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The State of Georgia

Annual **Yr 5** **Action Plan**

Federal Fiscal Year 2017 (July 1, 2017 - June 30, 2018)

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AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The State of Georgia Department of Community Affairs (DCA) is the lead agency overseeing the implementation of the Consolidated Plan and is responsible for the administrative oversight of the federally funded U.S Department of Housing and Urban Development (HUD) programs. The five federally funded HUD programs covered by the Action Plan are Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF).

This (FFY2017/SFY2018) Annual Action Plan is the fifth and final year of the five-year 2013-2017 Consolidated Planning period. The Annual Action Plan outlines the activities that will be undertaken in the program year (October 1, 2017 to September 30, 2018). In accordance with HUD's 2014-2018 Strategic Framework, the State will affirmatively ensure that it will make efforts to inclusively connect these resources with communities and residents of Georgia. The projects identified in this plan will be primarily used to benefit extremely low, very low, low, and moderate-income persons and/or households and businesses.

For the program year, the State will receive \$64,382,658 million in funding from HUD. Since 2010, these resources continue to receive dramatic cuts necessitating the prioritization of targeted strategic planning and needs investment by the State. This prioritization allows the State to achieve the greatest impact on the goals and objectives identified during the planning period. This document lays out those key priorities and goals for the administration and implementation of DCA's HUD-funded programs.

2. Summarize the objectives and outcomes identified in the Plan

The HUD's 2014-2018 Strategic Framework provides guidance and enables the State to emulate the programmatic endeavors as exhibited and set forth by HUD. This framework focuses on creating communities that are strong, sustainable, affordable, and inclusive for all citizens. As part of this effort, HUD aims to engage new local and federal partners, adjust their agency policies and programs to better serve the American people, address common problems across a broader metropolitan geography, and transform the way they do business. Specifically, the State is committed to align its goals with HUD's goals, which consist of the following actions:

- Strengthen the housing market to bolster the economy and protect consumers
- Meet the need for quality and affordable rental homes
- Use housing as a platform to improve quality of life
- Build strong, resilient and inclusive communities

Based on these goals, the State's community development and housing strategy consists of expanding economic growth opportunities in local communities with assistance from private sector businesses and providing housing program assistance for underserved populations throughout the state. The State intends to accomplish this strategy through the following actions:

- Increase the number of jobs created and retained through DCA's community development, economic development, and housing development programs
- Demonstrate small business expansion in local communities through the State's Small Business Credit Initiative and Downtown Development Revolving Loan Fund
- Continue to provide decent and affordable housing and housing related services through the HOME, CDBG, ESG, HOPWA and NHTF programs
- Increase the access to thriving communities through outreach and development in areas of opportunity
- Partner with local governments, developers and nonprofits across Georgia to grow and achieve local visions for strong communities

- Foster inclusive communities free of barriers to individuals underserved by existing housing programs

3. Evaluation of past performance

The evaluation of past performances through the federally funded programs has enabled the State to set realistic benchmarks and establish significant impacts of the goals stated above. In addition, the State continues to analyze and address regional and local fair housing issues; the contributing factors that affect fair housing choice and set goals that work towards increasing opportunities to affirmatively furthering fair housing.

The State made significant progress during the federal fiscal year (FFY) 2015, as indicated in the State's Consolidated Annual Performance and Evaluation Report (CAPER) published in September 2016. The FFY 2016 projects are currently underway. Therefore, the accomplishments for 2016 will not be reflected in this document. However, the evaluation will be made available in the upcoming CAPER that will be published September 30, 2017. The evaluation of the past performance directly influences the State's goal development and project selection as it aligns the benchmarks with the goals.

The summary below lists the State of Georgia's community development and affordable housing program outcomes and a snapshot of the amount awarded for each of the program areas.

Community Development Block Grant (CDBG) Program

The CDBG program seeks to improve the living conditions and economic opportunities of Georgia's low- and moderate-income families. CDBG works to create jobs through the expansion and retention of businesses, to provide health and safety services to communities, and to support decent affordable housing. To meet this goal, a minimum of 70% of all allocated CDBG funds must benefit low- and moderate-income persons.

The State's Method of Distribution (MOD) does not specify in advance the types of projects to be funded or the number of beneficiaries for those projects that are funded. In addition, eligible local governments are not required to apply for funds. The most competitive projects document the highest severity of need and are cost-effective in benefiting the greatest number of people for the type of project submitted. The variances in the expected and actual numbers for CDBG activities are unavoidable because the State allows local governments to determine the types of projects that will be submitted based on locally determined needs. In addition, the timing of results are not always possible to predict. Some projects are accomplished quickly and results are recorded within two years or less. In other cases, projects may take several years and results are recorded as buildings are occupied and low- and moderate-income persons are served. This year, for example, CDBG is reporting unusually high benefit for its building activities. This has occurred because two building projects produced very high tallies of benefit to low- and moderate-income persons. These projects have had great results, but they do not necessarily indicate higher than average expected results in future years for this category. Lastly, there are active immediate threat and danger grants, however, CDBG revised the reporting and close-out procedures for the program. This revision has inadvertently cause a delay for accomplishments during this reporting period.

Results for the FFY 2015 program year include the following:

- The State's activities benefited 53,382 persons through the construction of non-housing public facility building activities; and
- The State's activities benefited 11,398 persons through non-housing infrastructure construction and/or improvements.

HOME Investment Partnerships (HOME) Programs

HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows the program funds to be allocated to subrecipients, developers and community housing development organizations (CHDOs) to create, develop, and manage affordable housing development in the State. During FFY 2015, the State received \$14,150,339 in HOME entitlement funds and added an additional \$8,611,096 in program income receipts representing a total of \$22,761,435 funds available under the DCA HOME Program.

Eligible activities under the HOME Program include the following: Rental Housing, Homeowner Rehabilitation and New Construction, Down Payment Assistance, Community Housing Development Organizations (CHDO), and Tenant Based Rental Assistance (TBRA). Below is a summary of the activities accomplished for the FY2015 program year:

- ***Multifamily Rental Housing Program***

The Multifamily Rental Housing Program administers funding to for-profit and non-profit developers, subrecipients, and qualified CHDOs for the construction and/or rehabilitation of affordable multifamily rental housing in communities across Georgia. The Qualified Allocation Plan, which guides the allocation of Housing Tax Credits and HOME funds to multifamily developers, encourages the development of affordable housing units in communities of opportunity and strengthens revitalization efforts in developing communities.

- The DCA Multifamily Rental Housing Program committed \$21,641,239 in HOME funds to 11 multifamily developers, which produced 672 units of affordable rental housing during this fiscal reporting period.
- The DCA CHDO program committed \$3,447,624 in HOME funds to one (1) multifamily property that produced 28 units of affordable housing. These units were funded under the Permanent Supportive Housing Program, which assisted persons that were chronically homeless with disabilities.

The rental units completed during FFY 2015, under this multifamily rental housing and CHDO programs totaled 700 units. At the time of this report, 690 units were occupied by households that are 80% or below of the AMI; the remaining 10 units were vacant.

- ***Community HOME Investment Program (CHIP) – Homeowner Rehabilitation/New Construction/Down Payment Assistance***

The Community HOME Investment Program (CHIP) is designed under the subrecipient model that awards HOME entitlement funds to local governments and nonprofit organizations to address their communities' affordable housing and development needs.

- For FFY 2015, the CHIP Program committed funds to twelve (12) local governments, two (2) public housing authorities, and two (2) nonprofits recipients totaling \$6,244,884.
- Subrecipients completed 39 rehabilitation units and 15 households received direct financial assistance in the form of the deferred down payment assistance loans for first time homebuyers. The Community HOME Investment Program (CHIP) completed 54 units in FY2015.

Under the HOME activities for FFY2015, 754 units were completed. Of this unit completion, 744 units were occupied by households that are 80% or below of the AMI and 10 units were vacant at the time this report had been completed.

Housing Opportunities for Persons with AIDS (HOPWA) Program

In Georgia, the HOPWA program provides supportive housing opportunities for persons living with AIDS and related diseases through direct subsidies to organizations operating housing and service programs for this population. During FFY 2015, the State awarded \$2,378,000 in HOPWA funds; 1,120 persons in 910 households that included at least one individual living with HIV/AIDS were assisted with housing assistance and support services in 127 non-entitlement areas.

Emergency Solutions Grant (ESG) Program

During FFY 2015, the ESG program provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Assistance is provided to members of the community, local government entities, and non-profit organizations utilizing State Housing Trust Fund for the Homeless Commission (HTF) and Federal HUD ESG funds. This program is principally designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness. Applicants were eligible to receive ESG funds for operational expenses.

- The State administered the ESG funds for the non-entitlement jurisdictions. The State awarded \$5,511,075 to 74 recipients (awards to 148 projects) to assist to the homeless population.
- The State used ESG funds for emergency shelter, street outreach, rapid re-housing, transitional housing, supportive services, homeless prevention, HMIS, and administrative activities. These activities were targeted to households that were homeless or at imminent risk of homelessness with incomes between 0-30% of Area Median Income (AMI) and to individuals and families in the following at-risk categories: chronically homeless, HIV/AIDS, elderly, veterans, mental health, domestic violence victims and substance abuse. ESG funds assisted 16,135 individuals.

4. Summary of Citizen Participation Process and Consultation Process

Citizen Participation Process

The State encourages participation from all local and regional institutions, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations); all of its citizens, especially minorities and non-English speaking persons, as well as persons with disabilities. To facilitate this, upon request a copy of this document can be provided in a format accessible to persons with disabilities or translated for non-English speaking persons. The State encourages participation by residents of public and assisted housing developments and persons of low to moderate income neighborhoods, slum or blighted areas, and areas throughout the State in which funding has been proposed. This document can also be reviewed on the DCA website at <http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

During this planning process, the State explored alternative public involvement techniques and quantitative ways to measure efforts encouraging citizen participation in a shared vision for change in communities and neighborhoods, such as the use of consultation groups and the internet. The State conducted several public hearings/webinars on housing and community development issues to allow citizens the opportunity to provide input into this current FFY 2017 Annual Action Plan. E-mail blasts were sent to affordable housing developers, CHIP recipients, CDBG recipients (including local governments and grant administrators), current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. Please review the AP12- Participation found on page 15 to assess the efforts made to broaden citizen participation.

The State solicited input from citizens to provide feedback on the Method of Distribution for the NHTF, CDBG, HOPWA and ESG Programs. The last public hearing and webinar for this planning process was held on March 29, 2017 in Atlanta and the last opportunity for written comments on this plan was on April 30, 2017.

Consultation Process

In FFY 2016 - 2017, the State continued efforts to consult with local governments and other state agencies on the preparation of its housing and community development activities. DCA conducts regular interagency meetings to plan and review collaborative efforts related to housing, economic development, and community revitalization.

DCA collaborates and consults with a number of private housing and service providers, including but not limited to: the Georgia State Trade Association of Nonprofit Developers (G-STAND), the Housing Assistance Council, the Georgia Affordable Housing Coalition (GAHC), the Center for Financial Independence and Innovation, the Brain and Spinal Injury Trust Fund Commission, Concrete Change, disABILITY Link, the Disability Resource Center, the Georgia Department of Labor/Vocational Rehabilitation, the Georgia Advocacy Office, Atlanta Legal Aid, the Atlanta Neighborhood Development Partnership, the Georgia Mental Health Consumer Network, Habitat for Humanity affiliates across the state, the Georgia Division of Family and Children Services, the Statewide Independent Living Council, the Mental Health Planning Advisory Council, Metro Fair Housing Services, the Georgia Supportive Housing Association, the Supportive Housing Committee of the Atlanta Regional Commission. Additionally, DCA staff works closely with the Georgia Council on Developmental Disabilities, a federally funded, independent state agency that serves as a catalyst for systems change for individuals and families living with developmental disabilities, as well as other groups that advocate for fair housing and disability access, including the SOPOS Coalition.

Additionally, DCA participates in collaborative groups that create opportunities for further consultation. The Georgia Balance of State Entitlement (BoS) staff hosts annual discussions with the Continuums of Care (CoCs) within the BoS ESG Entitlement concerning the needs of each Continuum. The Georgia Homeless Management Information Systems (HMIS) Project is a collaborative effort to implement HMIS across six of the seven Georgia CoC.

5. Summary of public comments

The citizen participation comments are provided as attachments in the back of this document.

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

There were no public comments received that were not accepted.

7. Summary

This FFY 2017 Annual Action Plan lays out the key priorities and goals of the State for the implementation and administration of DCA's five HUD-funded programs: CDBG, HOME, ESG, HOPWA, and NHTF programs. The State focuses its goals to simulate those laid out by HUD in the HUD's 2014-2018 Strategic Framework, which centers on creating communities that are strong, sustainable, affordable, and inclusive for all citizens. From this grounding, the State's community development and housing strategy consists of expanding economic growth opportunities in local communities with assistance from private sector businesses and providing housing program assistance for underserved populations throughout the state. The State's key actions delineated above flow from this strategy and draw upon the experience and input of the State's citizens and industry organizations.

The following sections expound upon these goals and actions, providing the details to substantiate and lay out the implementation of DCA's goals, strategy, and actions.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	GEORGIA	Department of Community Affairs
HOPWA Administrator	GEORGIA	Georgia Housing & Finance Authority
HOME Administrator	GEORGIA	Georgia Housing & Finance Authority
ESG Administrator	GEORGIA	Georgia Housing & Finance Authority
HOPWA-C Administrator	GEORGIA	Georgia Housing & Finance Authority

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Laurel Hart
Housing Finance & Development Director
(404) 679-0580
laurel.hart@dca.ga.gov

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

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

As the home state of the landmark case *Olmstead v. L.C.*, the State of Georgia coordinated with several public and private entities to establish the housing and support services required to assist individuals with physical disabilities and behavioral health and developmental disabilities. The settlement agreement mandated the State to serve individuals with developmental disabilities and mental illness in the most integrated setting appropriate to meet the individual's needs. As a result of collaborating with other state agencies, the State agencies formulated a housing plan for individuals with disabilities that focused solely on improving integrated housing. Those agencies included Georgia Department of Behavioral Health and Developmental Disabilities, the Department of Community Health and the Department of Human Services, Division of Aging Services. The state plans to assist 3,199 households through the efforts that include:

- convening a regular Steering Committee for state agency leaders to collaborate on plan implementation;
- establishing strategies to remove housing and other impediments; and
- creating a tenant selection preference with the Housing Choice Voucher (HCV) Program

Regarding DCA's efforts to enhance coordination with private sector entities, DCA has a dedicated field service staff responsible for directly coordinating with private industry, businesses, developers, social service agencies and local governments on potential economic development projects. DCA field service staff will be brought in on economic development projects to work with local governments, private industry, businesses, developers and social service agencies to discuss the economic development funding tools available through DCA and help determine the best option for meeting the needs of potential projects. This coordination will often include site visits to provide a better understanding of all the factors that may need to be addressed by the project. Field staff provides an introduction to the federal and state regulations governing each project, the steps for submitting any preliminary documentation (initial project assessment or pre-application), guidance on where to locate the proper application forms and materials, and the appropriate contacts for more specific guidance on what is required.

Field representatives and Central Office staff participate in local, regional and statewide conferences, providing an opportunity to network with potential partners unfamiliar with the economic development programs offered through DCA. Conferences attended by economic development representatives include the annual Community Development Block Grant Applicants' and Recipients' Conferences, Community Development Institute Conference, Downtown Development Conference, Southeast Small Business Lenders Conference, and the Georgia Sustainable Communities Alliance Conference. Through other partners (such as the Technical College System, Regional Planning Commissions, the state university system including special units such as the Small Business Development Centers, Community Development Financial Institutions (CDFIs) and other non-profit groups whose mission is to serve underserved communities and small businesses, the Department of Labor, the state utility partners such as Georgia Power, AGL, MEAG Power, and others), DCA may be brought in during business recruitment in order to provide more direct and focused assistance.

DCA Central Office personnel responsible for each economic development program will consult with representatives from private industry, businesses, and developers to provide answers to specific questions and provide further guidance on what is required.

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's primary intervention is working through the Continuum of Care to end all forms of homelessness and to maximize the use of the Rapid Re-Housing intervention. The State allocated approximately \$1.8 million dollars for Rapid Re-Housing across the State after consultation with the CoCs in Georgia and the ESG Entitlements. Through collaboration with all CoC's in Georgia, the State has 1,668 units managed by DCA through the Georgia Housing and Finance Authority to assist the most vulnerable homeless, including chronically homeless individuals, families, and veterans statewide. In addition, the State also made approximately \$568,000 available for Homelessness Prevention, which assists those at risk of homelessness throughout the State each year.

Additionally, the State established Housing Support Standards (HSS) to ensure that the services provided by all DCA grantees meet a basic standard of care. These standards are not comprehensive nor are they meant to replace standards and guidelines required by licensing agencies. However, the State's objective is to reduce across Georgia the amount of time participants experience homelessness and to increase housing stability as individuals and households move through the continuum of care. DCA utilizes state funding to continue the implementation of its Continuum of Care Plan that includes the HUD Shelter Plus Care (S+C) program to implement a permanent supportive housing solution to prevent and eliminate homelessness. In conjunction with the Interagency Homeless Coordination Council, the State works to eliminate discharged clients back into homeless situations and improve the coordination efforts between the State agencies to expedite the client's accessibility and eligibility to social security benefits.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Each year the State's ESG staff solicits input from all of Georgia's Continuums of Care (CoCs) regarding applications submitted to the State for ESG programs funded by agencies located in their respective CoC. The Continuums are asked to rank eligible activities according to their local need. This local priority ranking is reflected in DCA's scoring of applications and award recommendations. The CoC leads provide input, assist with setting funding priorities for ESG eligible activities, and provide information regarding agency participation in local homeless planning and coordination activities. The State coordinated meetings to review performance measures that were being implemented, including a review of benchmarks to be established. Additionally, the State continues to provide technical assistance, attend meetings, and conduct webinars to review plans.

The State of Georgia is the lead agency for the HMIS Project, which is a statewide collaborative effort to implement HMIS across eight of the nine Georgia Continuums of Care. The HMIS Steering Committee is made up of two representatives from each of the eight participating Continuums of Care. Participation in this committee provides a forum through which collaboration takes place and more efficient use of HMIS is achieved on a statewide level.

2. Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	City of Atlanta Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
2	Agency/Group/Organization	Athens-Clarke Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
3	Agency/Group/Organization	Augusta-Richmond Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
4	Agency/Group/Organization	Cobb County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
5	Agency/Group/Organization	Columbus-Muscogee Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
6	Agency/Group/Organization	Savannah-Chatham Authority for the Homeless, Inc.
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
7	Agency/Group/Organization	CHIP Grantees
	Agency/Group/Organization Type	Government Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email and webinar
8	Agency/Group/Organization	Private Developers
	Agency/Group/Organization Type	Private Corporations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, webinar and survey
9	Agency/Group/Organization	Private Non-profit Organizations
	Agency/Group/Organization Type	Private/Public Corporations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, webinar, and survey
10	Agency/Group/Organization	ESG Entitlement Jurisdictions
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, webinar, and survey
11	Agency/Group/Organization	CDBG Grantees
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, meetings and phone calls
12	Agency/Group/Organization	DeKalb County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
13	Agency/Group/Organization	Fulton County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
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Table 2 – Agencies, groups, organizations who participated

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

The State openly seeks participation from all stakeholders.

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

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

Table 3 - Other local / regional / federal planning efforts

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

Each year the State works to collaborate with ESG Entitlement jurisdictions and local CoCs in the setting of goals and priorities for programs in order to reduce the number of persons experiencing homelessness. Through the 2017 Homeless Count, the State worked with local consolidated planning jurisdictions that were located in a county where the State was able to contract with a homeless count coordinator to conduct a physical count. Through the assessment of the 2017 Homeless Count data, acting as Collaborative Applicant for the Balance of State CoC, the State will be able to further identify populations of homelessness within and for each jurisdiction, which will hopefully assist in local homelessness strategies.

The State works with local governments with the HOME and CDBG Programs through the implementation of the HOME CHIP Program, the CDBG Annual Competition, and the CDBG set-asides (Employment Incentive Program, Redevelopment Fund, and the Immediate Threat and Danger program) where local governments can be sub-grantees of funds to carry out housing, public facility, infrastructure, and economic development initiatives. Because the State may only award CDBG funds to local governments, the State's city and county governments are the entities that carry out all CDBG activities unless provided for as part of a HUD exemption for special purpose funding such as disaster recovery or neighborhood stabilization. Local governments are critical partners in the CDBG implementation process and provide both local planning and implementation services for the CDBG program, with the State's role supplying impartial implementation of the Method of Distribution, oversight of local implementation, and management of drawdowns and reporting.

There are other entities that are partners in facilitating the development of affordable housing and in implementing portions of the Annual Action Plan. These include the following:

Georgia Housing and Finance Authority (GHFA)

The Georgia Housing and Finance Authority (GHFA) allocates and issues Low Income Housing Tax Credits, the State's Georgia Housing Tax Credits, and HOME funds through the approved Qualified Allocation Plan (QAP) after extensive public consultation, including three public hearings and a thirty day public comment period. The QAP is set forth to:

- establish legislative and program requirements for the housing credit program;
- determine federal and state resources that will be awarded under the QAP;
- establish selection criteria which are appropriate to local conditions and will be used to determine housing priorities of GHFA; and
- determine the process for evaluating funding requests and award of resources.

Community Housing Development Organizations (CHDOs)

The State continues to allocate at least 15 percent of HOME funds to CHDO program activities and no more than five percent of HOME funds to operating expenses. The CHDO set-aside is allowable for all eligible HOME activities.

Process for Local Government

The HOME CHIP Program and CDBG Program each promulgate an annual competition and set-aside applications that local governments use in applying for state-administered federal funding as sub-recipients to carry out housing and community development activities for the State. Local governments are consulted on a regular basis concerning the State's CDBG Method of Distribution.

Each year, the State holds two statewide workshops, inviting all non-entitlement local governments to participate. The first workshop, the CDBG Applicants' Workshop, is designed to teach local governments the "art and science" of submitting a CDBG application to the State. The State's Method of Distribution is published for comment, and comments on the State's Method are also solicited from local governments and other interested parties at all CDBG workshops, including the CDBG Applicants' Workshop.

The second workshop, the CDBG Recipients' Workshop, is also an opportunity for local governments to express opinions regarding the Method of Distribution. Other specialty workshops are also held periodically to train local governments on special topics, such as neighborhood revitalization or Fair Housing. This past year, two listening sessions were held regarding the Consolidated Plan (including the Method of Distribution) at DCA/CDBG workshops: the first was held at the CDBG Recipients' Workshop, October 6, 2016 – October 7, 2016, and the second at the CDBG Applicants' Workshop held December 7, 2016-December 9, 2016.

DCA has taken into consideration input received at these public hearings and designed a flexible Method of Distribution for the CDBG program that allows local governments to address the most pressing health and safety needs of their low- to moderate-income citizens.

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/efforts made to broaden citizen participation

The State encourages participation from all local and regional institutions, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations); all of its citizens especially minorities and non-English speaking person, as well as persons with disabilities. To facilitate this, upon request a copy of this document can be provided in a format accessible to persons with disabilities or translated for non-English speaking persons. The State encourages participation by residents of public and assisted housing developments and persons of extremely low, very low, and low to moderate income neighborhoods, slum or blighted areas, and areas throughout the State in which funding has been proposed. This document can also be reviewed on the DCA website at <http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

During this planning process, the State explored alternative public involvement techniques and quantitative ways to measure efforts encouraging citizen participation in a shared vision for change in communities and neighborhoods, such as the use of consultation groups and the internet. The State of Georgia conducted five public hearings/webinars on housing and community development issues to allow citizens the opportunity to provide input into this current FFY 2017 Annual Action Plan. E-mail blasts were sent to affordable housing developers, CHIP recipients, CDBG recipients (including local governments and grant administrators), current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless.

The State solicited input from citizens to provide feedback on the Method of Distribution for the NHTF, CDBG, HOPWA and ESG Programs. The last public hearing and webinar for this planning process was held on March 29, 2017 in Atlanta and the last opportunity for written comments on this plan was on April 30, 2017.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Public Meeting	Non-targeted Broad community	This hearing was held in Atlanta in July 13, 2016. 4 attendees	See Appendices	None	None
2.	Public Meeting	Non-targeted Broad community	This hearing was held in Macon on September 22, 2016. 3 attendees	See Appendices	None	None
3.	Public Meeting	Non-targeted Broad community	This hearing was held in Savannah on October 5, 2016. 2 attendees	See Appendices	None	None
4.	Public Meeting	Non-targeted Broad community	This hearing was held in Atlanta on March 16, 2017. 68 attendees	See Appendices	None	None
5.	Public Meeting	Non-targeted Broad community	This hearing was held in Atlanta on March 17, 2017. 13 attendees	See Appendices	None	None
6.	Public Meeting	Non-targeted Broad community	This hearing was held in Atlanta on March 29, 2017. 0 attendees	See Appendices	None	None

Sort Order	Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7.	Webinar	Non-targeted Broad community	Virtual public meeting to solicit input held March 29, 2016. 18 attendees	See Appendices	None	Public Hearing Webinar http://www.dca.ga.gov/housing/HousingDevelopment/programs/NationalhousingTrustFund.asp
8.	Webinar	Non-targeted Broad community	Virtual public meeting to solicit input held July 13, 2016. 22 attendees	See Appendices	None	Public Hearing Webinar http://www.dca.ga.gov/housing/HousingDevelopment/programs/NationalhousingTrustFund.asp
9.	Webinar	Non-targeted Broad community	Virtual public meeting to solicit input held September 7, 2016. 34 attendees	See Appendices	None	Public Hearing Webinar http://www.dca.ga.gov/housing/housingdevelopment/programs/CHIPApplication.asp
10.	Webinar	Non-targeted Broad community	Virtual public meeting to solicit input held March 29, 2017. 33 attendees	See Appendices	None	Public Hearing Webinar
11.	Email Announcements	Statewide	Notifications through Listserv, constant contact, and email blast announcements that inform and/or requests citizens input for public meetings and/or webinars for the programs, plans, MODs and reports that are made available on the DCA website.	N/A	None	CDBG can be reviewed here: http://www.dca.state.ga.us/communities/CDBG/index.asp ESG & HOPWA programs can be reviewed here: http://www.dca.state.ga.us/housing/specialneeds/programs/esg.asp NHTF reviewed here: http://www.dca.state.ga.us/housing/HousingDevelopment/programs/NationalhousingTrustFund.asp
12.	Website Publication	Statewide	The State published the method of distributions on the program websites and sent out email blasts to stakeholders.	N/A	None	http://www.dca.ga.gov/main/News/public_notices.asp
13.	Limited English Proficiency & Minority Participation	Statewide	Published notice in Courier/Eco Latino In Columbus, El Nuevo Georgia, La Voz, Georgia Press Association, The Atlanta Voice	N/A	None	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Along with CDBG, HOME, ESG, HOPWA and NHTF funds, the State will have a number of other private and public funding resources available to address the priorities in the Annual Action Plan. These are the following:

- Housing Choice Vouchers
- Low-Income Housing Tax Credits/Georgia Housing Tax Credits
- Competitive HUD Homeless Funds
- Shelter Plus Care
- State Housing Trust Fund for the Homeless
- HomeSafe Georgia
- Section 811 Project Rental Assistance
- HUD Housing Counseling
- National Foreclosure Mitigation Counseling (NFMC)

These funds are distributed through many different means. The funding awarded under the CDBG, HOME, ESG, HOPWA, and NHTF programs are based upon competitive applications processes. While some programs are administered for the “balance of state,” the State does not allocate specific funds based upon geographic priorities. Per CPD Notice-16-18, anticipated resources for FFY2017 may experience significant delay and the actual allocation may not be available when developing the plan, conducting citizen participation and submitting the plan. As such, the budget below will be proportionally increased or decreased from the estimated funding levels to match the actual allocations amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$36,909,599	\$1,200,000	\$7,200,000	\$45,309,599	\$45,309,599	The State's CDBG funds are matched by communities awarded funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$15,237,392	\$9,092,163	\$0	\$24,329,555	\$24,329,555	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$2,683,787	\$0	\$0	\$2,683,787	\$2,683,787	Funds will be leveraged as much as possible with other sources and sub-recipients will be required to show sources of matching funds.
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$5,123,930	\$0	\$0	\$5,123,930	\$5,123,930	Required match plus additional leverage will be used with federal funds. In addition to the federal funds, the state plans to allocate approximately \$6,400,000 of its funds during the five years covered by this plan.
NHTF	public - federal	Multifamily rental new construction Multifamily rental rehab	\$4,427,950	\$0	\$4,427,950	\$4,427,950	\$4,427,950	NHTF is intended to benefit specific low-income populations by increasing the supply of housing for ELI households with incomes at or below 30% of Area Median Income (AMI), and Very Low Income (VLI) households with incomes between 30% and 50% of AMI.

Table 5 - Expected Resources – Priority Table

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

HOME funds leverage private mortgages, grants, other federal programs, bond financing, and tax credits. Match for the HOME Program is met through a combination of cash from non-federal sources, fees, bond financing, and other sources such as donated land and labor. The Low Income Housing Tax Credits (LIHTC) and the state's Georgia Housing Credits continue to be a major resource in the development and preservation of affordable rental housing in Georgia. These programs allocate both federal and state tax credits to qualified developers to build or rehabilitate multi-family rental housing units for low-income households. Additionally, this program is designed to encourage private investments to assist with reducing the size of the permanent mortgage, and rents are therefore affordable.

The CDBG Program rewards local government and private sector leveraging commitments through the leverage score component of the rating and ranking system. A local cash match for all non-housing CDBG projects is required that is based on the type of project and the amount of CDBG funds received. For the program year 2016, the State received commitments for leveraged funds in the amount of \$97,085,744.

The Housing Choice Voucher (HCV) program allows public housing authorities the opportunity to offer rental and utility assistance to meet the housing needs of qualified individuals and families seeking rental assistance subsidy.

Shelter Plus Care Rental Assistance (S+C) program provides permanent housing and on-going services for homeless persons with disabilities and their families. These disabilities may include but are not limited to serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases. Eligible clients can receive either sponsor-based or project-based rental assistance (with or without rehabilitation).

Georgia Dream First Mortgage program uses the proceeds generated from GHFA's issuance of mortgage revenue bonds. The program offers low interest rate loans to qualified low- and moderate-income homebuyers with modest assets. Except for targeted rural counties and some urban census tracts, borrowers must be first-time homebuyers.

The GHFA serves as a conduit for federal Homeless McKinney funds that DCA administers to local governments and private nonprofit organizations whose primary goal is to assist homeless persons. The State Housing Trust Fund for the Homeless (Trust Fund) augments this assistance with additional state funds for related assistance.

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

Not applicable because no state-owned property will be used to address the needs identified in the plan.

Annual Goals and Objectives

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

Goals Summary Information

The State endeavors to simulate the model set forth by HUD in the 2014-2018 Strategic Framework. This framework focuses on creating communities that are strong, sustainable, affordable, and inclusive for all citizens. As part of this effort, HUD aims to engage new local and federal partners, adjust their agency policies and programs to better serve the American people, address common problems across a broader metropolitan geography, and transform the way they do business. Specifically, the State is committed to align its goals with HUD's goals, which consist of the following action:

- Strengthen the housing market to bolster the economy and protect consumers
- Meet the need for quality and affordable rental homes
- Use housing as a platform to improve quality of life
- Build strong, resilient and inclusive communities

Based on these goals, the State's community development and housing strategy consists of expanding economic growth opportunities in local communities with assistance from private sector businesses and providing housing program assistance for underserved populations throughout the state. The State intends to accomplish this strategy through the following actions:

- Increase the number of jobs created and retained through DCA's community development, economic development, and housing development programs
- Demonstrate small business expansion in local communities through the State's Small Business Credit Initiative and Downtown Development Revolving Loan Fund
- Continue to provide decent and affordable housing and housing related services through the HOME, CDBG, ESG, HOPWA, and NHTF programs
- Increase the access to thriving communities through outreach and development in areas of opportunity
- Partner with local governments, developers and nonprofits across Georgia to grow and achieve local visions for strong communities
- Foster inclusive communities free of barriers to individuals underserved by existing housing programs

The annual goals and funding allocations stated below are measurable outcomes that will foster inclusive opportunities and increase access throughout the State's communities.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction/Rehabilitation of Rental Units	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: \$17,299,555 NHTF: \$4,427,950	<u>Rental units constructed:</u> 550 HH Units <u>Rental units rehabilitated:</u> 156 HH Units
2	Homeownership Assistance	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Homeownership Housing Preservation & Development	CDBG: \$3,025,140 HOME: \$7,000,000	<u>Homeowner Housing Added:</u> 10 HH Units <u>Homeowner Rehabilitation:</u> 40 HH Units (CDBG) 65 HH Units (HOME) <u>Direct Financial Assistance to HB:</u> 51 HH Units
3	Tenant –based Rental Assistance	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: \$0	<u>TBRA/Rapid ReHousing:</u> 0 HH Assisted
4	Buildings	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: \$1,592,179	<u>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:</u> 5,000 Persons Assisted
5	Infrastructure	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: \$23,492,280	<u>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:</u> 9,000 Persons Assisted
6	Immediate Threat and Danger Program	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: \$500,000	<u>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:</u> 5,000 Persons Assisted
7	Economic Development	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Job Creation	CDBG: \$8,000,000	<u>Jobs created/retained:</u> 490 Jobs
8	Redevelopment	2013	2017	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Public Facilities Job Creation	CDBG: \$1,500,000	<u>Jobs created/retained:</u> 128 Jobs
9	Emergency Shelter & Transitional Housing	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Emergency Shelter & Transitional Housing	ESG: \$1,797,112	<u>Homeless Person Overnight Shelter:</u> 16,000 Persons Assisted
10	Rapid Re-housing Assistance	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Rapid Re-housing	ESG: \$2,118,409	<u>Tenant-based Rental Assistance/Rapid Re-Housing:</u> 873 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Homeless Prevention Assistance	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Homelessness Prevention	ESG: \$607,622	<u>Homelessness Prevention:</u> 500 Persons Assisted
12	Homeless Outreach Assistance	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Homeless Outreach	ESG: \$600,787	<u>Other:</u> 675 Persons Assisted
13	HOPWA Tenant-based Rental Assistance	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Facility-based housing assistance or tenant-based rental assistance	HOPWA: \$1,118,029	<u>TBRA/Rapid Re-Housing:</u> 120 HH Assisted
14	HOPWA Housing Assistance	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Supportive Services, Housing Information, and Permanent Housing Placement	HOPWA: \$1,565,758	<u>HIV/AIDS Housing Operations:</u> 460 HH Assisted
15	CHDO Pre-development Loans	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing Homeownership Housing Preservation & Development	HOME: \$30,000	<u>Other:</u> 1 Loans
16	CHDO Operating Assistance	2013	2017	Capacity Building	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing Homeownership Housing Preservation & Development	HOME: \$0	<u>Other:</u> 0 Grants

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Construction/Rehabilitation of Rental Units
	Goal Description	This activity involves the new construction or rehabilitation of rental units
2	Goal Name	Homeownership Assistance
	Goal Description	This activity includes the construction of new homeownership units, the rehabilitation of owner-occupied units, and the provision of down payment assistance to income-eligible homebuyers.
3	Goal Name	Tenant-based Rental Assistance
	Goal Description	Funds will be used to provide assistance with rent, utilities, and security deposits for households with disabled individuals.
4	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 or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
5	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. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
6	Goal Name	Immediate Threat and Danger Program
	Goal Description	Funds are made available to local governments that have an urgent need that may adversely affect the health and welfare of their citizens and for which other financial resources are unavailable. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
7	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. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
8	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. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.

9	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.
10	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).
11	Goal Name	Homeless Prevention Assistance
	Goal Description	Provision of services associated with rental assistance, to include housing search, mediation or outreach to landlords, legal services, credit repair, providing security or utility deposits, utility payments, rental assistance for a final month at a location, assistance with moving costs, or other activities (including hotel/motel vouchers) that are effective at: (a) stabilizing individuals and families in their current housing (homelessness prevention) or (b) quickly moving such individuals and families to other permanent housing (rapid re-housing).
12	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 care to unsheltered homeless people unwilling or unable to access emergency shelter, housing, or an appropriate health facility.
13	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.
14	Goal Name	HOPWA Housing Assistance
	Goal Description	Provision of eligible housing activities 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), and homelessness prevention.
15	Goal Name	CHDO Pre-development Loans
	Goal Description	Funds will be used to provide loans to qualified CHDOs with potential housing projects to determine if they are viable.
16	Goal Name	CHDO Operating Assistance
	Goal Description	Funds will be provided to qualified CHDOs to assist them in building capacity.

AP-25 Allocation Priorities – 91.320(d)

The State of Georgia will distribute development resources in proportion to development needs in the State and in accordance to the Method of Distribution for the CDBG Program, HOPWA/ESG Programs, HOME CHIP Program Distribution, the NHTF, and the QAP rental housing criteria. Because the State CDBG program allows local governments to set their own allocation priorities, the percentages below may change based on the needs and decisions of local governments as they assess their own needs and priorities. Therefore, the allocation priorities are provided as estimates only and are not meant to limit the State CDBG program or otherwise change the State’s Method of Distribution. ESG allocation priorities only reflect projections for federal funds and do not reflect the proposed allocation of state funds in the listed categories (and HMIS administration). During the first year of implementation, the allocation for NHTF will be used for construction and rehabilitation cost for rental units. Percentages for all programs are calculated after taking account of the administrative set-aside, so the set-asides for administrative costs are not reflected in these totals.

Funding Allocation Priorities

	Const. and Rehab of Rental Units (%)	Homeownership Assistance (%)	Tenant-based Rental Assistance (%)	Buildings (%)	Infrastructure (%)	Immediate Threat and Danger Program (%)	Economic Development (%)	Redevelopment (%)	Emergency Shelter & Transitional Housing (%)	Rapid Re-housing Assistance (%)	Homeless Prevention Assistance (%)	Homeless Outreach Assistance (%)	HOPWA Tenant-based Rental Assistance (%)	HOPWA Housing Assistance (%)	CHDO Pre-development Loans (%)	CHDO Operating Assistance (%)	Total (%)
CDBG	0	8.44	0	4.44	61.89	1.11	17.77	3.33	0	0	0	0	0	0	0	0	100
HOME	85	13	0	0	0	0	0	0	0	0	0	0	0	0	1	1	100
HOPWA	0	0	0	0	0	0	0	0	0	0	0	0	24	76	0	0	100
ESG	0	0	0	0	0	0	0	0	45	38	12	5	0	0	0	0	100
NHTF	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100

Table 7 – Funding Allocation Priorities

METHODS OF DISTRIBUTION

Reason for Allocation Priorities

For the State CDBG Program, the allocation percentages in the table above are based on totals given the demand-driven nature of the program. In order to meet a wide distribution of needs throughout the state, DCA allows local governments to establish local priorities for allocation, recognizing that local governments are closer to the community and economic development needs of their geographies. Further, 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.

The CDBG program's Method of Distribution is unique to that of other Consolidated Plan funds, as most CDBG funds are allocated through the Annual Competition. This competitive process prioritizes funding in part to applicants that describe and document significant need. Note that this need-based review process prevents DCA from predicting the ultimate geographic distribution of assistance, since areas of need can change over the course of a year.

The State CDBG Program has long required concentration maps from the applicant jurisdiction that show concentrations of minorities, low- and moderate-income individuals, and housing deficiencies. This year, DCA is requiring that concentration maps be prepared using DCA's online mapping tool (may be accessed at <http://georgia-dca.maps.arcgis.com/home/>). This will generate consistent maps from applicants and will allow each applicant to respond to its jurisdiction's concentrations.

HOME priorities are determined through need-based analysis derived from the Comprehensive Housing Affordability Strategy (CHAS) and statistical input from the American Community Survey (ACS), past experience and historical data of the program when specifically considering the affordable rental and homeownership needs of relevant populations. Public input gathered during the citizen participation process also influences the prioritization of HOME funds.

For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. DCA will reserve a minimum of 65% of Federal funding to be spent within the DCA ESG Entitlement area, however, State funds will be awarded to the best applications regardless of location by formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. For HOPWA, as a first priority, funding will be limited to programs located within the State's 127 county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

The NHTF priorities are determined through need-base analysis derived statistical input from the United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS) for Georgia's profile of extremely low-income (ELI) households/ individuals, the extremely low-income limits/levels, housing cost burdens and the total affordable or available units for the ELI population. The distribution of the NHTF will 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) and funds will be available to the entire state.

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

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

METHODS OF DISTRIBUTION

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

1	<p>State Program Name:</p> <p>CDBG Annual Competition</p>
	<p>Funding Sources:</p> <p>CDBG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p> <p>Funds are made available to local governments through an annual competitive process. The State has designed its CDBG program to address community priorities; ensure fairness in the treatment of all applications; and support activities that principally benefit low- and moderate-income persons. In the Annual Competition, eligible local governments may apply for either a Single-Activity or Multi-Activity Program. A Single-Activity Application must be structured to address problems within one of the following three areas: (a) housing, (b) public facilities, or (c) economic development. A Multi-Activity Application must involve two or more activities that address community development needs in a comprehensive manner within more than one of the areas listed above. Both the Single-Activity and Multi-activity grant applications may qualify for Revitalization Area bonus points.</p>
	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p> <p>In summary, Single- or Multi-Activity applications will be rated separately to assign points for feasibility, impact and strategy. Demographic scores will be calculated jointly for cities and counties. Leverage is also scored and is based on a per capita commitment of additional funds to the proposed project.</p> <p>Applications will be rated and scored against each of the above 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 505 points.</p>
	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p> <p>As this is a summary of the CDBG Program, application manuals and other state publications regarding the CDBG Program can be found at the web link below:</p> <p>http://www.dca.ga.gov/communities/CDBG/programs/CDBGforms.asp</p> <p>An complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p> <p>N/A</p>

METHODS OF DISTRIBUTION

	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>Annual Competition (Single-activity): \$750,000 Annual Competition (Multi-activity): \$1,000,000</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>Annual Competition Restrictions:</p> <p>A) Only one single- or multi-activity application per general purpose local government, whether individually or jointly submitted, shall be eligible for competition.</p> <p>B) Only one single- or multi-activity award may be received by any general purpose local government.</p> <p>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. However, recipients applying for activities within a DCA-approved Revitalization Area may apply annually. See other exceptions in the complete Method of Distribution at the link above.</p> <p>Local governments that have received prior awards must show substantial progress in implementing and spending those prior grants to receive subsequent awards. Criteria for measuring substantial progress include, but shall not be limited to, the percentage of funds obligated and/or expended from prior grants.</p> <p>Recipients of prior CDBG funding must resolve all outstanding audits and monitor findings and/or other program exceptions involving violations 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 future Annual Competitions.</p> <p>The maximum grant amount for a single application activity is \$750,000 and for a multi-activity application is \$1,000,000.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of People Assisted • Number of Low and-Moderate Income Persons Assisted • Number of Jobs Created/Retained • Number of Housing Units Assisted • Number of Units Demolished
<p>2</p>	<p>State Program Name:</p>	<p>CDBG Employment Incentive Program</p>
	<p>Funding Sources:</p>	<p>CDBG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>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.</p>

METHODS OF DISTRIBUTION

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Review Procedures for the EIP Program</u></p> <p>Upon its receipt, an application shall be rated against the rating and selection factors specified below, using any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as might be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. When applications contain insufficient information or documentation to be evaluated and rated, DCA will request in writing additional information from the local government applicant.</p> <p>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. Staff may also consult with other appropriate government and private entities in the course of reviewing and evaluating information contained in pre-applications and applications.</p> <p>The scores obtained for the various selection factors will be totaled and applicants with scores of at least 300 points that meet all appropriate funding criteria; conform to the objectives of Title I of the Community Development Act of 1974, as amended; and can be carried out in compliance with all applicable federal, state, or local laws, regulations, or requirements will be funded until funds are exhausted. 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. EIP applications will be rated and scored against each of the following factors:</p> <ul style="list-style-type: none"> • <u>Demographic Need</u> • <u>Program Feasibility</u> • <u>Program Impact</u> • <u>Program Strategy</u> • <u>Bonus for Return of RLF Assets</u> <p>DCA meets or exceeds all HUD Individual and Aggregate Activity standards for job creation (\$50,000 per job for Individual Activity). Please see more details at the Method of Distribution found at: http://www.dca.ga.gov/communities/CDBG/index.asp</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary of the Employment Incentive Program; additional details including application manuals and other state publications can be found at the web link below:</p> <p>http://www.dca.ga.gov/economic/financing/programs/employmentincentive.asp</p> <p>An complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

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<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Up to eight million (\$8,000,000) dollars from the FFY 2017 allocation to the State for the CDBG Program will be set-aside for this program.</p> <p>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 2017 Program Year based on demand for the set-aside.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>The maximum Employment Incentive Program grant is \$750,000. Note that the maximum grant amount for the Employment Incentive Program may be increased. See program description and selection criteria for details at the following link: http://www.dca.ga.gov/economic/financing/programs/employmentincentive.asp</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of jobs created/retained • Number of low- to moderate-income jobs created/retained
<p>3 State Program Name:</p>	<p>CDBG Immediate Threat and Danger Program</p>
<p>Funding Sources:</p>	<p>CDBG</p>
<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Immediate Threat and Danger Program addresses an event or situation that has a particular urgency and uniqueness. The event or situation must adversely affect a community and its citizens, and other financial resources are not available to meet the event or situations 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.</p>

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Selection Process</u></p> <p>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 a 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 do not exceed \$50,000.</p> <p>Generally, a grant awarded under this program cannot be more than 50% of the project cost. Additionally, 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 DCA Commissioner will determine the extent of DCA involvement. The DCA Commissioner may waive the maximum grant amount and other requirements in case of a "major disaster."</p> <p>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 available in the set-aside. Applications must include certification that other financial resources are not available to meet the identified needs; information corroborating that the situation poses a serious and immediate threat; and identification of the project's other sources of funding.</p> <p>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 DCA Commissioner, using the same criteria and based on staff recommendations, will approve or deny the request and transmit the decision to the local government.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary, application manuals and other state publications with program details can be found at the web link below:</p> <p>http://www.dca.ga.gov/communities/CDBG/programs/threatdanger.asp</p> <p>A complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

METHODS OF DISTRIBUTION

	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>Up to \$500,000 from each federal fiscal year's allocation to DCA for CDBG will be set-aside for this program. In the 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 the case of a major disaster or other extraordinary circumstances.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>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.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of people assisted • Number of housing units assisted • Number of units demolished
<p>4</p>	<p>State Program Name:</p>	<p>CDBG Loan Guarantee Program (Section 108)</p>
	<p>Funding Sources:</p>	<p>CDBG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The CDBG Loan Guarantee Program (Section 108 Program) is an economic and community development financing tool authorized under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended. The program provides a method of assisting non-entitlement local governments with certain unique and large-scale economic development projects that cannot proceed without the loan guarantee. In order to be eligible, a project must meet all applicable CDBG requirements and result in significant employment opportunities and/or benefits for low- and moderate-income persons. Projects that are eligible for financing under existing federal, state, regional, or local programs will generally not be considered for guarantee assistance unless the programs would fail to fully meet a project's need.</p>

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Selection Process</u></p> <p>Upon receipt of a pre-application under this program, staff will review the pre-application for completeness and evaluate it against various rating and selection factors. For purposes of this program, the rating and selection factors shall be those specified in this section and 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. Applications that contain insufficient information or documentation to be evaluated may be returned to the locality without further review.</p> <p>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.</p> <ul style="list-style-type: none"> • <u>Demographic Need</u> • <u>Program Feasibility</u> • <u>Program Impact</u> • <u>Program Strategy (120 points)</u> • <u>Bonus for Pledge of Assets and/or Credit Enhancement</u> <p><u>Final Application Funding Determination</u></p> <p>Final applications are invited only for those projects that meet the pre-application threshold requirements. The locality submitting the Section 108 final application must hold public hearing(s) in accordance with the requirements of HUD and Georgia's CDBG program.</p> <p>Final applications for the Section 108 Program must be submitted to DCA in conformance with CFR Part 570.704 and the format and applicable instructions specified by DCA and HUD. The final application review will ensure that all appropriate funding criteria have been considered, and the overall benefits to be achieved warrant the State's concurrence, acceptance of the responsibilities outlined in CFR Part 570.710, and Pledge of Grants.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary of the Loan Guarantee Program (Section 108 Program), application manuals and other state publications with program details can be found at the web link below:</p> <p>http://www.dca.ga.gov/economic/financing/programs/section108.asp</p> <p>A complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

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	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>DCA may set aside a five-year, cumulative total of up to twenty percent (20%) of its current and future 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, pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The maximum Loan Guarantee amount is \$5,000,000. In the interest of limiting exposure and promoting a diversified portfolio, DCA reserves the right to limit the amounts pledged to any one unit of local government or business interest.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of jobs created/retained
<p>5</p>	<p>State Program Name:</p>	<p>CDBG Redevelopment Fund Program</p>
	<p>Funding Sources:</p>	<p>CDBG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Up to \$1,500,000 in CDBG funds will provide flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown, and industrial redevelopment and revitalization projects that need Redevelopment Fund investment to proceed.</p>

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Selection Process</u></p> <p>A) <u>Factor 1: Demographic Need</u></p> <p>Demographic Need points will be calculated by DCA based on three factors.</p> <ul style="list-style-type: none"> • <u>Absolute number of people in poverty</u>: Applicants will be compared in terms of the number of persons whose incomes are below the poverty level. Scores will be obtained by dividing each applicant's number of persons in poverty by the greatest number of persons in poverty of any applicant and multiplying by 40. • <u>Percent of people in poverty</u>: Applicants will be compared in terms of the percentage of population below the poverty level. Scores will be obtained by dividing each applicant's percentage of persons in poverty by the highest percentage of persons in poverty of any applicant and multiplying by 40. • <u>Per capita income</u>: Applicants will be compared in terms of their per capita income. Scores will be obtained by dividing each applicant's per capita income into the lowest per capita income of any applicant and multiplying by 40. <p>B) <u>Factor 2: Feasibility</u></p> <p>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-recipients proposed business plan(s) and financial projections; reasonableness of any site clean-up proposal and plan; and conformance with applicable underwriting and review requirements contained in 24 CFR Part 570.</p> <p>C) <u>Factor 3: Strategy</u></p> <p>Strategy points will be based on the following factors: an analysis of the severity of need; documentation that a project's public benefit will exceed project costs; documentation that the proposed strategy meets the eligibility criteria and a national objective of the CDBG Program; and documentation that the project complies with all local ordinances, state law, and state regulations.</p> <p>D) <u>Factor 4: Leverage</u></p> <p>Leverage points will be 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). The leverage ratio of other private or public funds will be the criterion considered. 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.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary of the Redevelopment Fund Program, application manuals and other state publications with program details can be found at the web link below:</p> <p>http://www.dca.ga.gov/communities/downtowndevelopment/programs/redevfund.asp</p> <p>An complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>

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	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>Up to \$1,500,000 or three percent (3%) (whichever is greater) from each federal fiscal year's allocation to DCA for the CDBG Program will be set aside for this program.</p> <p>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 Redevelopment Fund 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 Redevelopment Fund program set-aside periodically during the 2017 Program Year based on demand for the set-aside.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The grant amount is up to \$750,000. In cases of projects with exceptional public benefits or need, the Commissioner of DCA may raise the allowable grant amount.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of people assisted • Number of jobs created
6	<p>State Program Name:</p>	<p>ESG Programs</p>
	<p>Funding Sources:</p>	<p>ESG</p>

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<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Funding decisions will be based on a number of factors, including but not limited to, those stated within the Rating and Selection section of the notice distributed to interested parties in February 2017 (https://www.dca.ga.gov/housing/specialneeds/programs/documents/2017_ESG-HOPWA-Method-of-Distribution.pdf). Thresholds for program consideration generally include the eligibility of the described population to be served, the eligibility of described activities, minimum criteria for organizational capacity, community or service area need, HMIS performance, past or projected program performance, responsiveness to timeliness and information requested, as well as other relevant factors, as determined by DCA. Threshold considerations may also include any of the Rating and Selection criteria in the section above or in the application guidelines linked below.</p>
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>A competition for funds will be implemented that will include, but not be limited to, the threshold criteria named in the Method of Distribution section, as well as other considerations such as project location related to demonstrated need, participation in collaborative networks and planning processes, and cost benefit analyses and recidivism rates for currently-funded programs, etc. Lower scoring applications may not be funded.</p> <p>General funding decisions for all organizations will be based upon: past performance (outputs/outcomes); past performance with DCA agreements, DCA ESG policies and rules, Federal/state/local laws, regulations, and policies; compliance and past performance with Homeless Management Information System (HMIS) requirements (family violence agencies must demonstrate performance through the HUD format Annual Performance Report in the HMIS comparable database designated by DCA); need based on data derived from the Homeless Point in Time Count conducted by DCA and its partners or the local Continuum of Care; project strategy; organizational structure, operating processes, and capacity; extent to which the organization operates under the authority of a diversified, involved, volunteer, community-based board of directors; professional management; the consistency of the organization's identity or its mission to the provision of homeless services; the consistency to which the organization utilizes networks and partnerships within the community to avoid duplication of housing and services; participation in meetings and other activities of the appropriate local Continuums of Care; the direct cash match provided for ESG activities; the value of other non-cash contributions; the priorities established by the local Continuum of Care; sound operating procedures, accounting policy and controls; organizational and financial policy, stability, and capacity; and location in an ESG entitlement jurisdiction which receives federal ESG funds directly from HUD. These jurisdictions include: City of Atlanta, Augusta-Richmond County, City of Savannah, Clayton County, Cobb County, DeKalb County, Fulton County, Gwinnett County and Macon-Bibb County.</p> <p>For full details on the criteria and application requirements, please see the ESG Application Guidebook on DCA webpage at: http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>

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<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Both HUD-funded and State Housing Trust Fund for the Homeless (HTF)-funded ESG funds are available to nonprofit organizations (including community- and faith-based organizations) and local government entities. Agencies must demonstrate collaboration with local mainstream service providers and local provider groups that are dedicated to housing and service interventions that serve persons experiencing homelessness. Agencies must also participate in HUD-mandated continuum of care planning appropriate to the jurisdiction where their activities are located.</p> <p>Notice was emailed to representatives of local governments, local Continuums of Care, regional commissions, DCA Office of Regional Services, and other groups with local and regional interests. Notice was published on the DCA website, and all persons receiving notice were asked to provide input and to share the notice with others within the state, their region, or their community with an interest. Application development workshops were held in four (3) locations (Duluth, Macon and Valdosta) and through one (1) webinar, and multiple webinars were conducted by DCA staff to provide applicants with technical assistance with the application process.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Of the \$4.8 million dollars expected to be available for awards this year, DCA expects to make about approximately \$600,000 available for homelessness prevention and \$1.7 million dollars available for rapid re-housing. DCA is expecting to make primary prevention and re-housing investments within its congressionally mandated 152-county balance of state Emergency Solutions Grants (ESG) entitlement area. Based on the 2016 homeless census, approximately 5,570 persons were homeless within this area, which has also been historically underserved. Moreover, there is a congressional requirement to spend at least 40% of the total federal allotment of ESG funds allocated to DCA on prevention and rapid re-housing activities. Grants awarded in this funding cycle will have a duration of one year. DCA will reserve a minimum of 65% of federal funding to be spent within the Balance of State ESG Entitlement area.</p> <p>Grant amounts range from:</p> <ul style="list-style-type: none"> • Emergency Shelter: \$30,000- \$60,000 per project • Transitional Housing: \$30,000- \$60,000 per project • Supportive Services: up to \$25,000 per project • Short- and Medium-Term Rental Assistance and Stabilization Services: average costs per family/household will vary by region according to rent reasonableness and fair market rents for the area and approval by DCA • Street Outreach: \$30,000 to \$50,000 • HMIS: up to \$45,000

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<p>Describe threshold factors and grant size limits.</p>	<p>As a threshold consideration, all applicants must demonstrate how their housing or service programs directly serve persons who are homeless, and demonstrate how the housing and services provided will improve housing stability for those persons. Applicants must describe homeless verification methods, and how they will track outputs and outcomes (stable housing) for persons served.</p> <p>DCA will make minimum grant awards of \$30,000 for all eligible activities except Supportive Services HMIS, and Hotel/Motel Voucher grants.</p> <p>There are certain considerations that may result in an application being automatically returned or denied for funding without being scored. These threshold requirements include, but are not limited to: the deadline is missed; HMIS or DV comparable database non-participation; the application is substantially incomplete; consistent non-compliance (financial, reporting, other); ineligible applicant – lacks 501(c)(3); insufficient documentation (new organizations should have been in business and fully operational for two (2) years and able to produce minimum financial statements and filings with the IRS for that period as well as financial policies and procedures and project policies and procedures); failure to obtain Local Approval or Certification of Consistency, as applicable; serving ineligible populations (not homeless by HUD definition and verification standard); insufficient or ineligible match amount or source; use of projected project income or client fees as a match source; for returning DV agencies, a failure to submit HUD Annual Performance Report (APR) for the entire prior or current project year by application deadline; inability to keep families intact for service; non-compliance with McKinney Vento education requirements (DCA policy); non-compliance with completion of Barriers to Housing Stability. Assessments (for agencies other than new applicants); non-compliance with coordinated assessment/intake; transitional housing projects must primarily serve special needs populations to include those experiencing challenges of mental health, substance abuse, chronic homelessness, domestic violence, runaway and homeless youth (must be reflected in the HMIS data); and length of stay less than two weeks for an emergency shelter.</p>						
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of persons assisted through Outreach • Number of persons assisted through Rapid Re-Housing assistance • Number of persons assisted through Homeless Prevention Assistance • Number of persons assisted through Housing (emergency shelter and transitional housing) 						
<p>7</p>	<table border="1" style="width: 100%;"> <tr> <td data-bbox="235 1087 451 1161"> <p>State Program Name:</p> </td> <td data-bbox="451 1087 1430 1161"> <p>HOPWA Programs</p> </td> </tr> <tr> <td data-bbox="235 1161 451 1203"> <p>Funding Sources:</p> </td> <td data-bbox="451 1161 1430 1203"> <p>HOPWA</p> </td> </tr> <tr> <td data-bbox="235 1203 451 1493"> <p>Describe the state program addressed by the Method of Distribution.</p> </td> <td data-bbox="451 1203 1430 1493"> <p>HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to DCA. For more information, visit the DCA website:</p> <p>http://www.dca.ga.gov/housing/specialneeds/programs/hopwa.asp</p> </td> </tr> </table>	<p>State Program Name:</p>	<p>HOPWA Programs</p>	<p>Funding Sources:</p>	<p>HOPWA</p>	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to DCA. For more information, visit the DCA website:</p> <p>http://www.dca.ga.gov/housing/specialneeds/programs/hopwa.asp</p>
<p>State Program Name:</p>	<p>HOPWA Programs</p>						
<p>Funding Sources:</p>	<p>HOPWA</p>						
<p>Describe the state program addressed by the Method of Distribution.</p>	<p>HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to DCA. For more information, visit the DCA website:</p> <p>http://www.dca.ga.gov/housing/specialneeds/programs/hopwa.asp</p>						

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<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Funding decisions will be based on a number of factors, including but not limited to, those stated within the Rating and Selection section of the notice distributed to interested parties in February 2017 (https://www.dca.ga.gov/housing/specialneeds/programs/documents/2017_ESG-HOPWA-Method-of-Distribution.pdf).</p> <p>Applicants must meet a capacity test, and funding decisions for all nonprofit agencies shall also be based upon the following factors: availability of other HOPWA providers within the service area; performance outcomes; consistency with local need, conformance to local plans, and services-delivery strategy; other funding for programs available to applicant; amount of funds requested, prior award amounts, and prior utilization of funds; degree of compliance demonstrated during DCA monitoring visits or in-desk audits; relative quality of housing or standards for services to be provided; participation in the State’s collaborative HMIS initiative (encouraged for HOPWA-only projects, but not “required”); level of service; standard costs for housing and services; value of applicant’s contribution (cash and in-kind); the complexity or nature of the request; organizational development and capacity; the extent to which the organization operates under the authority of a diversified, involved, volunteer, community-based board of directors; professional management; the consistency of the organization’s identity or its mission to the provision of HIV/AIDS (as applicable) services; the extent to which the organization utilizes networks to avoid duplication of housing and services; participation in appropriate Continuums of Care; sound operating procedures, accounting policy, and controls; and organizational and financial policy, stability, and capacity. An additional “threshold” measure applies under the HOPWA program. Under HOPWA, relative need is examined and new applicants are denied funding when they propose to duplicate services within a service area where HOPWA programs are already being carried out by eligible sponsors.</p> <p>For full details on the criteria and application requirements, please see the HOPWA Manual and Application on DCA webpage at: http://www.dca.ga.gov/housing/specialneeds/programs/hopwa.asp.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

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<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Applications will be solicited through a Notice of Funds Availability and availability of associated Application Guidelines. This notice will be emailed to known HIV/AIDS service and housing providers, public health departments, local governments, and other interested parties. Faith-based organizations have full access to the selection process as described in regulations and within the application. Applications must be submitted on forms provided by DCA. The applicant must also provide required certifications and provide all supporting documentation requested by DCA. Each applicant must demonstrate to the satisfaction of DCA that it complies with Federal, State, and local laws and regulations, and that it is capable of carrying out applicable programs. DCA may require additional information during the review process, and applicants are expected to comply with these requests. DCA will conduct a webinar to provide applicants with remote assistance with the application process.</p> <p>Local government entities are eligible to apply for HOPWA funds. To the extent determined under State law by 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. Generally, it is the intent of the State to make all non-construction activities eligible under the HOPWA program, subject to the program purpose and eligible beneficiaries. HOPWA funding is provided through sub-grants to organizations (project sponsors). Sponsor administrative costs are limited to seven percent (7%) of the grant amount.</p> <p>Project sponsors are responsible for designing their own program rules and policies for their programs; however, their program policies and design must comply both with guidance from DCA and the HUD HOPWA Program Regulations at 24 CFR Part 574, as amended.</p> <p>Other requirements for Georgia HOPWA applicants and project sponsors are:</p> <ul style="list-style-type: none"> • Reporting requirements that strengthen the focus on consumer outcomes, all of which complement the agency's larger initiative to establish a priority for DCA-driven performance measures and funding decisions. • Absent disabilities, the HOPWA TBRA Program must be a time-limited comprehensive program not to exceed five (5) years that is designed to prevent homelessness and to help low-income people with HIV and AIDS to live independently. If project is funded, <u>HOPWA applicants must submit program policies and procedures</u>. Policies and procedures must provide consideration for persons with a disability or other extenuating circumstances that will require ongoing assistance beyond five (5) years. • Specific case management requirements for consumer support and the development of a Housing Stability Plan for each consumer. If project is funded, job descriptions must be submitted. • Development of an individualized Housing Plan for all consumers. <u>Policies and procedures addressing this requirement must be submitted with the application</u>. • All HOPWA project sponsors are expected to comply with fair housing requirements, including all applicable provisions of the Americans with Disabilities Act (Title 42, United States Code Sections 12101-12213) and implementing regulations at Title 28, CFR, Part 35 (States and local government sub-grantees) and Part 36 (public accommodations and requirements for certain types of short-term housing assistance).
<p>Describe how resources will be allocated among funding categories.</p>	<p>There are no minimum and maximum funding amounts established for this program in FFY 2017, and there are not predetermined funding amounts by type of assistance. Applicants are advised to scale their requests based on housing need for eligible persons, organizational capacity, funding history, the types of activities proposed, number of counties served, participation in state or regional referral networks, and other relevant factors as determined by the applicant and DCA. For HOPWA, as a first priority, funding will be limited to programs located within the State's 126-county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds. If your proposal is to serve counties within the Atlanta or Augusta EMSAs, you must provide documentation from the EMSA's HOPWA Coordinator that funds are not available to support your HOPWA project for the county(ies) selected in your application.</p>

METHODS OF DISTRIBUTION

	<p>Describe threshold factors and grant size limits.</p>	<p>There are no set grant size limits. Funding determinations are made using a “threshold” method for selecting grantees. Applicants must meet a capacity test, and funding decisions for all nonprofit agencies shall also be based upon the following factors: availability of other HOPWA providers within the service area; performance outcomes; consistency with local need, conformance to local plans, and services-delivery strategy; other funding for programs available to applicant; amount of funds requested, prior award amounts, and prior utilization of funds; degree of compliance demonstrated during DCA monitoring visits or in-desk audits; relative quality of housing or standards for services to be provided; participation in the State’s collaborative HMIS initiative (encouraged for HOPWA-only projects, but not “required”); level of service; standard costs for housing and services; value of applicant’s contribution (cash and in-kind); the complexity or nature of the request; organizational development and capacity; the extent to which the organization operates under the authority of a diversified, involved, volunteer, community-based board of directors; professional management; the consistency of the organization’s identity or its mission to the provision of HIV/AIDS (as applicable) services; the extent to which the organization utilizes networks to avoid duplication of housing and services; participation in appropriate Continuums of Care; sound operating procedures, accounting policy, and controls; and organizational and financial policy, stability and capacity. An additional “threshold” measure applies under the HOPWA program. Under HOPWA, relative need is examined and new applicants are denied funding when they propose to duplicate services within a service area where HOPWA programs are already being carried out by eligible sponsors.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of households assisted through Short-Term Rent, Mortgage and Utilities Assistance • Number of households assisted through Tenant-Based Rental Assistance • Number of households assisted through Facility-Based Housing Assistance • Number of households assisted through Permanent Housing Placement
		<ul style="list-style-type: none"> •
8	<p>State Program Name:</p>	<p>NHTF Programs</p>
	<p>Funding Sources:</p>	<p>NHTF</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>NHTF funds will be distributed statewide. The distribution of NHTF will be used to increase the supply of affordable rental housing units for ELI and VLI households. The NHTF will be awarded on a competitive process to applicants that address the criteria outlined in this allocation plan, the relevant NOFA, and the priority housing needs as identified in the State’s Consolidated Plan and Annual Action Plan.</p> <p>To be eligible to receive funds, an applicant must be a:</p> <p>Eligible applicants include for-profit entities, qualified non-profit entities, and public entities that will undertake the eligible activities on behalf of the ELI households. The NOFA for the NHTF will give specific eligibility requirements for applicants. An applicant must:</p> <ul style="list-style-type: none"> • Make acceptable assurances to the grantee that it 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 ending upon the conclusion of all NHTF-funded activities. • Demonstrate the ability and financial capacity to undertake, comply with, and manage the eligible activity. • Demonstrate its familiarity with the requirements of 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. • Demonstrate experience and capacity to conduct an eligible NHTF activity as evidenced by its ability to: <ul style="list-style-type: none"> • Own, construct, or rehabilitate; manage; and operate an affordable multifamily rental housing development.

METHODS OF DISTRIBUTION

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>DCA will not allocate funds to subgrantees for their distribution to owners/developers annually. Instead, the NHTF will be distributed directly to owner/developers of affordable housing through Notices of Funding Availability (NOFA), which will be available through DCA's website and additional communication channels. The distribution of the NHTF will be used to increase the supply of affordable rental housing units for ELI and VLI households. The NHTF will be awarded on a competitive process to applications that address the criteria outlined in the allocation plan, the relevant NOFA, and the priority housing needs as identified in the State's Consolidated Plan and Annual Action Plan.</p> <p>Applicant's ability to obligate and undertake eligible activities in a timely manner: 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 8 housing programs; and history of managing the project (in good standing) throughout the affordability period.</p> <ul style="list-style-type: none"> • The extent to which the applicant makes use of non-federal funding sources: Applicants that are able to provide non-federal sources of funding will have a competitive advantage. • 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. • Merits of the application in meeting the State's priority housing needs: 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. As indicated in SP-25, the priority housing needs for extremely low-income renters include: <ul style="list-style-type: none"> • Families with children • Frail Elderly • Chronic Homelessness • Severe and Persistent Mental Illness • Persons with Physical Disabilities • Persons with Developmental Disabilities • Persons with Alcohol or Other Addictions • Veterans • Persons with HIV/AIDs • Victims of Domestic Violence <p>In addition, DCA's Supportive Housing Policy reflects HUD's and the DOJ's intent that public entities administer services, programs, and activities in the most integrated setting appropriate to the needs of qualified individuals with disabilities. DCA will not fund the new construction of congregate housing for persons with a disability. To that end, DCA will focus on the creation of affordable, supportive housing options in Integrated Settings.</p> <ul style="list-style-type: none"> • The duration of the units' affordability period: 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. • The extent to which the project has Federal, State or local project-based rental assistance: 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. <p>The complete NHTF Allocation Plan can be reviewed here: http://www.dca.ga.gov/housing/HousingDevelopment/programs/downloads/A_HFDMain/NatHsgTrustFd/NHTFAllocationPlan_HUD.pdf</p> <p>The complete NOFA can be reviewed here: http://www.dca.state.ga.us/housing/HousingDevelopment/programs/downloads/A_HFDMain/NatHsgTrustFd/NHTF_NOFA.pdf</p>
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METHODS OF DISTRIBUTION

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>The NHTF has been allocated entirely to rental housing. It can be used to produce, preserve, and rehabilitate rental housing.</p>

METHODS OF DISTRIBUTION

<p>Describe threshold factors and grant size limits.</p>	<p>DCA will establish the maximum per-unit development subsidy at the same level as the HOME maximum per-unit subsidy limit. The HOME maximum per-unit subsidy limits are subject to change annually, and are available through the HUD Exchange website. The limits are reasonable based on actual costs of developing non-luxury housing in the area and area adjusted for number of bedrooms and the geographic location of a project. The maximum grant amount for rental activity is up to \$3,000,000.</p> <p>The NHTF cost limits are aligned with DCA's HOME program limits and are based on unit type:</p> <table border="1" data-bbox="581 411 1156 672" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;">Housing Trust Fund – 2016 Maximum Per-Unit Subsidy Limits</th> </tr> <tr> <th style="text-align: center;">Unit Type</th> <th style="text-align: center;">HOME Maximum Per-Unit Subsidy Limit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Efficiency/Studio</td> <td style="text-align: center;">\$141,089</td> </tr> <tr> <td style="text-align: center;">1 Bedroom</td> <td style="text-align: center;">\$161,738</td> </tr> <tr> <td style="text-align: center;">2 Bedroom</td> <td style="text-align: center;">\$196,673</td> </tr> <tr> <td style="text-align: center;">3 Bedroom</td> <td style="text-align: center;">\$254,431</td> </tr> <tr> <td style="text-align: center;">4+ Bedrooms</td> <td style="text-align: center;">\$279,286</td> </tr> </tbody> </table>	Housing Trust Fund – 2016 Maximum Per-Unit Subsidy Limits		Unit Type	HOME Maximum Per-Unit Subsidy Limit	Efficiency/Studio	\$141,089	1 Bedroom	\$161,738	2 Bedroom	\$196,673	3 Bedroom	\$254,431	4+ Bedrooms	\$279,286
Housing Trust Fund – 2016 Maximum Per-Unit Subsidy Limits															
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Efficiency/Studio	\$141,089														
1 Bedroom	\$161,738														
2 Bedroom	\$196,673														
3 Bedroom	\$254,431														
4+ Bedrooms	\$279,286														
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<p>DCA expects to commit to 96 rental units using the NHTF within the next twenty-four months of receiving an award of the funds from HUD. These units will serve 96 extremely low-income households.</p>														

Table 8 - Distribution Methods by State Program

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

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

Yes

Available Grant Amounts

DCA may set-aside a five-year, cumulative total of up to twenty percent (20%) of its current and future 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 pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended. 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 are required by HUD in order to participate in the program. The maximum loan guarantee amount is \$5,000,000.

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. More details at:

<http://www.dca.ga.gov/economic/financing/programs/section108.asp>

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

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

Yes

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

HOME Program Community Redevelopment activities may be eligible to receive points under the HOME Rental Housing Loan Program carried out in conjunction with the Low-Income Housing Tax Credit Program. Points may be awarded to projects that contribute to a concerted community revitalization plan meeting standards as outlined in the Qualified Allocation Plan (QAP) and also if the proposed development is in a Qualified Census Tract (QCT). Projects may also be eligible for points if the development is within the census tract of a designated Military Zone.

CDBG Program - The State of Georgia has not chosen to target particular geographical areas for special assistance under the CDBG Program. All non-entitlement communities are allowed to submit an application. Up to 20 points, however, may be awarded for CDBG Annual Competition applications meeting the Revitalization Area Strategies (RAS) threshold requirement, demonstrating the adoption of local redevelopment tools, and documenting investment partnerships, and collaboration. The RAS program is a State revitalization program that targets block groups of 20 percent or greater poverty. Bonus points may be awarded under the Annual Competition (as described above) and successful applicants are able to apply in the immediate next round of Annual Competition funding provided that certain timeliness requirements are met. The program is described in the annual CDBG Applicants' Manual and at the following web link:

http://www.dca.ga.gov/communities/CDBG/programs/downloads/2016_App_WS/2016%20RAS%20Manual.pdf

Special Note: The State CDBG program does not plan to allow Units of General Local Government (UGLG) to apply for a Community Revitalization Strategy designation under HUD regulation. Such designation provides the state and UGLG regulatory flexibility in satisfying the eligibility and national objective requirements of the CDBG program. The RAS program provides flexibility under the State's Method of Distribution rather than HUD regulation.

AP-50 Geographic Distribution – 91.320(f)

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

The State does not have any geographic set-asides for any of the five HUD programs covered under this plan. However, the HOME Rental Housing Loan Program does provide a preference for properties located in rural areas of Georgia as part of the competitive application selection criteria. Applicants seeking HOME funds for use in conjunction with Federal Housing Tax Credits also receive a competitive advantage if the proposed property is located in a stable community that is defined as having low poverty rates and high-income residents.

Geographic Distribution

Target Area	Percentage of Funds
Non-entitlement Areas within the State	63
Entitlement and Non-entitlement Areas within the State	37

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The State does not assign funding allocation priorities 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.

- 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. Depending on the competition, funding may not be allocated to these applicants but only to the extent, the bonus points affect the overall CDBG geographic distribution of funded projects. Funding is limited to jurisdictions that do not receive direct CDBG entitlement funds from HUD.
- Under the HOME Program, there are also no geographic set-asides for specific geographic areas of Georgia. However, there is a competitive advantage for properties located in rural areas. Funds are not provided for projects to be carried out in HOME participating jurisdictions with three exceptions. In the HOME Rental Housing Loan Program, Community Housing Development Organizations (CHDOs) only may be funded for developments within these areas.
- For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. State funds will be awarded to the best applications regardless of location by formula, and the State will reserve a minimum of 65% of Federal funding to be spent within the DCA ESG Entitlement area. For HOPWA, as a first priority, funding will be limited to programs located within the State's 127 county entitlement area. HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.
- Under the NHTF Program, there are also no geographic set-asides for specific geographic areas of Georgia. The NHTF will be made available for the development of affordable rental units to ELI households throughout the state 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).

Affordable Housing

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

In accordance with the applicable statutes and the regulation governing the consolidated plan the State certifies that community development and housing activities to be undertaken with CDBG, HOME, ESG, HOPWA, and NHTF are consistent with the strategic plan. The activities proposed address the State objectives and priority needs with respect and inclusion of protected class populations that give maximum feasible priorities to activities that benefit extremely low, very low, and low to moderate families. Each program is responsible for tracking the progress and taking appropriate actions to overcome effects of any impediments through the analysis in addressing the needs of minorities, people with disabilities, and other protected class populations.

CDBG

In order to meet a wide distribution of needs throughout the state, DCA allows local governments to establish local priorities for allocation, recognizing that local governments are closer to the community and economic development needs of their geographies. Further, DCA provides technical assistance and coordination services to local interests for the development of locally driven initiatives, collaborating with public and private initiatives to strengthen rural communities.

The CDBG program's methods of distribution and allocation funds are allocated through an Annual Competition. This competitive process prioritizes funding in part to applicants that describe and document a significant health and safety need in their low- to moderate-income areas. Note that this need-based review process prevents DCA from predicting the ultimate geographic distribution of assistance, since areas of need can change over the course of a year.

HOME

The State endeavors to simulate the model set forth by HUD in the HUD 2014-2018 Strategic Framework and priorities set in the Georgia 2013-2018 Consolidated Plan, FY2015 Annual Action Plan, and the Analysis of Impediments. The HOME priorities are to increase access to affordable housing; meet the need and continue to provide quality housing and housing related services; and foster inclusive communities free of barriers to individuals underserved by existing housing programs. As the HOME program stipulates, our focus is to create opportunities for households that are at or below 80% of the area median income (AMI).

An emphasis is placed on the development of housing through an annual competition and scoring for process for occupancy for persons below 50% of the AMI under the DCA Rental Housing Program. Typically, the groups that are in need of this benefit are the elderly and the disabled as both groups are often living on fixed incomes and have had difficulty in finding quality rental housing in which they can afford.

HOME funds for the Community HOME Investment Program (CHIP) are also allocated through an annual competition. Application scoring includes three key priorities: to focus funds in areas with the most need for home repairs and new construction of single-family homes; to communities that are engaged in revitalization planning; and to communities with the most capacity to carry out the program.

In addition, DCA engaged in extensive public outreach and input through both formal and informal means to identify key elements of success as well as areas of need in different geographic areas of the state and among different Georgia populations.

ESG/HOPWA

For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. DCA will reserve a minimum of 65% of Federal funding to be spent within the DCA ESG Entitlement area, however, State funds will be awarded to the best

applications regardless of location by formula, and HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. For HOPWA, as a first priority, funding will be limited to programs located within the State's 127 county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

NHTF

The NHTF will be made available for the development of affordable rental units to extremely low-income (ELI) households throughout the state on a competitive process through an annual application that will be distributed directly to owner/developers of affordable housing through the Notices of Funding Availability (NOFA). The distribution of the NHTF will be used to increase the supply of affordable rental housing units for ELI households with incomes at or below 30% of the Area Median Income (AMI) and funds will be available to the entire state.

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

One Year Goals for the Number of Households to be Supported		SOURCE
Homeless	873	ESG
Non-Homeless	743	HOME MF(510), HOME SF (117), CDBG Rehab (20) NHTF (96)
Special-Needs	140	CDBG Elderly (20) and HOPWA (120)
Total	1756	

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through		SOURCE
Rental Assistance	993	ESG (873) and HOPWA (120)
The Production of New Units	560	HOME MF (510) HOME SF (10) NHTF (40)
Rehab of Existing Units	152	HOME CHIP (56) NHTF (56) and CDBG (40)
Acquisition of Existing Units	51	HOME CHIP (51)
Total	1756	

Table 11 - One Year Goals for Affordable Housing by Support Type

Narrative

In FFY2017, provisions of affordable housing assistance are expected to reach 1,756 households. The number of anticipated households projected to receive support through ESG Rapid Re-Housing is 873. The anticipated households projected to receive support through HOPWA rental assistance is 120. Twenty (20) households will receive support through special needs projects for the elderly with CDBG funds. In addition, 743 rental, single-family, and rehabilitation housing activities for non-homeless persons are projected to receive support under the CDBG, HOME, and NHTF programs.

Of the anticipated 743 non-homeless households receiving assistance:

- 550 units will be new construction for multifamily housing: 40 of the new multifamily housing are designated for the ELI population under the NHTF program;
- 10 new single-family units;
- 112 units for both single family and multifamily of existing housing rehab: 56 of these units

- are also designated for the ELI population under the NHTF program;
- 51 units projected towards DPA for single-family housing;
 - 20 homeowners receiving rehabilitation assistance through CDBG.

Developers constructing new housing must comply with the accessibility requirements of both the Federal Fair Housing Act (24CFR100.205) and Section 504 of the Rehabilitation Act of 1973 (24CFR 8.20, et seq.).

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

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

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

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

Several DCA programs provide assistance in furtherance of HUD's Rental Assistance Demonstration Program (RAD). DCA has launched an innovative Multi-site tax exempt Bond Program to further the objectives of the RAD program. The Federal Low Income Housing tax credit program provides a competitive advantage to RAD applicants and a HOME NOFA was issued that also provided a competitive advantage to RAD participants.

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 homebuyer 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)

The Georgia Department of Community Affairs (DCA) has established the primary goal of reducing the number of unsheltered homeless individuals and families. At this time, the NHTF will not have any activities that directly address homelessness. The State reserves the right to address this activity later as all activities under the NHTF will result in the creation of ELI rental units. Therefore, the information contained below outlines goals, strategies and performance measures to be utilized for all ESG sub-recipients.

Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement. Since 2013, the number of unsheltered people has decreased by 33%. This goal will continue to be achieved by placing emphasis on high utilization of emergency shelters and rapid re-housing as a preferred intervention. This will be measured in HMIS. In addition, the Entitlement will:

- Right-size length of stay for clients in emergency shelters and transitional housing programs. Length of stay should generally be no longer than 90 days for shelters and less than 1 year for Transitional Housing. Currently, length of stay for emergency shelter programs is 30 days on average and 190 days on average for transitional housing programs. This will be measured in HMIS.
- Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Street Outreach projects into rapid re-housing projects each year. This will be measured in HMIS.

Prevent individuals and families from becoming homeless – either unsheltered or sheltered. Follow-up checks will be made at 3 months and 6 months post discharge from prevention projects to ensure that households assisted do not become homeless.

Maintain or increase the percentage of individuals and families remaining housed for 3 months. In 2014, 94% of prevention and rapid re-housing participants leaving for permanent destinations remained for 3 months; in 2015 91% of prevention and rapid re-housing participants leaving for permanent destinations remained stably housed for 3 months after project exit.

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

(See Below)

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

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

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

DCA Objectives and Action Steps

DCA anticipates Outreach services to provide services to 950 individuals during its next year. It anticipates in future years awarding more Grants and serving greater numbers.

In order to reach out to homeless persons (especially unsheltered persons) and assessing their individual needs, DCA will undertake the following:

- Implement DCA's harm reduction program for statewide implementation to ensure

persons who are chronically homeless have the widest range of interventions available to them;

- Continue to provide technical assistance and peer support to assist street outreach programs to enhance operations. DCA acts as a facilitator when street outreach teams, find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;
- Target Street Outreach to be strongly focused on street-based Engagement and Case Management that should lead to one goal that supporting homeless households in achieving some form of permanent and sustainable housing.

To this end, DCA will prioritize funding towards Street Outreach teams that collaborate with Rapid Re-Housing programs to provide one seamless service.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

9. An overall bed utilization rate of 80%.
10. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit each year.
11. 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:

12. Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an estimated 13,000 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program
 13. Provide decent affordable housing to an estimated 2,000 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
 14. Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State
- Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination)

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

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

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

DCA continues to evaluate policies across the State in order to help low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Currently, all ESG 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 Community Supervision and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions. Planned actions for the next year are as follows:

- DCA will work with health agencies this year to develop formal policy that will promote appropriate discharge planning efforts to prevent being discharged from health care facilities to the shelters or street
- DCA will continue to provide permanent supportive housing options for placement in community based placement options. Shelter Plus Care is a resource only for individuals who meet HUD eligibility criteria for admission into the program
- DCA will implement the 2013 and 2014 HUD Section 811 Project Rental Assistance Grants in order to provide project based rental assistance for 484 units of permanent supportive housing in tax credit developed properties. This Section 811 PRA program will target extremely low income persons covered by the Settlement Agreement or the Money Follows the Person Program initiatives
- DCA will continue to work to assist DBHDD in the implementation of the Transitional Action Plan, the newly developed process to 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 State Board of Pardons and Paroles, and the Department of Community Supervision in the joint implementation of the “Re-Entry Housing Partnership” (RHP) program, with efforts this next year to expand RHP.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	80
Tenant-based rental assistance	175
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	45
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	75
Total	375

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

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

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

Georgia has a strong commitment to making decent affordable housing available to all residents. There are many programs established to meet a significant portion of the housing needs throughout the state.

The final AI can be reviewed at

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

DCA is in the process of creating effective policy changes that will set standards and best practices for Georgia's non-entitlements/subrecipients which affirmatively addresses compliance with Section 504, ADA, Section 109, Title VI, Limited English Proficient (LEP) services and processes to affirmatively further fair housing marketing. DCA anticipates coordination with jurisdictions, organizations and various media outlets to develop procedures that will enhance the State's outreach capacity.

However, while we are still working through this process, DCA continues to make efforts to show meaningful access to all programs and activities that we administer. To eliminate the affordable housing barriers, the State will continue to meet the needs of families requiring the federal programs offered. Those steps include, but are not limited to the list below:

- Collaborate with the other state agencies to address the needs of individuals with developmental disabilities to eliminate the barriers to accessing affordable housing opportunities;
- Promote homeownership awareness and collaborate with a number of housing counseling agencies that work with specific non-English speaking populations;
- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners;
- Provide funding homebuyer education and foreclosure mitigation counseling, including ensuring access to individuals of limited English proficiency;
- Provide educational opportunities to communities throughout the state working to address housing issues through the Georgia Initiative for Community Housing by partnering with the University of Georgia, the Georgia Municipal Association, as well as funding partners, including Georgia Power;
- Partner with housing developers and local governments to create aesthetically built homes that are decent and affordable;
- Develop and implement policies in the Qualified Allocation Plan that both encourage the development of affordable housing units in communities of opportunity and strengthen revitalization efforts in developing communities;
- Require developers to create and maintain an Affirmatively Furthering Fair Housing Marketing Plan identifying potentially underserved local populations and efforts to market to those constituencies and document a process to inform potential program participants of their fair housing rights;
- Include a fair housing component in all grantee, developer and property manager trainings;
- Update CDBG applicant and recipient manuals as needed in the areas of Civil

Rights/Fair Housing Equal Opportunity (FHEO), providing details on the following topics: 1) Section 3; 2) Affirmatively Furthering Fair Housing; 3) Section 504; and 4) Limited English Proficiency (LEP);

- Update CDBG recipient monitoring forms as needed in the areas of Civil Rights/Fair Housing Equal Opportunity (FHEO) in order to improve oversight of sub-grantee compliance by DCA;
- Provide incentives for sub-grantees to participate in DCA programs that encourage responsible development, housing and land use practices, such as DCA's PlanFirst program or the Georgia Initiative for Community Housing (GICH).

AP-85 Other Actions – 91.320(j)

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

Fair housing exists at the center of DCA's work. As an agency, our mission is to collaborate with communities to help create a climate of success for Georgia's families and businesses. To achieve this partnership laid out in our mission; DCA must both hear from stakeholders and provide guidance through information sharing, training, and oversight. Further, to create the climate of success described in our mission, DCA works to increase access to areas of opportunity, partner across Georgia to grow and achieve local visions for strong communities, and foster inclusive communities free of barriers to individuals underserved by existing programs.

Georgia Analysis of Impediments (AI) provides the foundation for DCA planning and drives DCA initiatives. Through this process, the Georgia Department of Community Affairs (DCA) continues to analyze and address local and regional fair housing issues; identify contributing factors that affect fair housing choice; and set goals that work towards increasing opportunities to affirmatively furthering fair housing. Until the planning process for the activities and initiatives are finalized for the new AI, which was completed March 31, 2016, DCA continues to work under the Georgia AI created in FY 2008. The new impediments have been listed in the FY2016 Annual Action Plan. This analysis, along with a continual review of housing needs, serves as the foundation for efforts create more effective and efficient ways to address the barriers to Fair Housing Choice. In addition, DCA is now in the process of developing a Fair Housing Action Plan for the implementation of activities in response to the AI within non-entitlement areas of the State to increase awareness, outreach, and education throughout Georgia. The actions taken below also apply to the NHTF where applicable.

Actions planned to address obstacles to meeting underserved needs

- *DCA and Olmstead Planning for Supportive Housing for Persons with Disabilities* – Since the last reporting period, DCA received a Housing and Urban Development, HUD Section 811 Project Rental Assistance, PRA, and Demonstration Grant. This award will fund 134 units of supportive housing for these two designated disability populations. The amount of this award was \$4.1 million. To further develop capacity under this Section 811 initiative, DCA applied for a second round of funding and received an additional award of \$10.1 million which will produce another 350 units. Planning and implementation of this program has continued and is expected to provide permanent housing placement for individuals with disabilities to be served under the provisions of the Department of Justice Settlement Agreement and the Department of Community Health's Money Follows the Person Demonstration Project.
- *Rental Housing Availability* – The Georgia Housing Search website is provided to offer real-time assessment of affordable unit availability. The State continues to promote this tool to connect those needing housing with the knowledge of where and how many affordable rental units are available. The Qualified Allocation Plan policies, which guide the allocation of Housing Tax Credits and HOME funds to build multifamily housing developments, strive to site this housing in communities of opportunity
- *Expanding Affordable Housing for Local Governments and Non-Profit Organizations* The CHIP Program has become a primary source of affordable housing assistance at the local level. As it is an annual competitive program, it is critical that local

governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to receive the benefits of the program as there are so many unmet housing needs throughout the state, particularly in rural areas. The State released a Notice of Funding Availability to expand the housing activity to include small rental development and homeownership to local governments during the year. The CDBG program also continues to assist homeowners through its annual competition. In order to be sure local communities are aware of this opportunity, DCA holds an annual applicants' workshop in order to inform local governments of the "best practices" needed in order to submit a competitive application for homeowner assistance.

- Limited English Proficiency/ Language Access Plan (LAP) - Limited English Proficient (LEP) persons are individuals who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English because of their national origin. An LEP individual may also need documents written in English translated into his or her primary language so that person can understand important vital documents pertaining to the State's federally funded programs, activities, and services. The State has completed a Language Access Plan (LAP) that identified 46 counties and 93 cities as containing LEP populations exceeding the HUD safe harbor threshold requirements. Future actions will require the following but limited to: staff to be trained on the LEP Guidance and the LAP; including specific provisions for training staff who are responsible for monitoring the non-entitlement/subrecipients; a list of vital documents to be translated for non-entitlement/subrecipients; translating information that details services and activities provided to households or persons assisted; developing community resources, partnerships, and other relationships to help with provisions of language services.

Actions planned to foster and maintain affordable housing

The State coordinates with other interagency meetings to plan and review collaborative efforts related to housing. Additionally, the State sends out email blasts and Constant Contact notices for upcoming events held by different stakeholders.

Actions planned to reduce lead-based paint hazards

The State continues to partner with other state agencies and other external stakeholders to develop and to coordinate lead-based paint hazards strategies and monitor the grantees to ensure compliance with the HUD lead-based paint regulations. These regulations cover the NHTF, CDBG, HOME, ESG, HOPWA and NHTF programs. The State provides homeowner awareness and education by referring funding recipients with the lead-based paint regulations of the EPA and those enacted by the State, including the licensing requirements for rehabilitation assistance.

Actions planned to reduce the number of poverty-level families

The State continues as a partner on the Governor's Workforce Investment Board's (WIB) Coordinating Council that assesses job seekers skills to provide them with the certification needed to create job profiling for businesses economic development opportunities. The CDBG set-aside funds for the Employment Incentive Program awards grants that directly promote employment and creates new jobs designed to lift families out poverty. The Redevelopment Fund Program provided local governments access to flexible financial assistance to locally initiated public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects that might not proceed otherwise due to the number of challenges to be overcome.

The State assisted the n cities, counties, and development authorities through the State Downtown Development Revolving Loan Fund, which provided financing to fund capital projects in core historic downtown areas and adjacent neighborhoods where the loans are

expected to spur commercial redevelopment. The Opportunity Zone Program offered state job tax credits of up to \$3,500 per job created to new or existing businesses that create two or more jobs. The credits can be applied to the businesses' income tax liability or state payroll withholding.

The Appalachian Regional Commission provided funds for community and economic development in 37 counties in Georgia and worked to promote and preserve the cultural identity unique to the Appalachian Region of the United States.

The NHTF will increase and preserve the supply of decent and safe affordable housing for extremely low-income (ELI) households with incomes at or below 30% of Area Median Income (AMI). When the total NHTF funds available are equal to or exceed \$1 billion, the grantee must use at least 75 percent of its NHTF funds for the benefit of ELI families or families with incomes at or below the poverty line, whichever is greater. Any grant funds not used to serve ELI families must be used for the benefit of very low-income (VLI) households with incomes between 30% and 50% of the AMI.

Actions planned to develop institutional structure

The largest challenge in the institutional delivery system for many communities is one of resource constraints. Ultimately, 159 counties and 702 local governments in Georgia must be covered by a limited number of staff members. The State is seeking ways to expand the different options available through technology to meet this challenge while strengthening the institutional structure that exists in communities across Georgia. To this end, DCA continues to reach out to communities through trainings, workshops, listening sessions, public forums, webinars, outreach teams, surveys, and radio and newspaper ads.

As an example of such efforts, the State adopted Minimum Standards and Procedures for Local Comprehensive Planning. Overall, incentives to develop, maintain, or improve affordable housing vary widely through the State and is typically affected by local policies over which the State has little control throughout its 159 counties and 702 local governments. The purpose of the Minimum Standards and Procedures is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. Each local government in the state is required to have an approved comprehensive plan in order to maintain that government's eligibility for a variety of state-administered financial assistance programs (regardless of whether those programs make use of state or federal dollars).

Specifically, DCA strongly encourages "non-entitlement" communities to adopt the comprehensive plan Housing Elements that are required for Community Development Block Grant Entitlement Communities. Items addressed in a Housing Element (as specified in rules adopted by the Board of the Georgia Department of Community Affairs) provide detailed analysis and evaluation of the adequacy and suitability of existing housing stock to serve current and future community needs. The list includes the following: 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 an individual's life cycle. A Community Work Program is developed and submitted which lists the activities that will address any identified needs or opportunities.

Another major gap is outreach strategies to nonprofit organizations to meet the community housing development organization (CHDO) requirements to address the affordable housing needs in rural areas and underserved non-entitlement areas. The State continues to develop training and encourages constituents and stakeholders to attend other training opportunities.

For homeless individuals, lack of institutional structure can become a major barrier to service provision. Following are some activities underway to address gaps in housing and services for the homeless:

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

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

The State will continue to take steps to collaborate with other government agencies, nonprofit organizations, housing developers, financial institutions, foundations and other providers to create effective solutions to the housing needs. The State participates in various forums, meetings, focus group discussions, and seminars across the region to address affordable housing, homelessness or the housing issues of special needs groups.

Additionally, the State leads the Georgia Interagency Homeless Coordination Council to address the issues concerning ways to end homelessness. The State actively participates in the planning efforts with several agencies throughout the state, including but not limited to, the following: Mental Health Planning Advisory Council, Georgia State Trade Association of Not-For-Profit Developers (GSTAND), Association County Commissioners of Georgia (ACCG), Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center, Metro Atlanta's Regional Commission on Homelessness, DBHDD Coordinating Council, the Governor's Office of Transition Support and Reentry, Georgia Council on Developmental Disabilities, Georgia Rural Development Council, Conserve Georgia, and OneGeorgia Authority.

FAIR HOUSING CHOICE ACTIONS AND OBJECTIVES

Private Sector Impediments, Actions and Objectives

Impediment 1: Discrimination based on race and disability in the rental markets

Action 1.1: Conduct outreach and education concerning fair housing law and policy for landlords and property managers who are participating in DCA's Housing Programs throughout the state.

Measurable Objective 1.1: The number of outreach and education sessions conducted and the number of participants in those sessions

DCA Goal & Source(s): Construction/Rehabilitation of Rental Units: HOME & NHTF

Homeless Prevention Assistance: ESG/HOPWA

Homeless Outreach Assistance: ESG

Impediment 2: Failure to make reasonable accommodation or modification in the rental markets

Action 2.1: Conduct outreach and education within DCA's housing programs concerning fair housing, Section 504 and ADA law for landlords and property managers throughout the state, focusing on the law's requirements as well as common misconceptions about those requirements.

Measurable Objective 2.1: The number of outreach and education sessions conducted and the number of participants in those sessions.

DCA Goal & Source(s): Construction/Rehabilitation of Rental Units: HOME & NHTF

Impediment 3: Black and Hispanic home loan applicants are denied more frequently than white and non-Hispanic applicants

Action 3.1: Conduct financial management outreach and education, through collaboration with housing counseling agencies, home buyer education entities and other partner organizations like the Georgia Student Finance Commission (GSFC) relating to credit and ways to build and maintain good credit.

Measurable Objective 3.1: The number of outreach and education sessions conducted and the number of participants.

Action 3.2 Create and implement a training for new lenders with the Georgia Dream program and existing lenders on DCA's lender advisory board related to the Supreme Court decision on disparate impact as it relates to race and ethnicity and the possible effect on lending laws and regulations. Also, disseminate information via DCA's lender advisory newsletter.

Measurable Objective 3.2: The record of the training provided to new and existing lenders that partner with DCA on disparate impact and any assessments that those lending institutions may offer to identify sources of discrepancies in loan denial rates.

DCA Goal & Source(s): Homeownership Assistance: HOME

FAIR HOUSING CHOICE ACTIONS AND OBJECTIVES

Impediment 4: Female applicants have a higher denial rate than male applicants in rural Georgia home purchase markets.

Action 4.1: Conduct financial management outreach and education, through collaboration with housing counseling and homebuyer education agencies as well as other partners like GSFC, relating to credit and ways to build and maintain good credit.

Measurable Objective 4.1: The number of outreach and education sessions conducted and the number of participants.

Action 4.2.: Provide training to new and existing lending partners with DCA on disparate impact related to differing lending rates by gender and share the results of the AI. Disseminate information at DCA's lender advisory board meeting and via the lender advisory newsletter.

Measurable Objective 4.2: The record of training provided to DCA's new and existing lending partners throughout the state on disparate impact of lending practices and differential loan rates and gender.

DCA Goal & Source(s): Homeownership Assistance: HOME

Impediment 5: Limited access to fair housing enforcement entities throughout rural areas of the state.

Action 5.1: Compile a statewide database of local private organizations that provide fair housing complaint referral or other fair housing services. Include information on these entities and fair housing laws and updates in DCA's current communications through newsletters to promote the dissemination of information concerning developments in fair housing policy and trends in fair housing enforcement and complaints.

Measurable Objective 5.1: Compilation of the database utilizing existing channels of communications concerning fair housing law. Note: The database will likely be compiled on an ongoing basis as more local providers are identified.

DCA Goal & Source(s): CDBG

Impediment 6: Need for additional fair housing outreach and education.

Action 6.1: Conduct outreach and education pertaining to fair housing, in partnership with local public housing agencies and non-profit and civic organizations, targeting housing providers and consumers.

Measurable Objective 6.1: The number of outreach and education sessions conducted, and the number of participants in those training sessions.

Action 6.2: Design and implement an outreach campaign to publicize fair housing law and policy during fair housing month (April) of every year.

Measurable Objective 6.2: The materials developed for the outreach campaign and the number of publications or websites through which those materials are distributed and publicized.

DCA Goal & Source(s): CDBG

FAIR HOUSING CHOICE ACTIONS AND OBJECTIVES

Public Sector Impediments, Actions and Objectives

Impediment 1: Limited presence of fair housing enforcement entities in rural Georgia.

Action 1.1: Compile a statewide database of local private organizations that provide fair housing complaint referral or other fair housing services. Include information on these entities and fair housing laws and updates in DCA's current communications through newsletters to promote the dissemination of information concerning developments in fair housing policy and trends in fair housing enforcement and complaints.

Measurable Objective 1.1: Compilation of the database utilizing existing channels of communications concerning fair housing law. Note: The database will likely be compiled on an ongoing basis as more local providers are identified.

DCA Goal & Source(s): CDBG

Impediment 2: Need for additional outreach and education.

Action 2.1: Conduct outreach and education pertaining to fair housing, targeting local government agencies, sub recipients or grantees of DCA funding and PHAs, with the goal of keeping public officials throughout the state apprised of ongoing changes to fair housing law and policy.

Measurable Objective 2.1: The number of outreach and education sessions conducted and the number of agencies and officials participating in those sessions.

Action 2.2: Design and implement an outreach campaign to publicize fair housing law and policy during fair housing month (April) of every year.

Measurable Objective 2.2: The materials developed for the outreach campaign and the number of publications or websites through which those materials are distributed and publicized.

Impediment 3: NIMBYism and public policies used to limit access to affordable housing.

Action 3.1: Share existing data and information on the impact of NIMBYism with sub recipients, local grantees and public housing agencies (PHAs) outlining the implications of the recent Supreme Court decision in *Texas Department of Housing and Community Development v. Inclusive Communities Project* for the development and placement of affordable housing units.

Measurable Objective 3.1: The number of local grantees and public housing agencies who receive the data and information disseminated, and any responses.

DCA Goal & Source(s): Construction/Rehabilitation of Rental Units: HOME & NHTF

Emergency Shelter & Transitional Housing: ESG

Rapid Housing Assistance: ESG

HOPWA Tenant-based Rental Assistance: HOPWA

HOPWA Housing Assistance: HOPWA

Impediment 4: Individuals with Housing Choice Vouchers (HCVs) predominately reside in high minority concentrated areas.

Action 4.1: Conduct outreach to landlords and property owners on making units throughout the state available to persons with HCV while developing and implementing policies in the Low Income Housing Tax Credit (LIHTC) program that encourage the development of affordable housing units in communities of opportunity.

Measurable Objective 4.1: The number of outreach activities to landlords and property owners as well as documenting the policies in the Qualified Allocation Plan for the LIHTC program focused on affordable housing developments in communities of opportunities.

DCA Goal & Source(s): Construction/Rehabilitation of Rental Units: HOME & NHTF

FAIR HOUSING CHOICE ACTIONS AND OBJECTIVES

Impediment 5: Limited knowledge of fair housing law in rural areas of the state.

Action 5.1: Conduct ongoing fair housing outreach and education sessions, in partnership with the entities identified in fulfillment of Public Sector Action 2.1, targeting housing providers and consumers.

Measurable Objective 5.1: The number of outreach and education sessions conducted, and the number of participants in those outreach and education sessions.

DCA Goal & Source(s): CDBG

Program Specific Requirements

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

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

No forms of investments other than those found in 92.205 will apply to the use of the State'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:**

Georgia Housing & Finance Authority (GHFA) is a Participating Jurisdiction and a recipient of HOME Investment Partnerships (HOME) program funds to be used to expand the supply of decent, safe, sanitary, and affordable housing available to low-income and very low-income residents. GHFA has established these recapture provisions in accordance with the HUD guidance provided in CPD Notice 12-003 and 24 CFR §92.254 (a)(5)(ii). These provisions permit the original homebuyer to sell the property to any willing buyer during the period of affordability while GHFA is able to recapture all or a portion (limited to "net proceeds" as defined below) of the HOME-assistance provided to the original homebuyer. The key concepts in the recapture requirements are the Direct HOME Subsidy to the homebuyer and net proceeds that are used to determine the amount of HOME assistance subject to recapture and the applicable period of affordability on the unit. "Direct HOME subsidy" is defined as the amount of HOME assistance that enabled the homebuyer to buy the unit. The direct subsidy includes down payment assistance, closing costs, interest subsidy, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy. "Net Proceeds" are defined as the sales price minus the superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can GHFA recapture more than is available from the net proceeds of the sale. Refer to the State's Recapture Policy for additional information.

- 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:**

Recapture is an affordability enforcement mechanism where GHFA executes a written agreement with the homebuyer that includes the amount of direct HOME subsidy that enabled the homebuyer to buy the dwelling unit. GHFA requires that if a property is sold, either voluntarily or involuntarily (e.g., foreclosure) during the affordability period, all or a portion (limited to "net proceeds") of the HOME investment must be repaid. For instance, when a homebuyer receives HOME down payment assistance to purchase a home, the direct HOME subsidy to the homebuyer will result in a specified period of affordability, as set forth in Section II. If the homebuyer sells the home before the period ends, GHFA will recapture, assuming that there are sufficient net proceeds, the entire direct HOME subsidy. The homebuyer will receive the excess net proceeds. In addition, the full amount of the subsidy shall be recaptured in the event the homebuyer fails to occupy the home as their principal place of residence during the period of affordability, but retains ownership. GHFA will use restrictions in the executed written agreement and security deed to enforce the recapture provision of the HOME program found at 24 CFR §92.254 (a)(5)(ii) determined during the subsidy layering review.

For more information on the following policy, refer to in the attachment:

- Foreclosure, Transfer in Lieu of Foreclosure
- Enforcement
- Refinance Policy
- Subordination Policy
- Ongoing Monitoring

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

The State will not refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 24 CFR 91.320(k)(3)

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

The CoC has not instituted written standards for the Balance of State at this time. The Georgia ESG Entitlement continues to work with subgrantee agencies to enact policies and procedures that best serve the subpopulations targeted and work effectively with the specific housing market and employment conditions of the area in which the project operates.

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

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

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

As noted in AP-30, ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Private and 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).

The full ESG application guidelines and supporting documents can be found at:

<http://www.dca.state.ga.us/housing/specialneeds/programs/esg.asp>

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 diligently works with sub-recipients to ensure a level of HMIS data completeness by which an accurate evaluation of program performance can continually be measured. Baselines for performance measure criteria, such as increases in cash income

and non-cash benefits during program enrollment, have been established in the last year. DCA will review all available data annually to evaluate performance. Criteria for the performance standards for evaluating ESG can be found at:

<http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp>

CITIZEN PARTICIPATION COMMENTS

PROPOSED DRAFT ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2017/STATE FISCAL YEAR 2018

The Annual Action Plan is the review of the State's goals, objectives, and community and housing priorities for the upcoming year. The FFY 2017/SFY2018 Annual Action Plan is the fifth and final year implementation of the current five-year (2013-2017) Consolidated Plan. The Plan indicates how the anticipated funds received from the U.S. Department of Housing and Urban Development (HUD) will be implemented for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF) Programs.

The Plan draft includes goals of the priorities, citizen participation/consultation, housing needs assessment for the homeless, and the investment of resources to meet these needs and any minor amendments. It also provides a strategy for meeting the identified needs, addressing barriers to fair housing and lead-based paint hazards, non-housing community development plans, and anti-poverty strategies. The State of Georgia encourages all of its citizens, public agencies and other interested parties to review the contents of the Annual Action Plan and submit their written comments to the agency.

The Public Hearing and Webinar for the FFY2017 Annual Action plan will be held:

**March 29, 2017- 2:00 p.m. (Conference Room 302)
Department of Community Affairs
60 Executive Park South NE
Atlanta, GA 30329-2231**

Use the link below to register for the webinar:

<https://attendee.gotowebinar.com/register/2696990254086616066>

A copy of the draft Annual Action Plan will be available for public comment from March 27, 2017 after 5:00 PM through close of business on April 30, 2017.

View and Download the Plan: <http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

To request a hardcopy, send an email to housingplanning@dca.ga.gov

The Goals and Method of Distribution on how the State intends to implement the following programs can be reviewed here:

CDBG can be reviewed here: <http://www.dca.state.ga.us/communities/CDBG/index.asp>

ESG and HOPWA programs can be reviewed here: <http://www.dca.state.ga.us/housing/specialneeds/programs/esg.asp>

NHTF can be reviewed here: <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/NationalhousingTrustFund.asp>

Submit comments in writing to:
Department of Community Affairs
ATTN: ANNUAL ACTION PLAN PUBLIC COMMENTS
60 Executive Park South Atlanta Georgia 30329
Or email to housingplanning@dca.ga.gov.

DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who are may need auxiliary aids or special modification to participate in the public comment process should call (404) 679-4840.

CITIZEN PARTICIPATION COMMENTS

BORRADOR PROPUESTO DEL PLAN DE ACCIÓN ANUAL AÑO FISCAL FEDERAL (FFY) 2017 / AÑO FISCAL ESTATAL (SFY) 2018

El Plan de Acción Anual es el resumen de las metas estatales, los objetivos, y las prioridades comunitarias y de las viviendas para el próximo año. El Plan de Acción Anual FFY 2017/SFY2018 es la quinta y final implementación anual del actual Plan Consolidado (2013-2017). El Plan indica como los fondos anticipados recibidos del Departamento de La Vivienda y Desarrollo Urbano de los Estados Unidos. (HUD, por sus siglas en inglés) serán implementados por los siguientes programas: Segmento de Subvención para el Desarrollo Comunitario (CDBG), Asociación para la Inversión de La Vivienda (HOME), Subvención para Soluciones de Emergencias (ESG), Oportunidades de Viviendas para Personas con SIDA (HOPWA), y el Fondo Fiduciario Nacional de Vivienda (NHTF).

El bosquejo del Plan incluye las metas de las prioridades, participación/consulta de los ciudadanos, la evaluación de necesidades de vivienda para las personas sin hogar, y la inversión de los recursos para satisfacer las necesidades y algunas enmiendas menores. El Plan también provee una estrategia para satisfacer las necesidades identificadas, abordando los obstáculos para la vivienda justa y los peligros de la pintura con plomo, los planes de desarrollo comunitario no-residenciales, and estrategias contra la pobreza. El Estado de Georgia los anima a todos sus ciudadanos, agencias públicas, y otras partes interesadas revisar los contenidos del Plan de Acción Anual y enviar los comentarios escritos al Departamento de Asuntos Comunitarios (DCA).

La Audiencia Pública y el Seminario web para el Plan de Acción Anual FFY2017 tendrá lugar:

El 29 de Marzo, 2017, - 2:00 p.m. (Sala de Conferencias 302)

Department of Community Affairs

60 Executive Park South NE

Atlanta, GA 30329-2231

Utilice el siguiente enlace para registrarse en el seminario web:

<https://attendee.gotowebinar.com/register/2696990254086616066>

Una copia del bosquejo del Plan de Acción Anual estará disponible para comentario público del 27 de Marzo, 2017, después de las 5:00 pm, hasta el cierre de operaciones el 30 de Abril 2017.

Revise y Descargue el Plan: <http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

Para solicitar una copia en papel, enviarle un correo electrónico a housingplanning@dca.ga.gov

Las Metas y el Método de Distribuciones acerca de cómo el Estado pretende implementar los programas siguientes puede ser revisados aquí:

Revise los de CDBG aquí: <http://www.dca.state.ga.us/communities/CDBG/index.asp>

Revise los programas de ESG y HOPWA aquí: <http://www.dca.state.ga.us/housing/specialneeds/programs/esg.asp>

Revise los de NHTF aquí: <http://www.dca.state.ga.us/housing/HousingDevelopment/programs/NationalhousingTrustFund.asp>

Enviar comentarios por escrito a:

Department of Community Affairs
ATTN: ANNUAL ACTION PLAN PUBLIC COMMENTS
60 Executive Park South Atlanta Georgia 30329

O correo electrónico a housingplanning@dca.ga.gov.

El Departamento de Asuntos Comunitarios de Georgia se compromete a proporcionar a todas las personas con igualdad de acceso a sus servicios, programas, actividades, educación y empleo sin distinción de raza, color, origen nacional, religión, sexo, estado civil, discapacidad o edad. Para un ajuste razonable o si necesita un formato o lenguaje alternativo, por favor, llame a 404-679-4840.

Federal Fiscal Year 2017/ State Fiscal Year 2018 Annual Action Plan

Citizen participation is an integral part of the planning process. As a part of the Annual Action Plan development process, the State conducts multiple public hearings to solicit feedback from the stakeholders and community at large that relate to the federally funded programs, policies, and funding decisions within this plan. The questions and comments below were submitted by participants of those that attended the meetings.

Other comments or recommendations have been submitted by organizations that would specifically like the State to consider priority implementations for supportive housing, ELI populations, and fair housing concern that would provide a greater impact throughout communities in Georgia that feel as though they have been marginalized, shut out, priced out, and segregated. The State acknowledges all comments, recommendations, and questions submitted by our stakeholders.

Atlanta (Webinar- NHTF) March 29, 2016

Attendees: 18

DCA sought public input for the agency's administration of and priorities for the National Housing Trust Fund (NHTF). DCA will hold informal stakeholder input sessions in March and April of 2016 prior to releasing a draft allocation plan for public comment. The NHTF is a federal program that provides funding for affordable housing for Extremely Low Income (ELI) households with incomes at or below 30% of Area Median Income. The Plan will describe how the state will implement the NHTF and will include incentives and priorities specific to the communities where the housing will be located. The Plan will also establish application requirements and criteria for selection of recipients. In addition, the Plan may also identify preferences and prioritize properties that serve particular segments of the ELI and VLI populations (e.g., homeless individuals, individuals with a disability, etc.).

1. What percentage are college students?

A: According to the United States Census Bureau, 2013 – 1 Yr. - Public Use Microdata Samples (PUMS), U.S. Census Bureau, 2009-2013 5-Year Estimates, American Community Survey, and U.S. Census Bureau, 2010-2014 5-Year Estimates, American Community Survey (which herein will be referenced to as the data), indicates that the percentage of college students in the ELI population is approximately 22%. This is calculated by assessing the total Georgia ELI population attending college divided by the ELI (30% AMI) population that consist of 493,640 persons as indicated in the chart below.

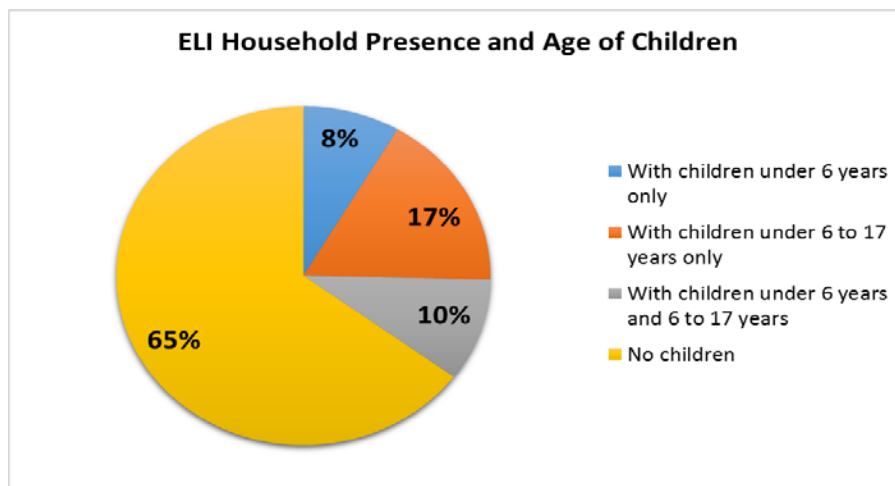
GA Households by Income	
ELI (30% AMI)	493,640
VLI (<50% AMI)	582,217
LI (80% AMI)	426,321
HIGH (>80% AMI)	2,044,785

Enterprise

Enrollment by Age of ELI Population									
Age of Attendee	18 - 25	26 - 33	34-40	41-48	49 - 55	55 and Over	Total Enrollment ELI Population	ELI (30% AMI) Population	%
College Undergraduate Years	63,088	13,309	5,222	4,782	2,821	2,998	92, 220	493,640	19
Graduate, Professional or Beyond	5,512	4,862	1,608	1,588	873	742	15,185		3
Total	68,600	18,171	6,830	6,370	3,694	3,740	107,405		22

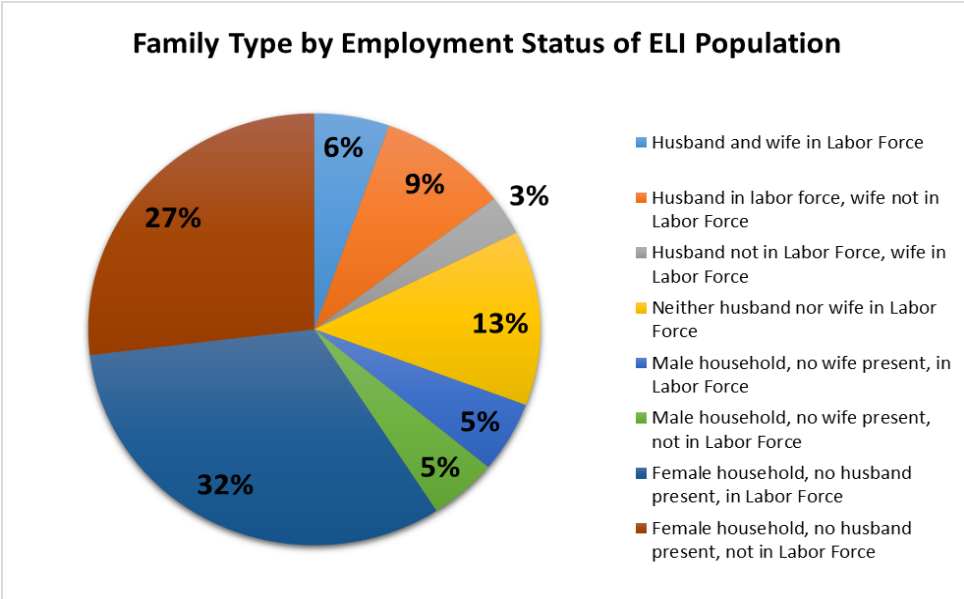
2. Perhaps consider family size / no. of children as an important data point?

A: The data for family size and the number of children were reviewed during the development of the program. The data indicates that 35% of the extremely low-income (ELI) households are households containing at least one child. More specifically the households have been identified as the following:



3. Does income source or employment status come into play at all? Or can you measure that effectively?

A: The data only includes below indicates the employment status by family type within the ELI population.



4. I think it would be advisable to drill down on disability data. What percentage AMI do people who rely on disability benefits fall into? People we meet in Independent Living programs are around 5% AMI. This has implications for amount of subsidy needed vis a vis those at 25% AMI.

A: Individuals with a disability are about 19% of the ELI Population. The data below further details this population of persons by age.

Individuals with a Disability within the ELI Population						
	< 17 years of age (ELI)	18 - 54 (ELI)	55 and over (ELI)	62 and over (ELI)	65 and over (ELI)	Total # Individuals with a Disability (ELI)
With a Disability	24,744	86,125	111,325	73,817	61,278	222,194
Without a Disability	374,977	444,981	123,849	76,730	57,951	943,807
Total	399,721	531,106	235,174	150,547	119,229	1,166,001

5. What about access to transportation - housing + transportation costs and impact to income? Shouldn't be more than 30% for housing and 15% for transportation.

A: Based on the HUD Location Affordability Portal, the average cost as a percent of income varies by location (Atlanta, Savannah, Columbus, Valdosta and Albany) and is based on several factors such as: type of households/ family composition, median income of the household, and the percent of income per household. Very low income (VLI) individual and single parent family households typically spend more than 30% of their monthly income on housing and transportation cost, putting them at a financial disadvantage. The data indicates that the percent of income based on the median income for VLI and single parent family households' average costs are between 40-72% for housing and 29-48% for transportation. The median-income family households have a better chance at maintaining the standards as the data indicated their average costs are between 25-27% for housing and 22-29% for transportation in the same locations.

The data to support the housing and transportation cost and the impacts to income can be found in slides 31-45 here:

http://www.dca.ga.gov/housing/HousingDevelopment/programs/downloads/A_HFDMain/NatHsgTrustFd/NHTFInputSlides042816.pdf.

6. What about the need to rehabilitate and modernize existing housing stock - is that being assessed?

A: The National Housing Trust Fund (NHTF) was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289), to complement existing federal, state and local efforts to increase and preserve affordable housing for extremely low-income and very low-income households, including homeless families. Any unit receiving National Housing Trust Fund funds will need to comply all rehabilitation standards outline in the 2016 NHTF Allocation plan, which includes rehabilitation standards.

7. There are persons who are not eligible to participate in federal housing programs how is that (being) considered?

A: The National Housing Trust Fund (NHTF) was established under Title I of the Housing and Economic Recovery Act of 2008, Section 1131 (Public Law 110-289), to complement existing federal, state and local efforts to increase and preserve affordable housing for extremely low-income and very low-income households, including homeless families. To this end, the program will comply with all federal regulations regarding eligibility.

8. Are the income numbers computed somewhat analogous to how they'd be for tax credit or HOME compliance?

A: The income limits are lower than the income limits for tax credit and home compliance. The income limits for NHTF can be found here: <https://www.hudexchange.info/programs/hft/hft-income-limits/>

9. Is there separate rural and urban data?

A: The data below supports the percentage of occupied units spending 30% or more of household income on rent and utilities in rural and urban areas.

Percent of Occupied Units Spending 30% or more of Household Income on Rent and Utilities				
	2014		2013	
	Percent of Renters	Percent of Mortgaged Owners	Percent of Renters	Percent of Mortgaged Owners
Georgia	48.3	33.5	48.4	34.7
Urban	50	33.3	50.2	34.6
Rural	38.7	33.8	38.2	34.9

10. If you do prioritize specific groups, do you run the risk of running afoul of Fair Housing or Olmstead?

A: Any limitation or preference must not violate non-discrimination requirements in the NHTF interim rule at 24 CFR 93.350, and the applicant must have affirmative marketing procedures and requirements that apply in the context of the limited/preferred tenant eligibility for the project. As shown in Section IX, DCA will give preference to segments of the ELI population based on the State's priority Housing Needs as described in the Consolidated Plan and Annual Action Plan. Preferences and/or limitations will not be given to students.

As it pertains to Olmstead, DCA seeks to outline our agency-wide Supportive Housing Policy as it pertains to all housing programs administered by the agency. DCA's Supportive Housing Policy is not an isolated strategy but comes from a set of foundational principles that guide all of DCA's housing programs.

The guiding principle of Title II of the Americans with Disability Act and the 1999 Olmstead decision, the foundations of HUD's Supportive Housing Policy, is integration. DCA's Supportive Housing Policy reflects HUD's and the DOJ's intent that public entities administer services, programs, and activities in the most integrated setting appropriate to the needs of qualified individuals with disabilities. DCA programs will emphasize housing that provides individuals with disabilities opportunities to live, work, and receive services in the greater community, like individuals without disabilities. Housing should be located in mainstream society; offer access to community activities and opportunities at times, frequencies and with persons of an individual's choosing; and afford individuals choice in their daily life activities.

Individuals with disabilities, like individuals without disabilities, should have informed choice and self-determination in both housing and the related support services they receive. This a voluntary, well considered decision that an individual, or where legally required, the individual's legal guardian, based on appropriate available options, information, and understanding. DCA's role is to provide housing options that enable individuals with disabilities to live in their own homes within communities they chose to live.

To that end, DCA will focus our programs on the creation of affordable, supportive housing options in integrated settings. DCA's program documents (e.g. Qualified Allocation Plan, Notices of Funding Availability) will outline the specific programmatic requirements to achieve these policy objectives. DCA will periodically assess this policy to ensure that the current strategy is consistent with federal and state policy.

11. Can the funds be used for any mf (multifamily) eligible cost? Can it be used as a guarantee?

A: Funds can be used for the following activities:

- Acquisition
- Site improvements and development hard costs
- Related soft costs
- Demolition
- Finalizing costs
- Relocation costs
- Operating costs of NHTF-assisted rental housing
- Eligible reserves
- Approved developer fee

A: No, the funds cannot be used as guarantee.

12. Is the idea for a deal to be 100% ELI? Or will it be "mixed-income", even with other low-income brackets?

A: DCA programs will emphasize housing that provides individuals with opportunities to live, work, and receive services in the greater community. Housing should be located in mainstream society; offer access to community activities and afford individuals choice in their daily life activities. Therefore, the deal should be viable, feasible, and may have multiple funding sources that may target other low-income brackets.

All data referenced in the questions above can be reviewed here:

http://www.dca.ga.gov/housing/HousingDevelopment/programs/downloads/A_HFDMain/NatHsgTrustFd/NHTF_ELI_CHARTS.pdf.

http://www.dca.ga.gov/housing/HousingDevelopment/programs/downloads/A_HFDMain/NatHsgTrustFd/NHTFInputSlides042816.pdf.

Atlanta (Webinar/Public Hearing- NHTF) July 13, 2016

Attendees: 22

DCA conducted a public hearing to allow citizens the opportunity to provide additional input into the potential uses of the NHTF. The public hearing notice was placed on the DCA website. In addition to publication on the DCA website, the public hearing notice was advertised through the Georgia Press Association in over 130+ newspapers across Georgia. An email announcing the July 13th hearing was sent to over 2,500 interested individuals and groups.

This plan was developed with input from our partners, stakeholders, and low-income households solicited during a consultation period as well as a public comment period and finalized through the public comment period.

1. So, in this first year DCA will not use NHTF funds for homeownership, but just for rental housing?

A: Yes, this is correct.

2. Savannah has an AFF Housing Fund that does not receive fed funds; it should be eligible to apply given our read but can you clarify?

A: Yes, this is correct. NHTF will be available statewide to both entitlement and non-entitlement communities.

Atlanta (Webinar- CHIP) September 7, 2016

Attendees: 34

DCA conducted a webinar to notify interested applicants of the availability of approximately \$3 million in HOME Investment Partnerships Program funds for (1) housing rehabilitation to benefit low-to-moderate income homeowners and (2) new construction of single-family homes for resale to low-to-moderate income homebuyers.

The availability and use of these funds are subject to the Federal HOME regulations (24 CFR Parts 91 and 92) and any amendments thereto including the final regulations published by the U. S. Department of Housing and Urban Development.

There were no comments during this meeting.

Macon (Public Hearing-CDBG) September 22, 2016

Attendees: 03

DCA proposed to amend the current FFY2016/SFY2017 Method of Distribution and proposed a new FFY2017/SFY2018 Method of Distribution for the State's non-entitlement Community Development Block Grant programs. The MOD affects the CDBG Annual Competition the CBDG Employment Incentive Program, the CDBG Redevelopment Fund program, the Immediate Threat and Danger Program and the 108 Loan

Guarantee program.

There were no comments during this meeting.

Savannah (Public Hearing-CDBG) October 05, 2016

Attendees: 02

DCA proposed to amend the current FFY2016/SFY2017 Method of Distribution and proposed a new FFY2017/SFY2018 Method of Distribution for the State's non-entitlement Community Development Block Grant programs. The MOD affects the CDBG Annual Competition the CBDG Employment Incentive Program, the CDBG Redevelopment Fund program, the Immediate Threat and Danger Program and the 108 Loan Guarantee program.

There were no comments during this meeting.

Atlanta (Webinar- ESG) March 16, 2017

Attendees: 68

DCA announced the 2017 application process for the Housing Opportunities for Persons with AIDS (HOPWA) program. The application process will open on Friday, March 17, 2017 and all applications, supporting materials, and organizational documentation will be due on Monday, April 17, 2017 at Noon. Please note that there will be a cut-off date for receiving your log in information for HSONline. Applicants are able to request login information beginning on Friday, March 17, 2017 and ending on Monday, April 4, 2017 at 5:00 pm. Application documents and a link for the HSONline system will be made available on this website upon opening of the application process. There were three (3) applicant workshops held over the State (Macon- 39 attendees; Lawrenceville, 58 attendees; and Valdosta, 22 attendees) to provide instruction on the application process.

1: Is Project Homeless Connect no longer funded?

A: Project Homeless Connect is not funded for SFY 2018.

2: Can you explain again the difference between Street Outreach and targeted Street Outreach? Is it that we would be identifying a certain population?

A: Targeted Street Outreach projects are for specific counties listed in the application guidelines. This project type is incentivized with a reduced match requirement. The populations served for standard and targeted outreach are the same.

3: If you have not been funded in the past in the transitional housing did I understand you will not be accepting new applications?

A: Correct, transitional housing funding as described in the presentation is only available for transitional housing projects funded in SFY 2017.

4: Does the Hotel/Motel Voucher project type require match?

A: Yes, Hotel/Motel Voucher projects require 100% match.

Atlanta (Webinar- HOPWA) March 17, 2017

Attendees: 13

DCA announced the 2017 application process for the Housing Opportunities for Persons with AIDS (HOPWA) program. The application process will open on Friday, March 17, 2017 and all applications, supporting materials, and organizational documentation will be due on Monday, April 17, 2017 at Noon. Please note that

there will be a cut-off date for receiving your log in information for HSONline. Applicants are able to request login information beginning on Friday, March 17, 2017 and ending on Monday, April 3, 2017 at 5:00 pm. Application documents and a link for the HSONline system will be made available on this website upon opening of the application process. There were three (3) applicant workshops held over the State (Macon- 39 attendees; Lawrenceville, 58 attendees; and Valdosta, 22 attendees) to provide instruction on the application process.

Comments made during this webinar regarding technical aspects of the application.

Atlanta (Webinar/ Public Hearing FFY 2017 AAP) March 29, 2017

Attendees: 00

The Annual Action Plan is the review of the State's goals and objectives and community and housing priorities for the upcoming year. The Plan indicates how the anticipated funds received from the U.S. Department of Housing and Urban Development (HUD) will be implemented for the following programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF) Programs.

The Plan draft includes goals of the priorities, citizen participation/consultation, housing needs assessment for the homeless, and the investment of resources to meet these needs and any minor amendments. It also provides a strategy for meeting the identified needs, addressing barriers to fair housing and lead-based paint hazards, non-housing community development plans, and anti-poverty strategies. The State of Georgia encourages all of its citizens, public agencies and other interested parties to review the contents of the Annual Action Plan and submit their written comments to the agency.

The FFY 2017/SFY2018 Annual Action Plan is the fifth and final year implementation of the current five-year (2013-2017) Consolidated Plan.



Sent via email

March 17, 2017

Ms. Carmen Chubb, Deputy Commissioner, Housing
Ms. Christy Fletcher, Program Manager, HFDD
Ms. December Thompson, Planning & Policy Development Specialist, HFDD
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

Dear Meses. Chubb, Fletcher, and Thompson:

The GSHA is thankful for the opportunity to share our input for the DCA Consolidated Plan and QAP goals. We support DCA's mission of safe and affordable housing, its long term goal of increasing the number of permanent supportive housing units each year, and its other valuable missions.

We bring to your attention a recent national needs study conducted by CSH, the national nonprofit that works in the area of supportive housing. CSH determined the national supportive housing need is 1.2 million homes, with 31, 303 supportive homes needed in Georgia.¹ As you are aware, supportive housing combines affordable housing with services that people need. It helps build healthy communities by creating new or rehabilitated properties, improving housing stability, employment, mental and physical health, and it has shown to increase or stabilize property values over time.

In order to meet the need in Georgia for these special populations whom are usually extremely low income (ELI) or homeless, we offer these recommendations, which we believe are in line with the priorities and target areas sought by DCA:

-Prioritize supportive housing with a set-side of funds for this purpose from LIHTC, HOME funds, CDBG grant, or other funds. Also, commit 10% of every low income housing tax credit property to supportive housing or extremely low income (ELI) households.

¹ <http://www.csh.org/wp-content/uploads/2016/10/Total-10-12-16.pdf>

March 17, 2017

Page 2

-Make the development of dedicated units to special populations attractive. Provide points for providing case management, points for enhanced supportive services, and points for engaging with the Continuum of Care. Points can also be awarded to units that do not require proof of employment or monthly income at three times the cost of rent; do not refuse tenancy to individuals with poor or no credit history or past evictions; and do not refuse tenancy to individuals with limited criminal histories. Consider a discretionary basis boost for supportive housing.

- Diversify development. While the plan should not restrict funding to any type of developer, it can reduce barriers to access for smaller, mission-driven developers who are often excluded from other sources of funding. Help diversify the types of developers receiving funding by providing alternative, less burdensome applications for mission driven developers and making requirements for developer experience commensurate to project size, among other potential changes.

-Craft thoughtful flexibility in DCA's integration policy in order to create more housing options. This is particularly worthwhile for the aforementioned smaller, mission-driven developers. If a developer proposes a duplex with one unit dedicated to an ELI, disabled population, it conflicts with the integration policy; flexibility is warranted.

-Seek to expand the length of affordability of developments to be at least 30 years in order to ensure a lasting impact and avoid a quick disruption of affordability that would leave residents vulnerable.

We appreciate your thoughtful consideration of our recommendations to serve the State's neediest and hope these will be helpful to your efforts.

Sincerely,

Mariel Sivley
Executive Director



COMBINED RECOMMENDATIONS FOR INCLUSION IN DCA’S 2018 – 2022 CONSOLIDATED PLAN FOR RESOURCES IN THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME, EMERGENCY SHELTER GRANTS, HOUSING FOR PEOPLE WITH AIDS, AND NATIONAL HOUSING TRUST FUND PROGRAMS

Revised March 23, 2017

The groups listed below, working through the SOPOS* Coalition, urge DCA to consider including the following priorities in the next 5 year Consolidated Plan, and the 1 year action plan for the HOME, CDBG, and NHTF programs:

A. INCREASED SUPPORT FOR SUPPORTIVE HOUSING AND HOUSING FOR EXTREMELY LOW INCOME (ELI) – this could be done by:

- A set-aside for supportive housing of at least \$2 million from HOME funds, which could be combined with the LIHTC program;
- Increasing support for ELI households in all products when establishing the percent of AMI to be served
- Prioritize development of housing for clients receiving services from Emergency Shelter Grants (ESG) and Housing for People with AIDS (HOPWA);
- Setting the longest possible time for affordability of developments in order to ensure a lasting impact and avoid a quick disruption of affordability that would leave residents vulnerable.

B. SUPPORT FOR DCA’S HOME ACCESS PROGRAM – a minimum of \$5 million allocation is justified by current requests for such modifications that the program cannot fill, plus an increase in the numbers of people with mobility impairments from aging, war injuries, accidents and the on-set of debilitating illnesses.

C. SUPPORT FOR DISABLED FOSTER YOUTH AGING OUT OF FOSTER CARE

- Recommend this population be included in the housing needs assessment part of the plan
- Supportive housing resources need to be set aside for this population

D. RECOMMENDATIONS TO INCREASE LOW-INCOME HOMEOWNER OPPORTUNITIES

- Partner with USDA Rural Development and the state’s community development organizations serving rural Georgia to expand the range of the Georgia Dream program
- Increase funding and base administrative fees on a project delivery basis for HOME funded CHIP Program, given its effectiveness as a primary source for affordable housing.

E. RECOMMENDATIONS TO STRENGTHEN FAIR HOUSING AND EQUAL OPPORTUNITY IN HOUSING IN GEORGIA – Given that fair housing activities are eligible activities in the CDBG program, and can be counted either as a “program administration” cost (subject to the 20% cap), or as a “public service”

[subject to a 15% cap, Regs, Sec. 206(c) for entitlements], we urge consideration of funding for the following activities:

1. That the State grow capacity within Georgia by allocating funds to Georgia Legal Services Program and at least two other HUD-certified fair housing agencies within the State that conduct a wide array of activities such as: enforcement of fair housing laws; counseling; technical training for housing industry organizations; fair housing audits; education and outreach geared to the general public, jurisdictional staff, sub-recipients and Public Housing Authorities.
2. Increase funding for existing local fair housing and human rights agencies through a funding program to support education, outreach and enforcement of the Ga. Fair Housing Law. This should include a robust program of testing to document where discrimination is occurring.
3. Support and encourage the Georgia Commission on Equal Opportunity to reapply and regain HUD's Federal Fair Housing Assistance Program status.
4. Funding to conduct a sufficient number of technical assistance training hours to jurisdictional and sub-recipient staff, as well as DCA regional staff, to strongly encourage statewide solutions to housing discrimination and segregation.
5. Include funding for instructional materials on fair housing in the manuals utilized to manage the HOME Rental Housing Loan program .

For questions or comments, please contact Marty Collier, SOPOS Coalition* Coordinator, at 2mcollier@comcast.net or 404-936-9474.

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* The SOPOS Coalition brings together organizations and individuals committed to implementing the recommendations of the SOPOS Report, "Shut Out, Priced Out and Segregated: The Need for Fair Housing for People with Disabilities" *available at www.silcga.org*.



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