter for single men, single women, and families. Transitional housing with case management towards permanent housing. Meal sites with prepared food distributed.
- Transportation options, more housing options (like rental properties), more stable internet, more job opportunities
- More affordable housing
- More housing, resources closer to community,
- There are no resources. No homeless shelters or housing for the homeless.
- More shelter beds. Better pay and support for mental health care and social services providers for homeless who burn out or have high turnover due to high caseloads and low pay.
- Temporary shelter and evaluation resources for those there
- We have a lot of non-profit agencies that provide resources to the homeless, but we are lacking case management and affordable housing options.
- There is no homeless shelter in Newnan Georgia.
- Housing ,employment opportunities that will educate

- Homelessness is not as obvious as it may be in more urban areas. It manifests in people staying with friends or relatives on sofas for a night or two, people who live in recreational areas or other temporary shelter not designed for full time living.
- Mental health care. More affordable rental properties. Job training.
- ASSISTANCE FOR HOUSING
- We have support for families, but not for individuals or couples without children.
- Funds to implement ongoing programs that are in place. Ideas from communities are successfully dealing with homelessness. Mental Health programs to work with the homeless.
- Access to safe, stable housing opportunities in the immediate vicinity so people do not have to move to a new, unfamiliar area.
- Most of region 7 is rural. There are no resources for homeless in rural communities. Most rural communities do not even know how many homeless they have.
- Housing
- Crisis stabilization beds, permanent supportive housing and family-oriented housing for those emerging from homelessness are all in short supply in Athens and Northeast Georgia
- We have no homeless shelters for women and children
- Transportation to area shelters
- affordable and accessible housing
- Shelter, we have resources for food and support to find employment and shelters, but no housing for the homeless. Many sleep in our town square.
- We have no housing for our homeless and no programs to help with hotels if cold. We have no help for battered women close to the area.
- There are no emergency shelters. We have some foodbanks and places to shower but that is it.
- Homeless shelter
- No homeless shelter. Homeless are sleeping behind area stores with no access to low or safe shelter alternatives.
- Some urban areas have resources, but they are greatly limited in rural areas.
- Homeless family housing with multiple bedrooms. Very few if any homeless shelters. Food kitchens. Temporary shelters. Apartments with multiple bedrooms. Douglas Housing Authority has several hundred on waiting list, mainly large families waiting for multi-bedroom apartments. Showers, clothes closets, food banks. NO ONE KNEW ABOUT THE GA OPB HOMELESS FUNDS AVAILABLE UNTIL AFTER THE APPLICATION PERIOD!!!
- Availability of adequate shelter space in areas throughout the region, and provision of educational resources to assist the unhoused in securing housing and employment, if needed.
- A homeless shelter is needed
- Our closest homeless shelter is over 30 minutes away. Most individuals who are homeless don't even have a car. We have some local resources for food and laundry services but no place for them to stay at night.
- rent subsidies, counseling
- Housing, education,
- Many seniors and family have inadequate access to food and reasonably priced medications
- Food for the homeless and clothing items. Programs need to be put in place to help these people get back on their feet , they need opportunity to learn a trade so they can get decent jobs to support themselves and family

- Warming shelters and permanent shelters
- Housing. Most homeless people are convicted criminals and they are not allowed in public housing or section 8 housing.
- Homeless people are BUSSED in and encouraged to come to Athens because we are one of the only cities with resources for homeless but it's never enough. They are everywhere and viewed as a public nuisance like where is our humanity? They just need help.
- access to housing with transportation available for workforce
- managed care, case management, comprehensive health assessment, mental health services,
- More opportunities for the food insecure to receive or purchase healthy food.
- We have a good non profit but it's a slippery slope to increase aid because then we become the dumping ground for the area's homeless, which we've already seen happen recently.
- Transitional housing
- Need more shelters and will to help people.
- "Assisted living" to transition out of homeless status
- "Safe housing. A lot of crime in city of Monroe.
- Trashy areas that need major, code enforcement and clean up."
- More job training, more affordable housing
- Walker County does not have a homeless shelter. We heavily rely on surrounding counties and local churches.
- Limited assistance is offered through the Salvation Army and a couple of local churches. Need a public resource center, temporary shelter, soup kitchen, and clothes closet.
- Affordable rent
- Local shelters, public transportation, food for needy, etc
- we have a handful of folks needing a shelter of some kind. state funded
- transportation, jobs, mental health and addiction services, health insurance and healthcare, varied housing options
- Affordable housing
- They need a place to go other than the public library
- We have no shelter or transitional housing. There is no where for homeless to go.
- Need for temporary shelter
- A shelter where they can showers and get a hot meal and stay warm help to look for job or housing help with mental health
- We have no resources for helping the homeless.
- A safe house, a place for clean clothing, food and shelter from the storms and personal hygiene items.
- There is no shelter or places offering assistance to the homeless
- Homeless shelter. There are none. They are forced to live in tents, wash in public parks. They need resources!
- There has been an increase in homelessness due to housing being so expensive and not enough higher paying jobs in the area (unless you are at the university)
- Resources for Mental Health Services and Substance Abuse are slim to none. Fix this first as this is the root cause of homelessness.
- Affordable, safe transitional housing. We do not have public transportation so a shelter is not really an option.
- There are very little options for homeless, especially homeless families

- Rent control
- More single room occupancy options and job training.
- Cleaning stations, affordable housing, mental health support
- In Cobb County, we have more families living in their car or living in hotels than ever before. HUD does not consider families living in hotels as homeless, but the McKinney-Vento Homeless Assistance Act does consider it to be a homeless situation. Many of the families were previously living in apartments but could not afford the increased rent when it is time to renew the lease. They often move to live in their car or in a hotel.
- More properties willing to accept vouchers, subsidies, or individuals with housing challenges (low credit score, eviction history, etc.). Rental assistance and deposit assistance. More shelters and better coordinated entry for families to access housing resources.
- We have too much resource for homelessness in my community too many split/pads too many rentals in our neighborhood please stop it.
- Need more shelters, more Shower/bathing places for homeless
- My homes for the homeless until they get on their feet
- While homelessness is a not a large-scale issue in Hoschton, it is a growing problem in the larger Hoschton-Braselton-Jackson County area. There are little to no homeless services available on the ground to address this growing issue.
- The only resource available is a local ministry who will provide motel rooms as much as they can for the 5-10 regular homeless individuals in our community. For additional services, people have to leave our county.
- Affordable rental units for individuals who are transitioning out of homelessness. For example, HUD caps rent for a one-bedroom at \$850, which is very difficult to find. Lease cannot be for more than \$850, even if funding is available to supplement the rent.
- Permanent warming/cooling center for homeless or a single location/resource to direct homeless to. We have several different independent providers in town but feel there isn't a single office/place to direct folks on where to go to receive help.
- Peoples and people willing to help, we need more People to show people that's interested on how to start a homeless business
- Emergency shelters for families and women with children, more overnight shelters, mental health facilities
- A homeless shelter where they are given clothes, counseling, classes to develop skills and a place to shower so they can get a job.
- Homeless and Transitional Shelters and support services
- There seems to be no shelter or resource for homeless people in Henry County. There needs to be a safe location where people can go for shelter, assistance, and resources if they lose their home. Also the homeless from Atlanta seem to be arriving in Henry County and setting up camps. We need some sort of enforcement.
- AFFORDABLE AND SAFE HOUSING
- No homeless resources are available.
- The Community Assistance Center is really the only organization that is set up to help the homeless, but as any nonprofit they are under resourced and funding is tight. Homelessness is not something the City of Sandy Springs really knows how to deal with at a policy-level.
- Mental health and stability are issues for our homeless

- Assistance with place to live
- More shelters
- There are simply NO programs at all for this issue not only in our community, but our county and our region of the State. There was one individual who was sleeping in our park, there were no programs available to him, and one of our residents actually took him into their home and have allowed him to sleep on their couch. Because Worth County sits in between Dougherty and Tift County where there are programs, Worth is overlooked for assistance. Dougherty and Tift Counties have limited space in shelters, and homeless and indigent people in Worth County often have no means of transportation to get to the shelters even if a space were to open.
- We have no homeless shelter, nor any programs for the homeless populations. All resources are needed.
- Designated shelters with wrap around services
- We don't have a tremendous number of homeless population, but there are not any resources available, especially for men.
- A shelter for men, women, children, families and their pets.
- affordable housing, programs like Family Promise
- If there were more affordable apartments, fewer families would be homeless.
- I volunteer at Christ Chapel Care & Share and have no place to refer the homeless for immediate housing needs.
- Alternatives to the streets
- There are no resources in this community. Have to send them for assistance to Dalton or Chattanooga, Tn.
- more outlets for immediate need, more resources to address long-term need
- Grants for local NGOs who support the homeless
- supportive services, access to benefits, affordable housing to enter permanent housing
- shelters and opportunities for temporary housing
- There needs to be case managers to help find housing for older adults who become homeless. Emory Psychiatric Hospital often struggles to find housing for older adults whom they treat for mental health issues. Most affordable housing for older adults have a 2 year waitlist. Case managers could help place them in personal care homes. 2) There needs to be more affordable housing for older adults also or more will end up homeless. 3) Behavioral health coaches help residents with behavioral health issues in affordable housing be able to remain in the home rather than being evicted due to behavioral health issues like hoarding which causes infestations. The coach can help keep the resident from becoming homeless due to evictions. The Atlanta Regional Commission has a great program with behavioral health coaches and we have partnered with them to provide behavioral health coaches in several LeadingAge Georgia affordable housing members. The program has helped significantly and they have data on how it has been effective. Providing funding to them could expand the program into more affordable housing communities for older adults. 4) Also, training for staff on working with individuals with inadequate soft skills could help ensure the well-being of all residents in affordable housing communities.
- Need for temporary shelter for homeless until they can become a stable part of the community.
- Shelters, Hotel/motel vouchers, PSH options, food banks
- I think it would be nice to take some of the long-term empty buildings in our town and turn them into places for the homeless

- There are not enough places within the FMR in the range of HOPWA patients.
- Transitional housing options; mental health services;
- Not enough housing for homeless individuals and criteria is not always fair.
- transitional housing, case management, employment
- Some are homeless by choice here, but the closing of the regional hospital in NWGA left many patients unhoused and wandering. They are among the homeless in our community and there is really no place for them to be, day or night. The state should step in and at least provide some type of residential facility for them. They are suffering and are only getting worse. Our community cannot bear the total cost of the facility closure. Help us create safe places to live, accessible medical care and better transportation.
- Permanent housing, transitional housing, and emergency housing; Food, clothing, showers, transportation to work
- Housing, liveable wage jobs
- Housing, food and mental health resources. There is a homeless community that has been in south Hall and is developing, specifically off of Friendship Rd. in the Rest Haven area between Buford and Flowery Branch.
- Veterans services and meals
- Affordable housing, healthcare, social workers to help with finding jobs, education, social welfare, and social activities
- Rental assistance programs that last more than 3 months, emergency shelters for families, transportation assistance to facilitate income earning, rental and utilities subsidies for victims of DV
- Shelters. Jobs training. Transition programs
- We need a family shelter and more beds in the shelters that are already present.
- Emergency housing, stable transitional housing (not just overnight on a church gym floor), tiny homes, studio apartments. Counseling: 1. To develop a plan to return to stability. 2. Identify sources of the support needed. 3. Contact and secure the needed supports. 4. Follow up, accountability, 5. If needed, help to overcome roadblocks. 6. Celebrate and model success.

Are there ways you believe Georgia's HUD grant funds could be more impactful to the residents we seek to serve?

- Yes but more training in financial understanding of money and home ownership
- Support local nonprofits with community block grants for emergency shelters and transitional housing for families and unaccompanied youth
- Allow for more HUD funding in our community and increase HUD rentals
- Yes, directly reach to the most needy.
- Financial aid for homeowners and renters
- Focus on affordable housing
- "First of all I believe that Georgia's HUD, DCA and local housing authorities need to consider more free choice housing vouchers. And then work with landlords, corporations, non-profits or private citizens in the community so that FCHV will work for all parties concerned.
- This is not to say that project based vouchers do not work. For many peoples they do and for other peoples they do not.

- On the other hand on behalf of the community or peoples known as the ""Black Indians"" or American Aborigines funding to create our housing authority, neighborhoods and communities is what is needed to alleviate that problem."
- Need more vouchers people to get housing if they don't have a high earning job or no job.
- Yes - if Georgia stopped imposing additional regulations beyond those required by HUD it would help those seeking and providing services. This would only be helpful if adequately communicated to all agencies regardless of funding source. The state acts like they operate separately from urban areas yet most of those cities look to the state for policy creation. There is more to DCA than Balance of State but it would be helpful if your staff and management understood this.
- We need low-income and lower middle class home ownership opportunities. There are no housing developments in this county.
- More grants for 1st time homeowners.
- Require landlords to be fair to Section 8 voucher holders.
- Grant fund administrators need to better hold recipients accountable for fund received. Penalties should be implemented and enforced for not doing the approved work and/or following guidelines.
- Require proof of how funds are used for increased accountability and data on effectiveness of programs funded.
- Yes. Systems are difficult to navigate and impossible for elderly or those with reading difficulty or no internet or the knowledge of computer use to access applications.
- Technical assistants for home owners to apply for individual programs with HUD and USDA would be tremendously beneficial.
- Yes, technical assistance for residents to apply for HUD and USDA programs, additional funding/programs for housing needs with less red tape
- Publicizing your programs more
- More pathways to homeownership
- Yes let local United Ways distribute housing funds
- As the Executive Director of our local housing authority, it would be very impactful if all the bureaucracy related to the application process was removed so the funds can get where they are needed. Housing Authorities work with HUD grant funds daily so I do not know why it's so hard to work with the DCA application process.
- Rent assistance and rehousing support for low income renters who are displaced or threatened with displaced based on raising rent prices.
- Yes by making them more accessible to PHA's
- Provide additional affordable housing options, case management for the homeless and mentally ill, infrastructure improvements to support new developments.
- Yes by building more affordable communities that accept section 8 vouchers and building a homeless shelter in Newnan Georgia
- Yes, One activity needs to a way to report the waste, fraud and abuse. Also, in my community, discrimination posters, who to report to are not readily available nor posted.
- Yes making them more available and not limiting the eligibility if the funding exists.
- More flexibility in funding. Local housing authority needs to provide education for residents to move beyond public housing; home ownership, job training.
- Lower the LMI percentage to 60% for eligibility - it is common for very low income folks to be mixed in with higher income folks in smaller, more rural cities. This causes the "Target Area" not to qualify at

71% percent even though there are low to very low income persons in the area who need assistance (related to infrastructure). Being able to use CDBG funds for new multi-family affordable housing. Potential use of CDBG funds as no interest loans to developers to build affordable housing. Use of CDBG funds to renovate old or historic buildings for affordable and/or elderly housing.

- Provide more funding to assist communities and individuals to clearing title to abandoned homes and heir property. Provide funding to create regional code enforcement and buildings inspections through the Reginal Commissions. This would allow for the rural communities to have access to a much needed resource that they cannot not afford to fund.
- There may be an opportunity to extend the scale of the grant funds when working with private developers; per unit costs when operating solely from grant funds can be high.
- There needs to be services more accessible
- it is not enough to give a voucher. you need to do landlord fairs to help connect those with section 8 to those who will accept section 8. Give someone a voucher is only half the fight
- Any assistance to support housing options for individuals with intellectual and developmental disabilities would be impactful.
- Yes, build the facilities needed for our homeless and homeless vets
- More options for low income
- There are some communities with serious poverty challenges that are dispersed throughout the community. As such, the whole city may be 55% LMI, but we cannot find a single area that's 70% LMI. The LMI area-benefit threshold for Georgia being higher than the HUD 51% threshold makes grant funding very difficult in some of our smallest, most rural communities that are mixed-income neighborhoods. This is particularly a problem in the poorest communities where \$40,000 may be the LMI limit for a 2-person household while more prosperous communities have a \$50,000+ LMI threshold for the same 2-person household.
- Start thinking on a larger housing scale, such as the rehabilitation of schools into apartments for homeless or low-income, providing direct grants to more homeless agencies addressing lack of housing or overnight shelters & food. Programs are needed for local governments to rehab blighted buildings and sell them (or turn them over to non-profit agencies) instead of them being demolished. I'd get rid of the CDBG RD pot and use that money for local homeless shelters or initiatives. I've had nothing but bad luck with that program and I personally think its a waste in many cases.
- Absolutely. First, I believe that real estate professionals should know about all resources need to find individuals home. I don't believe there's enough knowledge out there to help individuals. Second, low income families need to get in a home with little to no money down & without reference to their credit score.
- subsidized housing (not Section 8)
- Have housing for those families that do work but still can't afford housing and for single parents.
- Supply affordable housing with stipulations that people are employed and not breaking laws
- Revise rules regarding criminals being in housing to a time period.
- I'm not educated enough about HUD but helping first time homeowners pay down payments or help families pay who are facing eviction, even building more housing that is AFFORDABLE. We need homeless shelters that are open YEAR round
- Federal funding without realistic or community-appropriate goals and objectives are wasted at the government level. These funds should bring more people to the table, not create more barriers to accessing services and further underrepresentation of communities in need of resources.

- Again, providing support in communities for building inclusive housing for people with disabilities. Incentives might be offered to encourage developers to build inclusive housing. This could be in apartments, condos and neighborhoods.
- Partner with agencies like Habitat for Humanity. There are too many strings.
- Allow funds to go to apartment communities for repairs in the same way funds go to homeowners.
- Tiny homes
- Yes. Nothing decent or safe and affordable in Walton County. Plus no availability.
- Offer more funding for reconstruction of homes; more funds to local governments to support water, sewer, and street infrastructure on new housing development for all income levels (public-private partnerships)
- Remove some barriers, such as tedious reporting to deploying the funding to the community.
- tax breaks for home repairs
- Please help families of people with disabilities find stable housing for our loved ones.
- Affordable housing for disabled
- If we service more communities with more than just one or two residents, provide funding and enough to make a difference in the small communities that'll be wonderful.
- Yes I feel like it would help family get back on their feet without having to struggle each and every day
- Definitely aide in supporting affordable housing development
- First of all the HUD websites are unorganized and makes it difficult to find resources the links lead to no where . It sound be easier to find help for those in need .
- BETTER TECHNOLOGY DEVELOPMENT of websites to include direct links , necessary applications and better (user friendly)navigation of the portals to submit the applications in
- CLEAN HOUSING
- ADVOCATES housing advisors and realtors for the homeless and those in need of housing
- PAY STAFF MORE in shelters so they can have better attitudes and compassion
- BUILD affordable housing with easier qualifications
- Yes. Provide families with grants until housing is stabilized
- Making ability to qualify for funds less limiting.
- Families living in homelessness need case management to find resources to assist them with finding and getting approved for stable housing.
- Easier access for resident to apply for funds.
- Yes, help those who are low income / SSI recipients and Also help the homeless
- Yes, CDBG could have significant impact along with CHIP.
- support infill, middle housing types
- Force those requesting funds have a means to partially support their families. 90% of them are capable of holding down a job.
- Increase fair market value for rental units, so HUD funding can be applied to more units.
- Yes, by qualifying in the ones is very interested and not over incoming the people that trying.
- Yes, more rehabs instead of new builds.
- Less restrictions on local government to administer funds, let us determine the critical need and meet that need in ways that we determine are appropriate and effective
- Yes. There is a need for low income and affordable housing, but there needs to be requirements in place that once they are in these housing opportunities they have to work on their skill set and grow to get out of those situations.

- shelters for homeless
- Yes, more funding for housing rehabilitation, more vouchers for lower-income residents, a database of properties available for rent (criteria would be met to be included on the list)
- If inflation continues, HUD may have to subsidize housing for what once was the middle class, and certainly for the lower income groups.
- Work with existing multifamily properties to institute affordable/workforce housing. Only doing is for new product is leaving a lot of the available housing product off the table.
- Absolutely. HUD grants could help build more affordable housing and appropriate housing for residents in rural communities that would otherwise be overlooked for assistance. Rental assistance programs would make housing more affordable, grants for repairs would make homes more livable and remove blighted structures.
- The HUD funds could be spent to build more affordable apartments if the mayor would allow them to be built.
- Start with the family setting
- Make them available to those that actually work not depend on the government to support them.
- "be more informational and direct in letting folks know what resources and support is available.
- Create a cost-free credit counseling resource for those who need credit repair to become eligible for a loan"
- Sewer and water, incentivizing local government cooperation on utilities, training in the trades, and housing for younger workers would all help greatly.
- "1) Provide funding to have case managers in affordable housing for older adults to address aging in place and needing in-home care, help with housekeeping, etc.
- 2) Provide funding to have behavioral health coaches in affordable housing. You can partner with LeadingAge Georgia, the association that supports HUD communities for older adults or with the Atlanta Regional Commission who has a behavioral health coach program and has partnered with LeadingAge Georgia.
- 3) Provide funding to LeadingAge Georgia for staff training around residents whose inadequate soft skills impact quality of life for other residents.
- 4) Provide funding for affordable housing communities for older adults that need internet
- Provide funding to provide food for residents who are food insecure"
- Yes, homeownership programs
- Provide more low income housing.
- Barriers could be lowered for clients needing assistance
- Do away with the FMR requirement. All you have to do is petition HUD for a waiver.
- Create more housing for homeless individuals with HIV and those without.
- Help more low-income citizens pay for things like electricity and water.
- Older adult homes and homes built with Universal Design for adults with disabilities.
- Rural home modifications, congregate settings for homeless.
- Match them with state funds with no restrictions so that communities can have more flexibility in how the funds are used.
- Low income housing development.
- Inter county transportation
- Yes, make their services known.

- YES, we have a huge contingency of impoverished people in this area and I believe that HUD grants would help place people in a more secure house setting
- Yes--targeting vulnerable families with school-age children to alleviate generational trauma, providing assistance to victims of DV and dependent children, making rental subsidies available anonymously to maintain the dignity of families at risk
- Return to encouraging faith based groups to build and manage affordable housing for seniors, disabled, first responders, educators.

Do you have successful community or housing development initiatives to share? What made them successful?

- Newer higher end housing developments have been cropping up but these cater to the medical students and doctors, not Moultrians who have been here their whole lives.
- "I've read about a number of communities around the country that are creating small villages or communities of various sized tiny homes clustered near a central facility that provides extensive support services, including laundry and community room, for use by individuals, couples, and families who are experiencing homelessness. This approach fosters a sense of stability, community, and dignity for those who are needing emergency or temporary assistance to get back on track. It also allows couples and families to stay together, which in turn makes success more likely.
- Locally, one of the most successful efforts I've seen at housing initiatives I've seen is the re-development of Savannah Gardens on the city's east side. What were formerly slums have been redeveloped into a variety of apartments and single-family homes that are for sale or rent to those who are low to low-to-moderate income. An attractive design that fosters a real sense of community, the only downside is that there aren't duplexes, triplexes, or quadplexes mixed into increase density, without requiring significantly more land."
- My position is the creation of special districts or housing areas for those known as American Indians or Indigenous peoples. Those projects would involve the Ga. Council On American Indian Concerns and other stakeholders or shareholders.
- Housing first has been proven to work.
- HomeFirst Gwinnett operated a very successful emergency voucher and diversion program during the early pandemic. It kept people off the street when the economy was falling apart and households were losing their permanent shelter.
- Developed a non-profit to obtain land for developing affordable housing
- We have a lot of successful developments and programs in Columbus mostly as a result of community partnerships between for-profit, government and non-profit organizations.
- Yes Thomson. Millen and Warrenton are three examples. What made them successful was the willingness of the elected officials to first define the problem, develop plans with community involvement and then implement the plans. They did not start at trying to implement projects before a plan was in place and the community was involved.
- Local landowners and developers have partnered together
- Athens' larger LIHTC redevelopment projects - - Columbia Brookside and North Downtown - - have both been successful.
- The workforce housing that is being built in our community is selling faster than the units can be built. This tells us that we don't need any additional LMI units. The current LMI units are never full.
- Taylor village is awesome but now we need more market rent units

- We have an excellent housing authority but the wait list is in the thousands. What makes it so successful is that many organizations in our community partner with the DHA to support the youth throughout their school years, including mentorship programs and college scholarships. Parents have support in learning English, becoming facile with technology, and finding jobs. The DCA is located in the center of town which makes it accessible to amenities. Residents of the DCA are vital members of our community.
- "Affordable apartments built business association for workers. The housing was affordable there were requirements for the residents.
- CDBG projects have helped residents of Middle Georgia have reliable, clean drinking water and have helped to remove toxic chemicals from the water supply. CDBG projects have helped stop sewage spills from running down neighborhood streets. The willingness of residents to call attention to these challenges and of local communities to invest in solutions has been essential to success.
- Pre-planning made them successful. There is a severe lack of pre-planning on the part of local governments despite having a short-term work program, etc. CDBGs are every year, but every year there is a rush to get a new project on a CDBG application that no one thought about, or cared to start months prior. The lack of local governments having audits completed, RLGs completed, etc., is a massive issue. DCA needs a link to the state showing audit status.
- I think that some of the vacant and blighted homes apartments should be rehabbed to provide more housing options for elderly and low income people
- Free public transportation is great, but it usually adds hours to commute time. I'm glad we have some resources for homeless people, but we need more.
- Leveraging diverse federal funding sources and partnerships to strategically build community infrastructure to provide comprehensive services to low-income, immigrant communities. Cross-sector partnerships to overcome political and operational challenges to utilizing various federal funds to provide necessary services.
- Our city encourages infill redevelopment to allow for smaller, more affordable homes to be built ADUs are also allowed.
- "Most are in their infancy stage: Inspiritus, Better Living Together, Decatur, Microlife Institute, Two Sparrows Village, Christian City, GA Options, Athens, Peachtree Farms, Milton, GA, Douglas GICH Housing Team, Douglas-Coffee County Land Bank Authority
- Our most successful community or housing development is Savannah Gardens. This is a 44-acre redevelopment site. A 380-unit site now has 540 multifamily units and 100 single-family units by the end of 2023. This project is booming due to the various partners, the City of Savannah, CHSA Development, CHSA, Chatham Savannah Land Bank Authority, Mercy Housing Southeast, and nonprofit and for-profit developers collaborating to revitalize the community.
- We have partnered with habitat for humanity and a local non profit to have a community impact day offering education on home ownership, credit, funding health services and more. Although small in attendance, we have great feedback from those that attend. 1 attendee from last year is the current recipient of the new habitat house under construction and we've had attendees in the past learn of resources at the event that helped them buy a home.
- We partner with a local non-profit FISH, our local government entities are not actively working on these challenges.
- The Southwest Georgia Housing Task Force is a regional housing organization that educates stakeholders about housing resources.

- Nope - Sandy Springs has done nothing innovative to make housing more affordable or attainable. They actively work against increasing their population by making keep required lot sizes large and making multifamily development near impossible.
- The City of Decatur successfully amended its Unified Development Code to expand housing types within its traditional detached single-family home zoning districts, whereby these districts would also permit for duplexes, triplexes, and quadplexes if certain zoning requirements were met. The amendment process was successful because of the nearly two-year public engagement process and educational outreach.
- Passed missing middle housing initiative; too early to determine impact. Ten percent inclusionary housing requirement - first units to be built soon.
- City of Dahlongega planning to increase housing density per acre based on a comprehensive housing analysis conducted by an outside firm. This is a step in the right direction.
- quest communities, veo, lawrenceville housing authority, padsplit
- Yes. Our affordable housing for older adult member communities identified unmanaged behavioral health needs as their biggest challenge. It impacted the quality of life for other residents and they don't want to evict residents because a resident who has been evicted from a HUD community has very limited options -- likely homelessness. So we partnered with the Atlanta Regional Commission who developed a behavioral health coach program and they assigned coaches to several of our communities. The staff made the coaches available to residents and then the coaches met with the residents, developed relationships with them, provided coaching and access to resources. It has been very successful, virtually eliminating evictions and improving quality of life for that resident and other residents.
- Someone bought an old motel/ inn here and plans to turn it into rental apartments. Glad to see something being repurposed around here.
- Our housing authority rocks. They have implemented so many programs to keep families together and give people a hand up instead of a hand out. Caring staff and admins.
- I have polled my neighbors to find out if they have an available space in their home that cue not being used to assist single income homes with children. Curious if there is a way to subsidize homeowners costs if they participate in offering rental rooms/basements. I have noticed many families renting campers out in their yards.
- Sautee Nacoochee Community is spearheading a drive for a Heritage Preservation program.
- Yes. I run 2 Rapid Rehousing programs through the organization Circle of Hope. Our participants are homeless victims of DV and we provide voluntary access to wraparound services such as counseling, support groups, thrift store material assistance, and more. But COH and organizations like us need more funding--and the upcoming VOCA cuts are going to hit our most vulnerable demographics the hardest. Please assist if you can!

What are your current community and housing development priorities?

- Affordable housing, community development
- Programs to get rid of Blight homes cleaning up the area ,grants for Seniors for home repairs and first-time buyers
- Transitional housing
- AFFORDABLE housing (meaning rent is less than average pay)
- Affordable housing
- We desperately need more affordable rental units in all sizes and in all areas of the city.

- My current priority is to obtain funding for special housing districts and neighborhoods for the individuals and peoples collectively known as the "Black Indians" whose interests have been marginalized in almost every area including housing.
- Stop corporate landlords from discriminating against housing assistance programs and low income renters.
- Affordable housing, more single family homes being built.
- Housing for lower and middle-class families and seniors
- Home ownership
- Shelters and mental health care.
- Homelessness and truly affordable housing
- Affordable housing
- We need affordable housing for fixed income elderly and disabled.
- Blight removal, improvements to aging structures, airport runway expansion, water and sewer improvements
- Create recreational spaces for public utility, safe streets and sidewalks for pedestrians, infrastructure improvements, first responder communications systems upgrades, improved hospital services
- The only housing developments are for people with incomes over 40k.
- Development of 55 and over elderly affordable housing and single-family homes in the community.
- Affordable housing
- Better infrastructure, safer communities, diversity in terms of grocery stores, restaurants, and recreational activities
- Develop more affordable rental housing
- Affordable housing
- Stop landlord Retaliation, discrimination and hire better trained landlords.
- Young mothers with limited supports
- People do not live near their work here. It puts stressors on not just our community's infrastructure, but those communities near us where employees commute to/from. 2. We have a dichotomy of recreational housing due to a strong tourism economy and housing for full-time living. We are searching for a balance in both.
- MORE AFFORDABLE APARTMENTS
- Wastewater treatment planning and Comprehensive planning due to the arrival of the Hyundai plant.
- infrastructure (water and sewer)/ broadband/ affordable housing - workforce housing
- Our administration wants to make new housing opportunities somewhat scarce in an attempt to limit overall population growth in our city. The goal is to not exceed 120,000 residents by the year 2040. We are currently at just under 100,000 residents.
- Removing blight and creating affordable housing rental and for sale.
- Eliminating blighted structures and creating affordable housing
 - Increasing supply, broadly 2) Focusing on new units below AMI 3) Units for those emerging from homelessness
- Workforce housing, we have industry that wants to come to our community but their workers make too much to live in our current LMI units.
- Need more housing and rentals
- to educate people on how to do a successful housing search and help them find housing

- Creating affordable housing opportunities for those with intellectual and developmental disabilities throughout the state.
- We have several places dedicated to the elderly. It would be nice to have some dedicated to families.
- Reliable water and sewer infrastructure remains likely the top priority of CDBG-eligible projects. Housing needs go well beyond the homeowner-focused work of most CDBG rehabilitation projects and really needs to account for the whole range of housing needs across incomes, including new rental units and new single-family homes.
- Homeless, Lack of Public Housing with multiple bedrooms, Lack of temporary shelters for families and individuals.
- Projects that provide adequate infrastructure for community and economic development, and projects that address the housing issues.
- market rent apartments
- Local families with children need stable homes based on income and not downpayment or credit score.
- Increase codes to clean up properties with excessive junk in the yards
- Elderly and low income people
- To seek fair pricing for rentals for our work force
- Affordable rental units and missing middle housing
- Find affordable housing for rent
- Multi-family housing
- Helping lower and middle class Athenians before we are all pushed out of the community
- an accurate community needs assessment for low-income, LEP, immigrant communities conducted with data sourced through community members with less reliance on inaccurate ACS or Census data
- Housing for the disabled
- Redevelopment and ending slum and blight, increase public safety and economic security
- Affordable housing
- Limit new sprawl development
- Less mega developments that have no community feel
- To have clean, safe, affordable housing for low income families.
- Individuals w/ intellectual & developmental disabilities
- Through Code Enforcement, effective enforcement of dilapidated structures, court orders, and demolition with restitution paid back to the city.
- CHSA's current priorities are affordable and workforce housing for sale and for rent.
- Safe affirming creative housing
- Keeping lot sizes larger and more rural but adding affordable single family homes
- improve current rental, more options for people of different income level.
- We need more median income, market rate housing.
- Housing is much needed and our dream is that someone would develop a housing community. Finding the land to develop as well.
- Safety of homes and the affordability of homes
- Low cost housing and transportation
- Affordable housing
- Updated Zoning, identifying multi-family buildable locations, housing needs assessment, Urban Redevelopment plan to target city owned vacant property for strategic development.

- FAIR TREATMENT of everyone regardless of income and financial status.
- Affordable, safe housing and transitional housing
- Workforce housing
- Rent control
- Improvements to housing, specifically geared to elderly and low-income individuals.
- Affordable housing for all income levels
- Lower rent
- Stop the split/ pads.
- Try to make affordable housing for all
- Improved infrastructure for future housing growth.
- reduce blight, encourage small scale infill development projects near the city center for a mix of housing types, support ADU construction, partner with Habitat and other non-profits to create affordable home ownership opportunities
- Getting more hud housing programs and the application to open up, having more companies and private owners accept his housing vouchers
- Rebaus over new builds, work force housing, homeless
- Reconstruction and rehabilitation of housing, blight removal, programs to promote home ownership
- Less low income housing/ section 8 housing developments (which we currently have plenty of) and more workforce housing opportunities so that we can grow our economy and attract a skilled labor force.
- Housing Rehabilitation, Single Family Housing, Rental Housing
- Elimination of blight and providing affordable housing options.
- Currently our community is prioritizing new construction for middle and upper income groups.
- I have a son with Autism in 10th grade in Roswell. All he knows is Roswell schools and he only has a couple years left. I can not pull him out of school his aast couple of years, but I can not afford rent anywhere in Roswell
- Encourage more homeownership and maintenance or upgrade of existing properties
- Affordable rental properties and home repairs to those in need
- Become homeowner
- Priorities include development of strategies to incentivize the protection and maintenance of naturally-occurring affordable housing (NOAH) from redevelopment or upscale renovations that price out existing lower income residents; to increase stormwater management citywide to decrease impacts on housing units; to support an increase in capacity of sewer and water of our County partner for purposes of more housing and business expansions; to increase mobility options that reduce the use of single-occupancy vehicles.
- We would love to see blighted areas cleaned and have affordable homes for residents. We would also like to see programs available for repairs and remodels to make homes more appropriate for living.
- More senior housing and small- mid range workforce housing
- Increase diversity of housing options in the city - both rental and owner occupied.
- Affordable housing that fits the area.
- Keeping developers in check and holding them responsible for all aspects of housing.
- That they be affordable for elderly on fixed incomes.
- Helping the low income families
- Housing for elderly and those with disabilities.

- More affordable housing needed
- affordable housing for the community's workforce
- Affordable rentals
- affordability
- relocalization of our economic markets to build sustainable and resilient communities
- Obtaining funding to provide case management to help older adults who are aging in place in affordable housing communities access resources and expanding the behavioral health coach program in affordable housing communities for older adults.
- More housing and more flexibility to increase what we can cover for our patients.
- Create more housing for homeless individuals with HIV and those without.
- Get rid of blight. Better drainage/sewer services in older neighborhoods.
- We need multifamily housing and affordable housing.
- Water and sewer
- Affordable multi-unit housing
- No trailer parks, more apartments for low income housing
- Better roads, affordable housing, safe public parks
- Serving families at risk of and experiencing poverty. The housing crisis is the single most challenging barrier to safety for victims of DV.
- Respect and honor for the elderly and stop creating money problems for the residents in the neighborhood who have run out of money/savings - stop inflation and high cost of food and gas. Utility companies are killing us with their huge rate increases.
- Sewer so that lots can be smaller and therefore more affordable. White County specifically.
- Tiny homes for homeless people and we need more low-income housing for seniors.
- Finding safe affordable housing and competent 24/7 care for those with intellectual developmental disabilities (IDD) IN THEIR OWN HOME! People with IDD don't want to live in group homes or host homes. They want to live in their own home with staff they choose coming in. When a person with IDD lives in their own home and staff is not a fit or decides to change jobs staff leaves...the resident stays in their familiar surroundings & finds new staff. Under the current GA group home & host home model the person with IDD is made homeless (no lease, no mortgage, no deed) they have to move when staff doesn't work out. These moves destabilize and traumatize the person with disabilities. GA needs more income based housing that includes residents with IDD.

Method of Distribution for the CDBG Program

Brian Kemp
Governor

Christopher Nunn
Commissioner



State of Georgia's Community Development Block Grant Program Engagement Report

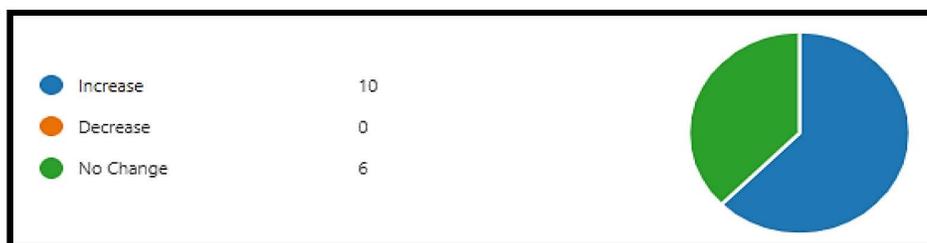
The State conducted two (2) focus group sessions, March 28, 2023, and March 30, 2023, with representatives from local governments, Regional Commissions, and private consultants. The primary purpose for conducting these sessions was to gain insight into the experiences, perspectives, and opinions from the above-referenced stakeholders concerning the following areas of the State's Community Development Block Grant (CDBG) Program:

- Rating Factors
- Bonus Point Structure
- Matching Requirements
- Technical Assistance

The sessions were both conducted virtually, with sixteen participating contributors. Participants were engaged through an online survey and open discussion.

Results & Feedback

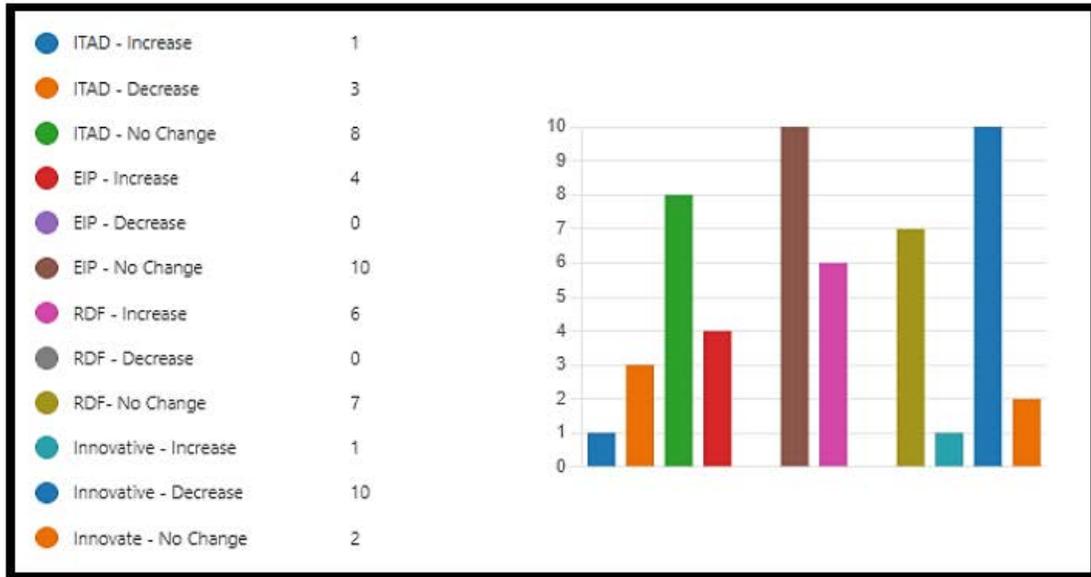
1. Without an increase in overall funding, how would you like to see the spending change for current Annual CDBG Competition?



60 Executive Park South, NE | Atlanta, GA 30329-2231 | 404-679-4940
www.dca.ga.gov | An Equal Opportunity Employer



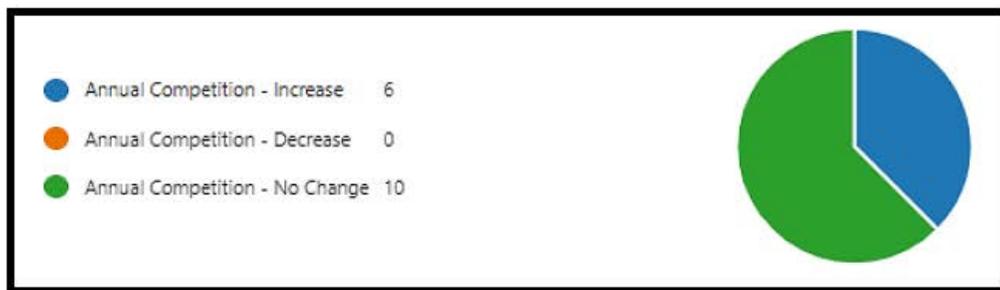
2. How would you like to see the spending change for current CDBG Programs? Please select one for each option.



Discussion Points

- There is support for a robust Innovative grant but grant administrators and local governments struggle with what to do with it.
- Consider increasing the Redevelopment Fund annual allocation.

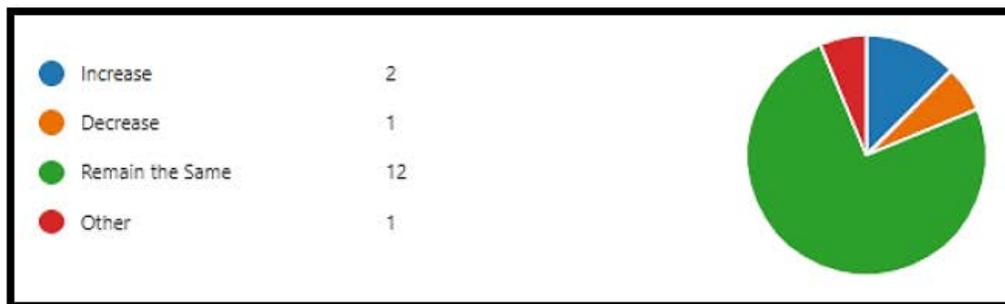
3. Would you change the Annual Competition grant award amounts?



Discussion Points

- The Immediate Threat & Danger Program (ITAD) is no longer useful.
- Consider increasing the Employment Incentive Program (EIP) award amounts. The current award amount of \$1million seems limiting.
- Recommendation to move the Innovative allocation into EIP and Annual Competition.

4. Should the Annual Competition cash match requirement...



Discussion Points

- The State's CDBG match requirement out competes many other available grant programs.
- There could be an argument made to implement varying match requirements depending on the community's tier.

5. What, if any, changes would you recommend regarding the scoring criteria?

- Change in how overall poverty census data is not always accurate compared to target area.
- The Readiness to Proceed bonus points should be increased to better match the work that is required to get the Environmental Clearance. Recommendation for an increase to 10 points received.

- The Bonus Points for the Robust Citizen Participation should be broken out as opposed to 10 points or none.
- Maybe up the points for leverage, now that projects are costing more, an applicant that is willing to put more money in should be a good example of a project that is more likely to succeed
- Recommend adding more details and description of the requirements to meet Program Need, which is heavily weighted in the scoring criteria.
- The leverage calculation should be more obvious up front.
- Provide bonus points for acquisition
- Identify omissions and inconsistencies which will result in a reduction of points.
- Ten (10) bonus points is too many for Citizen Participation.
- The bonus points for Citizen Participation were very helpful to our community, because we do a lot of outreach. It was easy to align this effort with obtaining letters from residents in the target area.
- The poverty census data for Impact is inaccurate because it is applicable city or county-wide and not limited to the target area.
- The required dashboard rates are not completely reflective of a community's ability to maintain water/sewer. They are residential and do not include commercial.

6. What would you change, if anything for threshold requirements, exceptions to the “every other year” rule, or timeliness requirements?

- Consider moving some threshold criteria to upon award.
- Professional Services Procurement is still a challenge. It keeps some applicants from being able to apply because there is not enough time to do the process correctly and still submit a competitive application.
- We have had communities that plan projects and not enough time to complete the Procurement process and start working on the application.

- Increase the performance period, more time to spend the grant money or add a component where you can justify the progress of past grant awards. I can see why HUD/DCA wants to know that you are going to spend their money responsibly and timely, but life happens and there should be an opportunity to provide context.
- The Revitalization Area Strategy (RAS) requires capital some communities may not have access to. It's a difficult piece to put together.
- These requirements allow grant administrators to evaluate the viability of a project that may have been presented at the last minute.
- Many communities are losing their auditors making it difficult to meet the audit threshold requirement.
- Reconsider the current timeliness requirement as most bids are coming in over budget and this adds a significant amount of time to the project.
- The list of known providers needs to be updated.
- A lot of projects are having a hard time meeting the 75% expenditure requirement for projects awarded two years ago, due to supply chain issues.

7. What would you change, if anything, about the frequency, timing, or length of CDBG trainings?

- Earlier training for applications.
- More frequent trainings
- I think that the applicants' workshop should be about the application only.
- The earlier the better for Applicants' Workshop, and preferably in person. The ability to speak with DCA staff one-on-one is beneficial.
- An Applicants' workshop in October or November is recommended.

- The Recipients' Workshop should be in-person and the dinner and check ceremony were nice.
- The Applicants' workshop could be virtual.
- Combining the Applicants and Recipients' workshop would be beneficial.
- Less overviews of the programs and more smaller group sessions to offer tips to write successful applications
- Would like a housing workshop to bring together resources to persons who are involved with housing improvements Specific training opportunities for mapping requirements, maybe an annual focus group discussion for various topics that we all struggle with - like what to do when project is way over budget, etc.
- DCA should act proactively to get engineers and architects to their workshops

8. Do you have any recommendations regarding the content of CDBG trainings?

- Include success stories from communities
- Review the individual sessions for auditing, HPD, etc. at applicant's workshop - seems like to me at an applicants' workshop there could be more productive uses of time - or have these as side sessions for interested persons
- Several participants recommended bringing back the CDBG Bootcamp.
- Recommend providing a training on conducting surveys.
- Contractor focused training on Davis-Bacon, Section 3, etc.
- Consider partnering with Rural Water to present to engineers on the content of required preliminary engineering report.
- More procurement training.
- Add Language Access Plan training to the workshops.

9. At the end of the day, DCA seeks to impact the day to day lives of Georgians. Are there ways that you believe Georgia's CDBG funds could be more impactful to these residents we seek to serve?

- Less restrictive for non-entitlement communities.
- Increased allocations from HUD would make more impacts
- In regards to housing we need to look at funding projects that create affordable housing options.
- I love the CDBG program, and I'm always open to exploring new ways to make the funds more impactful.
- CDBG is a wonderful program. It would be wonderful to have more CDBG funds now that project cost has increased. The water/sewer rate increase is hurting the smaller communities.
- Better marketing from DCA to the local citizen about what kind of projects DCA seeks to fund. There seems to be a gap in understanding when we hold public meetings and people seem to think that the local government is trying to tell them what is needed rather than listen to them, but generally it is more an issue of being limited by what the grant money can be spent on and communicating that.
- It seems like over the years the CDBG application process has gotten a bit overwhelming. There is a lot of information goes in the DCA-5 seems to mirror a lot of what is already in the PER.
- There's a need for eradication of blight. Administrators want a better toolbox to address blight in certain areas in the State.
- Lower the low-to-moderate beneficiary requirement from 70%.
- Increase the housing award amounts due to the increased cost of materials and mobile homes.

SF 424/424-D & State Grantee Certifications