

 Georgia[®] Department of
Community Affairs



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of Community Affairs

The State of Georgia
Annual Action Plan

**Year 5 of the 2018-2022
Consolidated Plan**

Federal Fiscal Year 2022 (July 1, 2022 - June 30, 2023)

Executive Summary

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

1. Introduction

The Georgia Department of Community Affairs (DCA) is the lead agency overseeing the implementation of the State of Georgia's Consolidated Plan and programs funded by the U.S Department of Housing and Urban Development (HUD).

This (FFY2022/SFY2023) Annual Action Plan is the fifth year of the five-year 2018-2022 Consolidated Planning period. The Annual Action Plan outlines the activities that will be undertaken in the program year (October 1, 2022 to September 30, 2023). In accordance with HUD's 2018-2022 Strategic Framework, the State affirms that it will make every reasonable effort to expend these resources in communities of Georgia with the greatest need. Therefore, the projects identified in this plan will be primarily used to benefit households and individuals within the category of extremely low to moderate-income, along with non-profits and businesses serving these demographic groups.

The six federally funded HUD programs covered by the Action Plan are Community Development Block Grant (CDBG), Community Development Block Grant – Disaster Recovery (CDBG-DR), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and the National Housing Trust Fund (NHTF).

The National Housing Trust Fund (NHTF) is the HUD Housing Trust Fund (HTF) program. The State of Georgia uses the designation "National Housing Trust Fund" to differentiate this program from the State of Georgia's State Housing Trust Fund for the Homeless which supports organizations providing housing and services for the homeless individuals and families using State of Georgia resources.

This FFY2022 report will incorporate the Community Development Block Grant – Disaster Recovery program plans (CDBG-DR). The CDBG-DR program is designed in compliance with the National Program objectives and will ensure that assistance is prioritized toward the most disadvantaged populations. DCA will ensure that at minimum, seventy percent of the aggregate of CDBG-DR program funds be used to support activities benefitting low- and moderate-income persons. To this end CDBG-DR will conduct a multi-family affordable housing project that is anticipated to serve approximately 340 citizens, a homeowner rehabilitation and reconstruction program that is anticipated to serve approximately 150 citizens, a buyout and acquisition program that is anticipated to serve approximately 65 citizens, an infrastructure program that is anticipated to serve approximately 116,000 citizens, and a public services workforce development program that is anticipated to serve approximately 400 citizens.

2. Summarize the objectives and outcomes identified in the Plan

The HUD's 2018-2022 strategic framework focuses on creating communities that are strong, sustainable, affordable, and inclusive for all citizens. 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 (AFFH).

The State made considerable progress during the federal fiscal year (FFY) 2020, as indicated in the State's Consolidated Annual Performance and Evaluation Report (CAPER) published in September 2021. The FFY 2021 projects are currently underway. Therefore, the accomplishments for 2021 will not be reflected in this document. However, the evaluation will be made available in the upcoming CAPER that will be published on September 30, 2022. The evaluation of the past performance directly influences the State's goal development and project selection as it aligns the benchmarks with the goals.

Performance in the most recent reporting year covering the July 1, 2020 – June 30, 2021 program year

Goal	Category	Source & Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Completed	Expected Program Year 2020	Actual Program Year 2020	Percent Completed
Buildings	Non-Housing Community Development	CDBG: \$2,181,458	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10250	59232	90%	2050	3552	173.2%
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$23,195,330 HTF: \$7,361,716	Rental Units Constructed	Household Housing Unit	2383	572	24%	428	82	19.2%
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$0 HTF: \$2,764,002	Rental Units Rehabilitated	Household Housing Unit	75	51	68%	75	51	68%
Economic Development	Non-Housing Community Development	CDBG: \$1,489,057	Jobs Created/Retained	Jobs	2000	1472	73.6%	415	570	137.3%
Emergency Shelter & Transitional Housing	Homeless	ESG: \$1,68,235	Homeless Person Overnight Shelter	Persons Assisted	35200	27046	76.8%	7364	7236	98.2%
Homeless Outreach Assistance	Homeless	ESG: \$341,647	Other	Other	2150	1238	57.6%	450	651	144.6%
Homeless Prevention Assistance	Non-Homeless Special Needs	ESG: \$384,353	Homelessness Prevention	Persons Assisted	840	1657	197.3%	879	225	25.6%
Homeownership Assistance	Affordable Housing	HOME: \$785,731	Homeowner Housing Added	Household Housing Unit	63	45	71%	13	10	77%

Homeowner ship Assistance	Affordable Housing	CDBG: \$ 2,484,560 HOME: \$1,987,817	Homeowner Housing Rehabilitated	Household Housing Unit	490	355	72%	100	CDBG: 33 HOME: 36 Total: 69	69%
HOPWA Housing Assistance	Non-Homeless Special Needs	\$1,992,006	HIV/AIDS Housing Operations	Household Housing Unit	1000	822	82.2%	180	223	123.88%
HOPWA Tenant- based Rental Assistance	Non-Homeless Special Needs	\$1,442,487	Tenant-Based Rental Assistance & Rapid Rehousing	Households Assisted	1000	612	61.2%	175	206	117.71%
Immediate Threat and Danger Program	Non-Housing Community Development	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	3691	73.8%	1000	0	0%
Infrastructure	Non-Housing Community Development	CDBG: \$25,140,622	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	41000	37764	92.1%	8200	15599	190.2%

Rapid Re- housing Assistance	Homeless	ESG: \$1,732,625	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	12500	5533	44.3%	2521	1166	46.2%
Redevelopment	Non-Housing Community Development	CDBG: \$110,195	Jobs created/ retained Includes elimination of slum and blight	Jobs	75	40	53.3%	15	0	0%

Narrative on performance 2020 – 2021

The State of Georgia achieved the following outcomes for the planned goals for the CDBG, ESG, HOPWA, HOME, and NHTF programs in the fiscal year under review:

- This year the CDBG program assisted over 3552 persons which is 173.2% of the FY2020 targets. Specifically, the non-housing community development category, registered 90% of the planned strategic plan goals with one year remaining in the 2018 -2022 ConPlan period.
- CDBG created 570 jobs from economic development activities along with 33 homes rehabilitated; this brings the total to 69 homes when combined with the HOME Homeownership Assistance Program.
- ESG provided overnight shelter to 7236 persons (98.2% of annual goal). This is a remarkable result when combined with outreach to 651 persons, exceeding the planned goals by 44% and 225 persons were assisted for homeless prevention. During the COVID-19 pandemic, ESG services were impacted as providers strategized on how to safely provide direct services to the clients in need.
- HOPWA program provided housing stability to 429 households with the total of 688 persons, including 206 households with Tenant Based Rent Assistance and 223 with other HOPWA housing services including Facility Based Housing, Short-term Housing, Permanent Housing Placement and Short-Term Rent, Mortgage and Utility assistance.
- HOME and HTF funds were used to complete 3 rental housing developments with a total of 82 units, 10 new single-family homes for income eligible homebuyers, and 36 owner-occupied rehabilitations. These accomplishments fell short of targeted goals. Construction projects were slowed and delayed due to Covid-19 safety precautions on job sites.

4. Summary of Citizen Participation and Consultation Process

The State encourages participation from several entities such as:

- Local, and regional institutions
- Continuum of Care partners
- Businesses and developers
- Nonprofit organizations and philanthropic organizations
- Community-based and faith-based organizations
- All Georgia residents, particularly minorities, non-English speakers, and persons with disabilities.

To facilitate participation, a copy of this document was provided in a format accessible to persons with disabilities or translated for non- English-speaking persons. The State also encouraged participation by residents of public and assisted housing developments, persons of low to moderate income neighborhoods, and areas throughout the State in which funding has been proposed. This document can be accessed on theDCA website at <http://www.dca.ga.gov/node/4566>

Due to the Governors directives for public safety during the COVID-19 pandemic, DCA could not hold an in-person meeting at a physical location. Therefore, the State is conducted an online public meeting on April 27, 2022.

Prior to the online meeting, DCA promoted the Action Plan via social media and in public notices in English and Spanish in all Georgia newspapers. The deadline for public comments on the 2022

Annual Action Plan was May 2, 2022.

Consultation Process

In FY 2021 - 2022, 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.

Additionally, DCA worked closely with the Georgia Council on Developmental Disabilities. This is a federally funded, state agency promoting positive change for individuals and families living with developmental disabilities, as well as groups that advocate for fair housing and disability access, including the SOPOS Coalition.

DCA 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.

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 eight of the nine Georgia CoC. DCA also represent in Georgia (HIV) Prevention and Care Council (GPACC) and at Metropolitan Atlanta HIV Health Services Planning Council and receives the input for the housing needs for persons living with HIV/AIDS.

5. Summary of public comments

The State did not receive public comments. Though the public comment period for the 2022 Annual Action Plan is closed, anyone who wishes to comment or ask questions about the plan or any DCA resources should email HUDPlanning@dca.ga.gov.

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	Community Finance Division
ESG Administrator	GEORGIA	Housing Policy & Administrative Division
HOME Administrator	GEORGIA	Housing Policy & Administration Division
HOPWA Administrator	GEORGIA	Housing Policy & Administration Division
National Housing Trust Fund Administrator	GEORGIA	Housing Policy & Administrative Division

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Samanta Carvalho, Director
Office of Community Housing Development
HUDplanning@dca.ga.gov
(404) 679-0567

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

1. Introduction

Each year the State of Georgia collaborates with ESG Entitlement jurisdictions and local CoCs to set goals and priorities for programs for reducing homelessness. Through the most recent 2019 Homeless Count, the State coordinated with local consolidated planning jurisdictions within counties where the State contracted with a homeless count coordinator to conduct a physical count. Through the assessment of the 2020 Homeless Count data, acting as Collaborative Applicant for the Balance of State CoC, the State identified populations of homelessness within and for each jurisdiction, to assist with local homelessness strategies.

The State also coordinates 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 an impartial implementation of the Method of Distribution, oversight of local implementation, and management of drawdowns and reporting.

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: establishing strategies to remove housing and other impediments through Unified Referral System; and creating a tenant selection preference

with the Housing Choice Voucher (HCV) Program.

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 staff are involved in 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 often includes 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 CDBG Applicants' and Recipients', Community Development Institute, Downtown Development, Southeast Small Business Lenders, and the Georgia Sustainable Communities Alliance conferences. 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.

Additional details on organizations consulted can be located on DCA website at <http://www.dca.ga.gov/node/4566>

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 \$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 CoCs in Georgia, the State has 1,807 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 \$384,353 available for Homelessness Prevention, which assists those at risk of homelessness throughout the State each year.

The State also 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 Permanent Supportive Housing program (GHFA PSH) to implement a permanent supportive housing solution to prevent and eliminate homelessness.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Athens-Clarke Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth 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 and webinar. The anticipated outcomes are better coordination of housing and services for the homeless and awareness of the grant application process.
2	Agency/Group/Organization	Augusta-Richmond Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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 and webinar. The anticipated outcomes are better coordination of housing and services for the homeless and awareness of the grant application process.

3	Agency/Group/Organization	Cobb County Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youthHomelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of theconsultation or areas for improved coordination?	Consulted through email and webinar. The anticipated outcomes are better coordination of housing and services for the homeless andawareness of the grant application process.
4	Agency/Group/Organization	Columbus-Muscogee Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youthHomelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of theconsultation or areas for improved coordination?	Consulted through email and webinar. The anticipated outcomes are better coordination of housing and services for the homeless andawareness of the grant application process.
5	Agency/Group/Organization	Partners for HOME
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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 and webinar. The anticipated outcomes are better coordination of housing and services for the homeless and awareness of the grant application process.
6	Agency/Group/Organization	Chatham Savannah Authority for the Homeless
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs Families with children Homelessness Needs - Veterans Homelessness Needs Unaccompanied youth 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 and webinar. The anticipated outcomes are better coordination of housing and services for the homeless and awareness of the grant application process.
7	Agency/Group/Organization	CHIP Grantees
	Agency/Group/Organization Type	Other government - County Other government – Local
	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. The anticipated outcomes better homeownership development planning and better awareness of the grant application process.
8	Agency/Group/Organization	Private Developers
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	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. The anticipated outcomes are better assessment of affordable housing development needs for families and seniors throughout the state.
9	Agency/Group/Organization	Private Non-profit Organizations
	Agency/Group/Organization Type	Housing
	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 and webinar. The anticipated outcomes are better coordination of housing, community development, and economic development activities and awareness of the grant application process.
10	Agency/Group/Organization	ESG Entitlement Jurisdictions
	Agency/Group/Organization Type	Other government – County Other government – Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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 and webinar. The anticipated outcomes are better coordination of housing, community development, and economic development activities and awareness of the grant application process.
11	Agency/Group/Organization	CDBG Grantees
	Agency/Group/Organization Type	Other government - County Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 and webinar. The anticipated outcomes are better coordination of housing, community development, and economic development activities and awareness of the grant application process.
12	Agency/Group/Organization	DeKalb County Continuum of Care
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth 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 and webinar. The anticipated outcomes are better coordination of housing, community development, and economic development activities and awareness of the grant application process.
13	Agency/Group/Organization	FULTON COUNTY HEALTH & HUMAN SERVICES DEPARTMENT
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth 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 and webinar. The anticipated outcomes are better coordination of housing, community development, and economic development activities and awareness of the grant application process.

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

All known and appropriate agency types are consulted.

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

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process and 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 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, persons of low to moderate income neighborhoods, 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/4566>

The State conducted a webinar on housing and community development issues to allow citizens the opportunity to provide input into the FFY2022 Annual Action Plan.

Through newspaper advertisements in English and Spanish, the State solicited input from citizens to provide feedback on the Method of Distribution for the NHTF, CDBG, HOPWA and ESG Programs. The public hearing for the planning process was held on April 27, 2022 and the last opportunity for written comments on this plan was May 2, 2022.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons
1	Virtual Public Meeting	Non-targeted/ broad community	The public hearing was held online on April 27, 2022.	No comments were received regarding the 2022 Annual Action Plan.	All comments were accepted
2	Newspaper Public Notice	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/ broad community	A public notice was placed in each newspaper in Georgia in English and in Spanish where appropriate to meet the State's language access requirements.	Same as above	All comments were accepted
3	Internet Outreach	Non-targeted/ broad community	The Georgia Department of Community Affairs posted on the DCA Website and Twitter for weeks leading up to the virtual public hearing and posted a public announcement on the DCA website.	Same as above	All comments were accepted

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

This section summarizes the expected amount of anticipated resources available in year five of the Consolidated Plan (FY22).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	41,685,004	0	0	41,685,004	41,685,004	The State CDBG program is required to expend yearly allocations within 15 months. Funds expended annually with no program income anticipated.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental	25,295,958	12,313,663	0	37,609,621	25,295,958	Funds will be used in conjunction with other non-federal funds for leverage & to ensure that minimal HOME funds are invested in each project.

		rehab New construction for ownership						
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	5,811,279	0	0	5,811,279	5,811,279	Funds will be leveraged as much as possible with other sources & sub recipients will be required to show sources of matching funds.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional	4,729,637	0	0	4,729,637	4,729,637	Required match plus additional leverage will be used with federal funds.

		Housing						
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	19,218,923	0	0	19,218,923	19,218,923	Funds will be used in conjunction with other non-federal funds for leverage & to ensure that minimal NHTF funds are invested in each project.
CDBG-DR2017	public - federal	Acquisition Admin and Planning Infrastructure Homeowner rehab Multifamily rental new construction Multifamily rental rehab	0	0	0	10,475,000	25,000,000	CDBG-DR does not receive an annual allocation, the 2017 allocation was received in the First year of the Plan and will continue to be spent over the six year life of the award. An additional 2017 tranche was received in year three. Total expended for the first two years of the plan was

								\$1,054,777.00. Anticipated amount of spending in year three is \$7,000,000. Anticipated spending in year four is \$10,475,000.
CDBG-DR(MIT 2017)	public – federal	Admin and Planning Infrastructure	0	0	0	6,165,000	6,200,000	CDBG-MIT does not receive an annual allocation, the 2017 allocation was received in year three of the plan and will continue to be spent over the eight year life of the award. Anticipated spending in year three is \$41,250. Anticipated spending in year four is \$6,165,000.
CDBG-DR2018	public - federal	Admin and Planning Homeowner Rehab Infrastructure Public services Economic revitalization	0	0	0	3,305,000	10,000,000	CDBG-DR does not receive an annual allocation, the 2018 allocation was received in year three of the plan and will continue to be spent over the six year life of the award.

								Anticipated spending in year 3 is \$85,000. Anticipated spending in year four is \$3,305,000.
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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG: CDBG awards over \$300,000 with a Cash Match requirement. The Cash Match requirement is 5% of CDBG funds from \$300,001 to \$750,000, and 10% of CDBG funds from \$750,001 to \$1,000,000. Grants receive points in the competitive process for Leverage, which is additional resources provided to the project beyond the Cash Match requirement. Leverage resources may be cash, equipment, land, or in-kind services. Up to 25 points can be awarded based on per capita leverage amounts.

CDBG-DR: CDBG-DR does not have a match requirement.

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

HOME: The HOME funded single-family development program provides up to 10 points out of a total of 100 points in the competitive application to applicants who provide matched funds. HOME is used as gap financing in the construction of affordable rental units, in partnership with State and Federal Low-Income Housing Tax Credits.

HOPWA: The HOPWA program does not have a match requirement, but Project Sponsors are expected to leverage other resources to support their programs. Project Sponsors are sub-recipients of HOPWA funds that include nonprofit agencies and local Boards of Health. Most HOPWA agencies leverage resources from their local Ryan White Part B clinics for medical care and treatment, case management, transportation to and from medical appointments, and short-term emergency lodging. Two of the HOPWA Sponsors also receive funding through GHFA Permanent Supportive Housing (PSH) program, that they utilize specifically to provide permanent supportive housing to persons living with HIV/AIDS. HOPWA provides funding for Supportive Services for the GHFA PSH program. HOPWA agencies also use private donations and funding to support their programs, and several access foundations grants for that purpose.

NHTF: Given the 30% AMI income targeting requirements for the NHTF program, viable developments using these funds will need additional sources of funding. Applicants that can provide non-federal sources of funding will have a competitive advantage as set forth in the NHTF Allocation Plan.

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

No publicly owned land or property located within the state is used to address the needs of the ESG and HOPWA programs identified in this plan. It is possible that locally owned property may be used for projects seeking funding through the competitive application processes for CDBG, HOME, and/or NHTF. That is not a requirement, however, and that would be a local determination that DCA would have no way of knowing if that was the case at this time.

Annual Goals and Objectives

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction/Rehabilitation of Rental Units	2018	2022	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: \$25,295,958 HTF: \$19,218,923	Rental units constructed: 428 Household Housing Unit Rental units rehabilitated: 342
2	Homeownership Assistance	2018	2022	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Homeownership Housing Preservation & Development	CDBG: \$2,084,250 CDBG DR2017 \$6,075,500 CDBG DR2018 \$991,500 HOME: \$12,313,663	Rental units rehabilitated: 65 Household Housing Unit Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 150 Household Housing
3	Emergency Shelter & Transitional Housing	2018	2022	Homeless	Entitlement and Non-entitlement Areas within the State	Emergency Shelter	ESG: \$1,917,054	Homeless Person Overnight Shelter: 7364 Persons be Assisted
4	Rapid Re-housing Assistance	2018	2022	Homeless	Entitlement and Non-entitlement Areas within the State	Rapid Re-Housing	ESG: \$2,060,834	Tenant-based rental assistance / Rapid Rehousing: 1807 Households Assisted
5	Homeless Outreach Assistance	2018	2022	Homeless	Entitlement and Non-entitlement Areas within the State	Homeless Outreach	ESG: \$383,411	Other: 389 Other

					State			
6	Homeless Prevention Assistance	2018	2022	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Homelessness Prevention	ESG: \$431,338	Homelessness Prevention: 55 Persons Assisted
7	HOPWA Tenant-based Rental Assistance	2018	2022	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	HOPWA Housing Assistance	HOPWA: \$2,324,511	Tenant-based rental assistance / Rapid Rehousing: 263 Households be Assisted
8	HOPWA Housing Assistance	2018	2022	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	HOPWA Housing Assistance	HOPWA: \$3,486,768	HIV/AIDS Housing Operations: 270 Households be assisted
9	Buildings	2018	2022	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Public Facilities	CDBG: \$4,585,350	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2050 Persons Assisted
10	Infrastructure	2018	2022	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Public Facilities	CDBG: \$24,594,154 CDBG-DR: \$3,247,250 CDBG MIT: \$6,165,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8200 Persons Assisted
11	Economic Development	2018	2022	Non-Housing Community	Entitlement and Non-entitlement Areas within	Job Creation	CDBG: \$8,337,000	Jobs created/retained: 800 Jobs

				Development	the State			
12	Immediate Threat and Danger Program	2018	2022	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Public Facilities	CDBG: \$416,850	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
13	Redevelopment	2018	2022	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Public Facilities	CDBG: \$1,667,400	Jobs created/retained: 15 Jobs
14	CDBG-Disaster Recovery	2018	2022	Disaster Recovery	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing Homeownership Housing Preservation & Development	CDBG DR 2017: \$1,152,250 CDBG DR 2018: \$2,313,500	Rental units rehabilitated: 200 Household Housing Unit Homeowner Housing Rehabilitated: 342 Household Housing Unit Acquisition of existing units: 25

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Construction/Rehabilitation of Rental Units
	Goal Description	This activity involves the new construction and rehabilitation of rental units. The funding amount represents the maximum amount for the activity not to be exceeded.
2	Goal Name	Homeownership Assistance
	Goal Description	This activity includes the construction of new homeownership units, the rehabilitation of owner-occupied units, and the provision of down payment assistance to income-eligible home buyers. The allocation for HOME is a maximum amount not to be exceeded. The CDBG funding for this activity is an estimate based upon past requests as total funding will be determined through an annual competition
3	Goal Name	Emergency Shelter & Transitional Housing
	Goal Description	Essential services are provided to homeless families and individuals in emergency shelters/transitional housing programs by entities operating emergency shelters and transitional housing programs, issuing hotel/motel vouchers, in the absence of adequate or appropriate shelter based upon documented needs in areas where rapid re-housing or outreach programs exist. Eligible costs are noted in the application guidelines for each type of housing assistance
4	Goal Name	Rapid Re-housing Assistance
	Goal Description	Funds are made available to short-term and medium-term payments for rents or utilities. Where funds are provided, assistance may be tenant or project-based for homeless individuals or families (rapid re-housing), or individuals or families at risk of homelessness (homelessness prevention). For this goal, regional implementations are encouraged.
5	Goal Name	Homeless Outreach Assistance
	Goal Description	Funds are distributed to sustain provision of essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term “unsheltered homeless people” means individuals and families who qualify as homeless under paragraph (1)(i) of the “homeless” definition under § 576.2. The eligible costs and requirements for essential services consist of: Engagement; Case management; Emergency health services; Emergency mental health services; and Transportation

6	Goal Name	Homeless Prevention Assistance
	Goal Description	Funds are provided for rental assistance activities including: housing search, mediation or outreach to landlords, legal services, credit repair, providing security or utility deposits, utility payments, rental assistance for a final month at a location, assistance with moving costs and other activities (including hotel/motel vouchers) that are effective at (a) stabilizing individuals and families in their current housing (homelessness prevention); or (b) (quickly moving such individuals and families to other permanent housing (rapid re-housing).
7	Goal Name	HOPWA Tenant-based Rental Assistance
	Goal Description	Funds are allocated to provide time-limited assistance that is designed to prevent homelessness and to help low-income people with HIV and AIDS to live independently.
8	Goal Name	HOPWA Housing Assistance
	Goal Description	Funds are provided for eligible housing activities as named in current HUD regulations (24 CFR 574.300) that include but are not limited to the following: Facility-based Housing, Short-term Supportive Housing/Temporary Shelter, Permanent Housing Placement, Rental Assistance (including Shared Housing), and Homelessness Prevention.
9	Goal Name	Buildings
	Goal Description	Funds will be provided to non-entitlement local governments to construct public facilities through an annual competitive application process. Because there is no way to predict the number of applications for this activity and what will be awarded, the allocation and projected goal outcome is based upon past performance.
10	Goal Name	Infrastructure
	Goal Description	Funds will be provided to non-entitlement local governments through an annual competition to carry out infrastructure projects including, but not limited to, water and sewer line installation, drainage projects, sidewalk construction, and road improvements. The allocation and goal outcome indicators are based upon past performance as there is no way to determine how many applications for this activity will be received and approved for funding.

11	Goal Name	Economic Development
	Goal Description	Funds are provided to local governments, nonprofits, and for-profit organizations to carry out activities that result in job creation or retention primarily for low to moderate-income persons. The allocation and goal outcome indicators are based upon past performance as there is no way to determine how many applications for this activity will be received and approved for funding
12	Goal Name	Immediate Threat and Danger Program
	Goal Description	Funds will be provided to non-entitlement local governments to construct public facilities through an annual competitive application process. Because there is no way to predict the number of applications for this activity and what will be awarded, the allocation and projected goal outcome is based upon past performance.
13	Goal Name	Redevelopment
	Goal Description	Funds are made available to local governments to assist with the implementation of economic and community development projects that result in job creation or retention or the elimination of slums and blight. The allocation and goal outcome indicators are based upon past performance as there is no way to determine how many applications for this activity will be received and approved for funding.
14	Goal Name	CDBG-Disaster Recovery
	Goal Description	The CDBG-DR program is designed in compliance with the National Program objectives and will ensure that assistance is prioritized toward the most disadvantaged populations. DCA will ensure that at minimum, seventy percent of the aggregate of CDBG-DR program funds be used to support activities benefitting low- and moderate-income persons. To this end CDBG-DR will conduct a multi-family affordable housing project that is anticipated to serve approximately 340 citizens, a homeowner rehabilitation and reconstruction program that is anticipated to serve approximately 150 citizens, and a buyout/acquisition program that is anticipated to serve approximately 65 citizens.
15	Goal Name	CDBG-Disaster Recovery

	Goal Description	The CDBG-DR program is designed in compliance with the National Program objectives and will ensure that assistance is prioritized toward the most disadvantaged populations. DCA will ensure that at minimum, seventy percent of the aggregate of CDBG-DR program funds be used to support activities benefitting low- and moderate-income persons. To this end CDBG-DR will provide funds to local governments through a competitive application to carry out infrastructure projects including, but not limited to, water and sewer line installation, drainage projects, sidewalk construction, and road improvements. The allocation and projected goal outcome is based upon project timeline projections and total number of persons served.
16	Goal Name	<p>CDBG-Disaster Recovery</p> <p>The CDBG-DR program is designed in compliance with the National Program objectives and will ensure that assistance is prioritized toward the most disadvantaged populations. DCA will ensure that at minimum, seventy percent of the aggregate of CDBG-DR program funds be used to support activities benefitting low- and moderate-income persons. To this end CDBG-DR will provide funds to the Technical College System of Georgia to create a Workforce Development program at 3 colleges in Southwest Georgia. As there is no way to determine how many applications for this activity will be received and approved for funding, the allocations and projected goal outcomes are estimates based upon an unmet needs assessment.</p>

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The allocation priorities for each fund source are based on needs assessments and distribution of funds by program area.

Funding Allocation Priorities

	Construction/Rehabilitation of Rental Units (%)	Homeownership Assistance (%)	Emergency Shelter & Transitional Housing (%)	Rapid Rehousing Assistance (%)	Homeless Outreach Assistance (%)	Homeless Prevention Assistance (%)	HOPWA Tenant-based Rental Assistance (%)	HOPWA Housing Assistance (%)	Buildings (%)	Infrastructure (%)	Economic Development (%)	Immediate threat & danger program (%)	Redevelopment (%)	CDBG Disaster Recovery	Total
CDBG	0	5	0	0	0	0	0	0	11	59	20	1	4	0	100
HOME	80	20	0	0	0	0	0	0	0	0	0	0	0	0	100
HOPWA	0	0	0	0	0	0	40	60	0	0	0	0	0	0	100
ESG	0	0	40	43	8	9	0	0	0	0	0	0	0	0	100
HTF	100	0	0	0	0	0	0	0	0	0	0	0	0	0	100
CDB-DR 2017	0	58	0	0	0	0	0	0	0	31	0	0	0	11	100
CDBG MIT	0	0	0	0	0	0	0	0	0	100	0	0	0	0	100
CDBG 2018	0	30	0	0	0	0	0	0	0	0	0	0	0	70	100

Table 7 – Funding Allocation Priorities

Reason for Allocation Priorities

HOME: The percentages for HOME reflect the totals of anticipated FFY22 funding and estimated program income receipts. HOME priorities are based upon the needs identified through the analysis of available data on affordable rental and homeownership housing for all populations as well as through input received from the public during the citizen participation process.

NHTF: The percentages for NHTF reflect the totals of anticipated FFY22 funding and estimated program income receipts. The Georgia NHTF Allocation Plan describes how the State of Georgia intends to use its NHTF funds to address priority housing needs and how the State will distribute the NHTF allocation.

CDBG: Allocation priorities as represented by the percentages in the table above are based upon the demand-driven nature of the State CDBG Program. CDBG has a unique method of distribution from the other Consolidated Plan funds as most CDBG funds are allocated through the Annual Competition. See the State of Georgia Method of Distribution for its State CDBG Program for further details. The percentages in the table are based on the dollar amounts planned for each set-aside (Immediate Threat, Economic Development, and Redevelopment) with remaining funds for the CDBG Annual Competition (Buildings, Infrastructure and Housing). The allocation priorities provided for Buildings, Infrastructure,

and Housing are based on historical information only and do not reflect State allocation priorities. Allocation priorities under the Annual Competition are determined by local governments. Allocation priorities (and percentages) may change based on the needs and decisions of local governments as they assess their own needs and priorities. Therefore, the allocation priorities are provided as estimates only and are not meant to limit the State CDBG program or otherwise change the State's Method of Distribution.

CDBG-DR: Allocation priorities as represented by the percentages above are based upon CDBG-DR's approved Action Plans. Action Plans for each allocation can be viewed at: <https://www.dca.ga.gov/community-economic-development/funding-programs/community-development-block-grant-disaster-recovery> . 80% of CDBG funds will be spent in the most impacted and distressed zip codes and 20% will be spent within counties declared eligible for FEMA's individual and public assistance. Next, the funds are prioritized by programs. Due to the extent of the damage from the 2017 disasters, housing programs are prioritized over infrastructure programs. The 2017 Mitigation program is focused solely on Infrastructure activities, based upon a needs assessment. The 2018 prioritizations are spread across housing, infrastructure, and public services, based upon a needs assessment.

HOPWA & ESG: HOPWA priorities are determined by the local needs identified by DCA’s regional Project Sponsors in their funding applications. HOPWA priorities are also informed by input gathered from consumers, service providers, state agencies, local governmental entities, and other stakeholders at regular meetings such as the Ryan White Part A Housing Committee and the statewide Georgia Prevention and Care Council (GPACC). Priority is given to housing services. No Supportive Services Only projects are funded. HIV Surveillance report published by Georgia Department of Public Health (DPH) is also reviewed to determine the HIV prevalence rate around the state to ensure adequate funding distribution. Funding priorities, and how those funds will be allocated are contained in the annual Method of Distribution.

ESG prioritizes rapid re-housing and emergency shelter. In determining funding allocations, DCA’s ESG program seeks input from the Balance of State Continuum of Care; and the eight local CoCs throughout the state, to rank the needs of those planning bodies and communities. Prevention assistance and street outreach tend to be lower ranked project types based on the input received from the CoCs. ESG prioritizes funding by eligible project types, and how those funds will be allocated are contained in the annual Method of Distribution and presented annually to the State Housing Trust Fund Board, which votes to approve the final funding distribution guidelines.

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

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

ESG & HOPWA

For ESG and HOPWA, the funds are distributed based on the priorities identified by the Project Sponsors and other local planning bodies. For both the ESG and HOPWA programs, the primary goal of all project types is to provide stable, permanent housing or to provide temporary housing interventions and supportive services that lead to that goal. During the last Consolidated Plan period, it was identified that consumers who were primarily facing financial crises, but who had the ability to become self-sufficient within a brief period, do better with independent housing. Hence, the demand increased for rapid re-housing under ESG, and TBRA in the HOPWA program. Also, because the Balance of State contains many

rural areas that are widely spread geographically and that also have extremely high instances of stigma related to HIV/AIDS, the TBRA program has been found to be the most effective housing solution. DCA's funding distribution takes this into account and dedicates over one-third of its ESG and HOPWA funds to these programs (rapid re-housing and TBRA). Supportive services, especially case management, are essential in helping consumers attain self-sufficiency. HOPWA case management also links consumers with HIV medical care and refers to other affordable housing options. Funds are distributed appropriately to support the housing in both the programs. Although the need is very high considering the poverty levels in the Balance of State area, the allocated funds will be able to assist those with the highest needs with very low-income and multiple barriers, including but not limited to, mental health, substance abuse, criminal backgrounds, poor or no credit, and stigma related to sexual identity.

NHTF

The Georgia NHTF Allocation Plan describes how the State of Georgia intends to use its NHTF funds to address priority housing needs and how the State will distribute the NHTF allocation. Moreover, the NHTF Allocation Plan describes the activities that may be undertaken, including how Applicants and projects will be selected.

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

Introduction:

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

Distribution Methods

Table 8 - Distribution Methods by State Program

1	State Program Name:	CDBG Annual Competition
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Funds are made available to local governments through an annual competitive process. The State has designed its CDBG program to address community priorities, ensure fairness in the treatment of all applications, and support activities that principally benefit low- and moderate-income persons. In the Annual Competition, eligible local governments may apply for either a Single-Activity or Multi-Activity Program. A Single-Activity Application must be structured to address problems within one of the following three areas: (a) housing, (b) public facilities, or (c) economic development. A Multi-Activity Application must involve two or more activities that address community development needs in a comprehensive manner within more than one of the areas listed above. Both the Single Activity and Multi-activity grant applications may qualify for Revitalization Area Strategy bonus points.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>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.</p> <p>Similar type applications will be rated and scored against each of the following factors: demographic need, feasibility, strategy, and impact. These factors including any additional and/or supplemental information or data, analyses, documentation, commitments, assurances, etc. may be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. The maximum score is 580 points.</p> <p>Demographic Need: Demographic Need points are based on three factors: Absolute number of people in poverty. Percent of people in poverty Median household income: The number and percentage of persons in poverty will be based on the U.S. Bureau of the Census's most recent data that is consistent as of the same point of time for all applicants. Scores will be obtained by dividing each applicant's median household income into the lowest median household income of any applicant in the group and multiplying by 30.</p> <p>Feasibility: Feasibility points will be based on an analysis of how each application addresses the following factors: Verification and reasonableness of cost Documentation of all project financing sources Completeness of any needed engineering, architectural and or site plans and specifications Verification of control of any required property Evidence of administrative capacity to undertake an approved activity Compliance with applicable state and federal laws Reasonable project timetables Strategy Strategy points will be based on an analysis of how each application addresses the following factors: Alternative solutions Steps taken to adopt policies or ordinances to prevent the reoccurrence of the identified problem Financial efforts made to address the identified problems Extent of benefit to persons of low- and moderate-income. For multi-activity applications, support of comprehensive community or neighborhood conservation, stabilization, and revitalization Impact</p>
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		<p>Impact points will be based on an analysis of how each application addresses the following factors:</p> <ul style="list-style-type: none"> Number of persons benefiting Cost per person benefiting Project's impact on the benefiting population's quality of life, living environment or opportunities for economic advancement Impact of the project on the identified need or problem <p>Leverage of Additional Resources:</p> <p>Leverage includes additional resources committed to and causally related to the project, including cash above the required minimum cash match amount, the purchase of equipment and furnishings with non-CDBG funds, and additional grants and loans from other sources. Only items that would not otherwise have been provided will be counted. A "reasonable" value must be assigned to donated and "in-kind" items.</p> <p>Bonus Points for Revitalization Area Activities:</p> <p>Points will be awarded for the utilization of existing state redevelopment programs, initiatives, and incentives in eligible areas.</p>
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<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>Application manuals and other state publications regarding the CDBG Program can be found at: https://dca.ga.gov/community-economic-development/funding/community-development-block-grants-cdbg</p> <p>A complete copy of the Method of Distribution can be found at: https://www.dca.ga.gov/node/5875</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>As a threshold consideration, all applicants must demonstrate how their housing or service projects directly serve persons who are homeless as defined by HUD 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>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>Funding decisions will be based on several factors, including but not limited to, data quality, performance measures, organizational capacity, program design, monitoring. DCA reserves the right to fund any project application, regardless of score, ranking and/or annual competition, if such project is determined to directly address DCA priorities including, but not limited to, geographic distribution of funds and furthering a systemic response to homelessness.</p> <p>Thresholds for project 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; a two-year operating and financial history with greater than \$25,000, including a completed IRS Form 990;</p>

		<p>past or projected project performance; responsiveness to timeliness and information requested; HMIS performance; as well as other relevant factors, as determined by DCA.</p> <p>DCA reserves the right to distribute ESG and HTF funds outside of the annual competition process when funds are available. If funds are distributed outside of the annual competition process, DCA will solicit proposals and make funding determinations based on the nature of the specific request. Funds may be distributed in this manner to supplement existing programs demonstrating high performance, for specific geographically defined Coordinated Entry efforts, for prioritized homeless services efforts, or for any other eligible activities determined by DCA to further local systemic responses to homelessness.</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>The Georgia Housing and Finance Authority (GHFA) is the recipient of the State’s HOPWA allocation. GHFA contracts with the Department of Community Affairs (DCA) to administer the projects funded through the HOPWA allocation. The HOPWA Program provides resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of low-income Persons living with HIV/AIDS (PLWHA). HOPWA funding is sub-awarded to regional Project Sponsors including nonprofit agencies, local Boards of Health, and regional Health Districts directly working with PLWHA within their communities. To the extent determined under State law, DCA also accepts applications from private, secular, and faith-based nonprofit organizations. These agencies are responsible for designing their own rules for programs; however, their program policies and design must be within the scope of HOPWA regulations and guidance from HUD.</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>The Annual Allocation minus the amounts for administration, planning and set-aside programs will be allocated to this activity. Funding for this activity may be increased depending upon the demand for the CDBG set-aside programs.</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</p>

	<p>to apply for or receive another single- or multi-activity award from the next fiscal year's except for recipients applying for activities within a DCA-approved Revitalization Area who may apply annually. In addition, communities designated by DCA as a "Water First Community," designated by DCA as a "PlanFirst" community or designated by DCA as a Georgia Initiative for Community Housing ("GICH") community may apply annually as described in the Application Manual.</p> <p>Local governments that receive designations for annual eligibility under item C above must show substantial progress in implementing and spending prior grants to receive subsequent awards. Criteria to be considered in measuring "substantial progress" include, but shall not be limited to, percentage of funds obligated and/or expended from prior grants.</p> <p>Recipients of prior CDBG funding must resolve all outstanding audits, monitoring findings or other program exceptions that involve a violation of federal, state, or local law or regulation prior to award of or submission of any application to the State. In addition, recipients who fail to meet their proposed accomplishments in their current CDBG project or have missed significant deadlines imposed by the State or other applicable agencies may be penalized in the subsequent year's Annual Competition.</p> <p>The maximum grant amount for a single activity is \$750,000 and \$1,000,000 for a multi-activity request.</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/Retained • Number of Housing Units Assisted • Number of Units Demolished

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

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

Yes

Available Grant Amounts

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

For projects that would provide extraordinary public benefit, job creation, and private investment, the DCA Board of Directors may approve allocation and loan amounts that exceed the twenty percent (20%) set-aside and/or maximum loan guarantee amounts. However, in no event may the amounts pledged exceed the limits contained in 24 CFR Section 570.705(a) or up to five (5) times the amount of its last CDBG grant less the amounts of any unpaid balances previously guaranteed.

Local governments interested in obtaining Section 108 financing must cover their own application preparation and administration costs to be competitive. Certain underwriting and issuance costs required by HUD in order to participate in the program are allowable and will not affect an application's competitiveness; however, all "soft costs" not necessary to cover HUD-required underwriting and issuance costs are not eligible for inclusion under Section 108 financing and must be paid from non-Section 108 sources. A one-time, upfront financing fee is paid by the borrower to HUD to offset the credit subsidy costs of the guaranteed loan as required in 24 CFR Section 570.712.

The Maximum Loan Guarantee Amount for the Section 108 program is \$5,000,000. In the interest of limiting exposure and promoting a diversified portfolio, the Department reserves the right to limit the amounts "pledged" to anyone unit of local government or business interest.

Acceptance process of applications

Upon receipt of a pre-application under this program, staff will review the pre-application for completeness and for evaluation against the various rating and selection factors. Applications that contain insufficient information or documentation to be evaluated may be returned to the locality

without further review.

The staff may conduct site visits and hold discussions with applicants and proposed sub-recipients for the purposes of confirming and evaluating information contained in the pre-application or application. The staff may consult with other appropriate government and private entities while 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.

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.

Geographic Distribution

Target Area	Percentage of Funds
Non-entitlement Areas within the State	100
Entitlement and Non-entitlement Areas within the State	0

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

CDBG

For the CDBG program, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The CDBG Annual Competition does give bonus points to applicants proposing activities in an approved Revitalization Area Strategy (RAS) area. Depending on the competition, funding may not be allocated to these applicants but only to the extent the bonus points affect the CDBG geographic distribution of funded projects. Funding is limited to jurisdictions that do not receive direct CDBG entitlement funds from HUD.

CDBG-DR

HUD identified three zip codes as “most impacted and distressed” and required that at least 80 percent of the allocation must first seek to address unmet needs within those areas. In addition, 15 counties were deemed eligible for FEMA individual and public assistance and are therefore eligible for the

remaining 20% of the funds.

HOME

Under the HOME Program, there are no geographic set-asides for specific geographic areas of Georgia.

NHTF

The NHTF funds will be available for distribution throughout the State and awarded on a competitive process to applicants that address the criteria outlined in the current NHTF allocation plan and through the subsequent NOFA.

ESG & HOPWA

For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The State prioritizes the Georgia non-entitlement area and the Balance of State CoC geographic areas for the distribution of ESG funds. The State will allocate a minimum of 80% of ESG funds in the annual competition to the Georgia non-entitlement geographic area. By formula, HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) based on the number of persons living with HIV or AIDS in those areas. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process, which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to DCA. HOPWA eligible metropolitan areas receive their HOPWA allocations directly from the Department of Housing and Urban Development and have specific guidelines and separate processes not included within the State's program.

The HOPWA Program provides resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of low-income Persons living with HIV/AIDS (PLWHA). HOPWA funding is sub-awarded to Project Sponsors including nonprofit agencies, health departments directly working with Persons living with HIV/AIDS (PLWHA) within the communities and/or government housing agencies. To the extent determined under state law by DCA, private, secular, or faith-based nonprofit organizations are also eligible to apply for funds. These agencies are responsible for designing their own rules for

programs, their program policies and design must be within the scope of HOPWA regulations and guidance from HUD.

Discussion

"HOTMA" is the Housing Opportunity through Modernization Act, or the short title of the bill and subsequent Public Law 114-201. HOTMA included modernization of the HOPWA formula, which was rolled into the law with other provisions related to HUD. HOTMA was signed into law July 29, 2016. The law provides that HOPWA modernization, based on "living with HIV" data, that became effective in 2017. Previously, HOPWA funds were allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. The HOPWA Modernization Act has shifted the focus to the changing scenario where with HIV treatment and care more people are living with HIV and not developing AIDS. 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 3 jurisdictions, DCA for 125 counties, City of Atlanta for the Atlanta Eligible Metropolitan Statistical Area (EMSA) including 29 counties and Augusta-Richmond County government for 5 Augusta MSA counties and 2 South Carolina counties. Because of HOPWA Modernization DCA has been receiving an increase in HOPWA funding to meet the needs of its jurisdiction including 125 counties that are mostly rural areas.

Affordable Housing

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

Introduction:

Assistance in FFY2022 will come primarily from HOME and NHTF, however CDBG, CDBG-DR, ESG, and HOPWA will also be included. The numbers below are based upon the anticipated completion numbers for projects in each of the categories.

One Year Goals for the Number of Households to be Supported	
Homeless	8,000
Non-Homeless	250
Special-Needs	533
Total	8,783

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	655
Rehab of Existing Units	90
Acquisition of Existing Units	0
Total	745

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

Discussion:

CDBG-DR

At least 51% of the Affordable Multi-family units using CDBG-DR funds will be reserved for those individuals at or below 80 percent of AMI.

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

Introduction:

The State of Georgia does not operate any public housing units nor receive any funding for the same. However, the State reviews the Annual and Five-Year Plans of public housing authorities throughout the state to certify the PHA's consistency with the States Consolidated Plan and AI.

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

The State has not yet planned any actions to address the needs of public housing residents to the exclusion of other classes. These residents are eligible to participate in any of the ongoing programs of the State based upon their eligibility as determined by program regulations.

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

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

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

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

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

Introduction

The Georgia Department of Community Affairs (DCA) objectives are to reduce the number of unsheltered homeless individuals and families. The following section outlines goals, strategies, and performance measures to guide ESG sub-recipients.

Overall Goals

- Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG non-entitlement each year by placing emphasis on high utilization of emergency shelter beds.
- Reduce length of stay for clients in emergency shelter programs to provide services to additional households. The appropriate length of stay should be no longer than 90 days for shelters.
- Increase placements into permanent housing for homeless individuals and families from Emergency Shelter by 5% each year.
- Prevent individuals and families from becoming homeless – Sub-grantees are encouraged to increase that number by 3% each year. Follow-up checks will be made at 90 days and 180 days post discharge.
- Decrease the percentage of individuals and families in the Rapid Rehousing project returning to homelessness by 5% each year.

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

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

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

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter.
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.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

1. An overall bed utilization rate of 75%.
2. The appropriate length of stay of the households served should be no longer than 90 days.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5%

each year.

4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

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

In addition, DCA will pursue the following overarching goals:

1. Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide shelter/emergency housing to an estimated 8,759 homeless individuals through implementation of Georgia's ESG Program.
2. Provide decent affordable housing to an estimated 1,807 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.

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 emphasize permanent housing solutions towards ending homelessness. Provide technical assistance in the implementation of Emergency Shelter, Outreach, Homeless Prevention and Rapid Re-Housing grants towards increasing the number of homeless households served. Using 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 long-term commitment to Permanent Housing. Continue to prioritize funding to agencies utilizing a low barrier approach to housing and services.

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 the Department of Community Supervision, the Council of Accountability Court Judges, the Department of Community Health – Money Follows the Person program, and the Department of Behavioral Health and Developmental Disabilities on two projects, Reentry Partnership Housing (RPH) and HUD 811, designed to transition individuals into the community from institutions.

Planned actions for the next year are as follows:

DCA will continue to provide permanent supportive housing options for placement in community-based placement options. Permanent Supportive Housing (GHFA PSH) is a resource only for individuals who meet HUD eligibility criteria for admission into the program.

The State of Georgia was awarded two HUD Section 811 Project Rental Assistance Demonstration Grants in 2012 and 2013. A third 811 PRA grant, at just over \$5 million dollars, was awarded to the State of Georgia in 2020. The HUD Section 811 Project Rental Assistance Demonstration Program will enable the state to house the most vulnerable, extremely low-income persons with disabilities.

Discussion

DCA collaborates with DBHDD to assist the Settlement eligible people with permanent housing through the Unified Referral System and HCV preference vouchers.

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	141
Tenant-based rental assistance	263
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	68
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	61
Total	533

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

Introduction:

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

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

Georgia has a strong commitment to making decent affordable housing available to all residents. There are many programs established to meet a sizable portion of the housing needs throughout the state. To eliminate the affordable housing barriers, the State will continue to move in the direction to meet the needs of families in need for the federal programs offered to make their lives more enjoyable. Those steps include, but are not limited to the list below:

- Collaborate with the Georgia Council on Developmental Disabilities, an advocacy group for individuals with physical disabilities and other nonprofit organizations to eliminate the barriers to purchasing a home and to improve access to affordable rental housing across the State
- Promote homeownership awareness to Georgians interested in purchasing their homes and collaborate with several housing counseling agencies that work with specific non-English speaking populations to ensure their clients have access to this information as well
- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners
- Continue to fund homebuyer education and foreclosure mitigation counseling
Implement the Continuum of Care Plan to provide a strong delivery system to meet the affordable housing and service needs of the state’s homeless population
- Market to builders and developers DCA’s initiative on creating well-built homes and how to reduce costs to make them affordable to qualified home buyers

Discussion:

Continue to provide housing educational opportunities to communities throughout the state through the Georgia Municipal Association. Also continue the Georgia Initiative for Community Housing (GICH) which offers participating jurisdictions technical assistance to develop local housing plans designed to enhance affordability and to address barriers to affordable housing.

AP-85 Other Actions – 91.320(j)

Introduction:

This section discusses other actions that the State of Georgia plans to take in FY22 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

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

At the local level HOME—awarded through DCA’s Community HOME Investment Program (CHIP)—and CDBG programs have become a primary source of affordable housing assistance. Because these are annual competitive programs, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the programs and what they need to provide to apply. DCA staff will continue to spread awareness about the program and continue to encourage participation at the local level to address these needs.

Actions planned to foster and maintain affordable housing

Preserving affordable housing units that may be lost from the publicly assisted housing inventory will be a high priority for DCA. Regarding homes owned by low- and moderate-income individuals, the preservation and rehabilitation of affordable housing through the NHTF program, and rehabilitation through the HOME and CDBG programs will continue to be a priority. Preservation of rental housing will also be a high priority. In the NHTF program, one of the key goals is to preserve the affordable housing stock for those at or below 30% AMI. This program, through a competitive process allows developers to compete for funds that will directly benefit this population of individuals and families. In the HOME Rental Housing Loan Program, developments that received previous HOME and tax credit assistance are eligible to apply again once their period of affordability has been satisfied.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

The Community Development Block Grant Program includes set-aside programs directed at economic development – the Employment Incentive Program (EIP) and the Redevelopment Fund (RDF). The Method of Distribution calls for up to \$8,000,000 to be set aside for EIP awards and up to \$1,500,000 for RDF awards.

Employment Incentive Program

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

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

Redevelopment Fund

Redevelopment projects can be the most challenging economic and community development projects a local government undertakes. The Redevelopment Fund provides flexible financial assistance to locally initiated public/private partnerships helping local governments implement projects that would not

proceed otherwise. The Redevelopment Fund is used to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects. The Redevelopment Fund primarily focuses on the HUD national objective of "eliminating slums or blight". As a result, many smaller scale projects (in downtown areas, blighted industrial areas, etc.) will be more competitive for Redevelopment Fund financing. The Redevelopment Fund may be combined with other DCA CDBG programs to reduce the economic challenges of redevelopment projects and increase their investment potential. Some of these awards typically result in the creation of jobs when businesses relocate to revitalized buildings and areas.

Actions planned to develop institutional structure

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

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

In tandem with the Balance of State Continuum of Care, DCA is currently incorporating elements of the Federal Strategic Plan using state funds to support projects that implement programs serving persons who are chronically homeless. The Coordinated Entry system is the mechanism whereby this implementation will take effect.

DCA's Harm Reduction program emphasizes a Housing First philosophy, to ensure persons who are chronically homeless have the widest range of interventions available to them.

DCA continues to work with providers to build on the successful implementation of their rapid re-housing and homeless prevention projects for households with children throughout the state. DCA continues to prioritize homeless prevention and rapid re-housing projects through the ESG program and funds them at a significant level. In addition, all DCA funded agencies are required to set goals targeted toward ending homelessness as quickly as possible and connecting families with mainstream services. DCA will continue to provide focused training and technical assistance to shelter and housing providers on the Housing First model.

Through the implementation of a Coordinated Entry System, DCA will be able to assess all persons who are homeless upon entry into the homeless response system. This data will be used to identify systemic barriers that can be addressed through the strategic system planning.

DCA will also do further data analysis in tracking the length of stay and reoccurrence of homelessness to assess systematic and programmatic barriers to families moving out of homelessness. DCA will also link performance outcomes to funding allocation and the rating of projects (where appropriate). The HUD mandated tracking of System Performance Measures will provide a guide for this analysis.

DCA will continue to assess systematic and programmatic performances within the homelessness system and identify trends using the Longitudinal System Analysis (LSA), HUD provided analysis tool.

DCA will continue to promote awareness of racial disparities within the homelessness system and will provide trainings/ tools to review systematic and programmatic data with an equitable lens.

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

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

Public and Private Housing

DCA will participate in various forums and networks from across the state addressing affordable housing, homelessness, or special needs housing.

DCA will support training sessions and workshops sponsored through the University of Georgia for local elected officials that are member of the Association County Commissioners of Georgia (ACCG) to ensure that counties have the essential leadership tools to meet the health, safety and welfare needs of their residents.

DCA will join forces with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center to offer communities a three-year program of assistance to create a local housing strategy.

DCA will continue to grow the HUD 811 PRA program that provides facility based housing on LIHTC properties.

DCA will continue to collaborate HOPWA program with the Ryan White Program in the state and represent at the Georgia Prevention and Care Council (GPACC) to provide housing resource for Persons living with HIV/AIDS (PLWHA).

DCA will continue to partner with its inter-agency partners including Department of Corrections, Department of Community Supervision and Council of Accountability Court Judges for the Reentry Partnership Housing (RPH) program to transition persons who would be homeless coming from the correctional system including prisons, jails and those placed by Accountability Courts, with transitional housing assistance.

DCA will collaborate with the DBHDD through the Georgia Behavioral Health Planning and Advisory Council (GBHPAC) to continue to provide resources and services to the homeless.

DCA will participate in local and regional housing forums facilitated by the Atlanta Regional Commission and participates in the meetings sponsored by the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), Supportive Housing Subcommittee of the Atlanta Regional Commission on Homelessness, and the Governor's Council on Developmental Disabilities.

DCA will collaborate with the Regional Commission on Homelessness and the United Way of Metropolitan Atlanta to plan opportunities to end chronic homelessness and to identify best practices to replicate on the local level.

Community & Economic Development

DCA will attend the Office of Downtown Development workshops offered to local communities to provide an overview of the program requirements for the Business Improvement Districts (BID), Community Improvement Districts (CIDs), and Tax Allocation Districts (TAD).

DCA will collaborate with Conserve Georgia, a statewide multi-agency, focusing on marketing and educating the public on the conservation efforts throughout the state to preserve natural resources: energy, land, and water.

DCA will serve as a member on the OneGeorgia Authority to enhance regional competitiveness by offering grants and loans to create jobs and stimulate new private investment.

DCA will continue the operation of State Small Business Credit Initiative to support the state's small businesses and manufacturers. These funds are used to provide low-cost capital to small businesses for expansion and improvements.

Discussion:

Collaboration with Continuum of Care

The State will collaborate with the nine Continua of Care and ESG Entitlement communities statewide to establish priorities and facilitate coordinated strategic planning to address homelessness.

Acting as the collaborative applicant for the Balance of State Continuum of Care, DCA will work to enhance the institutional structure and engage more stakeholders to end homelessness for families, unaccompanied youth, veterans, and chronically homeless throughout Georgia.

DCA will continue to strengthen connections with regional providers, such as Community Action Agencies, with the goal of all counties within the Balance of State CoC having access to homeless services through Coordinated Entry.

Through the implementation of a Coordinated Entry System, DCA will be able to assess all persons who are homeless upon entry into the homeless response system. This data will be used to identify systemic barriers that can be addressed through strategic system planning.

Program Specific Requirements

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

Introduction:

This section provides program-specific requirements for FY21 for HOME, CDBG, ESG, HOPWA, and NHTF.

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.	3.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

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

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

funds.

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

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

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

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

The HOME-assisted housing must meet the affordability requirements for not less than the applicable period of five years for Under \$15,000, ten years for \$15,000-\$40,000, and fifteen years for over \$40,000 in HOME funds.

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

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

**Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)**

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

STREET OUTREACH programs must have standards for targeting and providing essential services related to street outreach.

EMERGENCY SHELTER programs must have: 1) Policies and procedures for admission, diversion, referral, and discharge by emergency shelters, including standards regarding length of stay, if any,

and safeguards to meet the safety and shelter needs of special populations, [e.g., victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing and are likely to be homeless the longest]; and 2) policies and procedures for assessing, prioritizing, and reassessing needs for essential services related to emergency shelter.

PREVENTION and RAPID RE-HOUSING programs must have policies and procedures for determining and prioritizing homelessness prevention and rapid re-housing assistance; standards for determining what percentage or amount of rent and utility costs, if any, each program participant must pay for assistance; standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time, if at all; and standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months in the program; or the maximum number of times the program participant may receive assistance.

TERMINATION, COMPLAINTS, APPEALS AND CONFIDENTIALITY POLICIES

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

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

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

Current System

There are seven Coordinated Entry (CE) implementation sites within the BoS CoC: Bartow, Bibb, Burke, Colquitt, Hall, Troup, and Coastal region counties. Several of these implementation sites cover multi-county service areas. Coastal region coordinated entry includes Bryan, Camden, Glynn, Liberty and Wayne

counties. Lead agencies in each community will serve as CES access points for those seeking assistance. Lead agencies in each community will serve as CES access points for those seeking assistance. Lead agencies will assess and match households to available and appropriate resources in their communities. Resources will be prioritized based on vulnerability (assessment score) and prioritization standards set by the CoC. An increasing number of CE sites will be operational each year moving forward across the state. Implementation sites will utilize HMIS to assess, prioritize, match, and refer. CoC coordinated entry staff will monitor CES success through HMIS.

Areas Outside Implementation Communities

DCA funded agencies that are not currently in a community with a CES implementation site are required to assess individuals and families experiencing literal homelessness and prioritize federally funded homeless resources on an agency level. The BoS has a toll-free hotline that anyone in any part of the state can call to be quickly assessed and connected to a CES access point or funded agencies in their area for emergency shelter or housing assistance. CoC CES staff will be involved in the case conferencing associated with the veteran by-name list currently required for agencies receiving funding from the VA. Case conferencing takes place when service providers meet to evaluate client needs against available resources.

CoC CES staff will be involved in the case conferencing associated with the Unified Referral System and the veteran by-name list currently required for agencies receiving funding from the VA. Case conferencing takes place when service providers meet to evaluate client needs against available resources.

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

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

Criteria for the Written Standards and Policies and Procedures can be found within the 2020 ESG Guidebook, which is available on the DCA website.

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

During the Annual ESG competition, DCA will solicit information about application submission and application development workshops by email from every person on its DCA listserv. Notices will also be emailed to local government representatives, regional commissions, DCA regional representatives, and other groups with local and regional interests. Notice will be published on the DCA website, and all persons receiving notice will be asked to share the notice with others within the state, their region, or their community with an interest. Application development webinars will be held on 4 different dates and times.

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

The homeless participation requirement is not applicable to States.

5. **Describe performance standards for evaluating ESG.**

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

Emergency Shelter program standards:

1. An overall bed utilization rate of 75%
2. The appropriate length of stay of the households served should be no longer than 90 days.
3. An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Rapid Re-Housing program standards:

1. An increase in the percentage of discharged households that secured permanent housing at program exit by 2% each year.
2. An increase in the percentage of discharged households permanently housed 90 days after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Homeless Prevention program standards:

1. An increase in the percentage of discharged households that maintained permanent housing at program exit by 3% each year.
2. An increase in the percentage of discharged households permanently housed 90 days after exit.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

Street Outreach program standards:

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

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

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds?

Applications submitted by eligible recipients.

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

N/A

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

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

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

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

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

To apply for awards, eligible applicants may submit an Application to DCA at any time after publication of the NOFA.

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

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

Applications with the highest DCA score and favorable market studies will be allocated resources. Funds will be awarded to qualified recipient who have met the Application Evaluation Requirements that identifies Threshold and Priority for Funding Requirements. This method allows DCA to award funds in rural and urban communities who are committed to creating and preserving affordable housing that target ELI households.

In the event of a tie within any of the above competitive rankings, the following tiebreaker criteria will be applied in this order:

- i. The proposed development should have already completed the DCA Pre-Application review process.
- ii. The strength of the project team, as evidenced by the Performance Workbook.

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

The Geographic Diversity section of the HTF incentivizes investment in affordable units located near jobs, services, and amenities. The following language is directly from the NOFA:

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.

The following activities or Application characteristics will be ineligible for funding under the NOFA:

- Applications that exhibit any of the following characteristics as described under Appendix II Scoring, Desirable/Undesirable Activities, subsection B. Undesirable/Inefficient Site Activities/Characteristics (page 97 of 130 in the Georgia Department of Community Affairs 2020 QAP):
 - o 1(a) inappropriate surrounding land uses
 - o 1(b) potential or existing environmental hazards
 - o 1(e) located in a food desert

New construction Applications: Applicants are eligible for at a maximum the points listed below from each of the scoring sections described in the 2020 Qualified Allocation Plan (page 94 of 130 in the 2020 QAP):

- (up to 6 points) Desirable/Undesirable Activities: subsection A. Desirables only.
- (up to 4 points) Community Transportation Options
- (up to 3 points) Place-Based Opportunity
- Applicants may only seek points under one of the following:
 - o (up to 5 points) Revitalization/Redevelopment plans
 - o (up to 5 points) Stable Communities, subsections A, B, and C only.

Rehabilitation applications: Applicants receive points by meeting a combination of the five scoring

opportunities listed below from the 2020 QAP (see page 94 of 130 in the 2020 QAP).

(3 points) Applications that are able to meet 2 of 5 of the scoring opportunities below.

(5 points) Applications that are able to meet 3 of 5 of the scoring opportunities below.

1. Eligible for at least 1 point under Place-Based Opportunity subsection A., “Quality Education Areas.”
2. Eligible for at least 2 points under Community Transportation Options
3. Near any of the following according to Desirable/Undesirable Activities:
 - a. Grocery store
 - b. Big box retailer
 - c. Medical care provider, hospital, or pharmacy.
 - i. A big box retailer or grocery store with a medical care provider or pharmacy may count for both.

2. Readiness to Proceed for Existing Properties Up to 4 points for applicants able to provide either or both of the following documentation.

- (2 points) Physical Needs Assessment completed not more than one year prior to the NOFA Application Deadline.

Minimum Documentation: Physical Needs Assessment

- (2 points) Relocation documentation. DCA relocation forms and manuals can be found at this address: <https://www.dca.ga.gov/node/5628>

Minimum Documentation:

- o Site Relocation Survey Form
- o Relocation/Displacement Plan and budget
- o Rent rolls for most recent three months
- o Copies of the General Information Notices sent to all tenants on the rent roll with tenants' signatures or sent certified mail, return receipt requested.

3. Rent advantage Existing properties residing in neighborhoods wherein the 60% HTC rent limit exhibits a rent advantage relative to market rents in one of the following tiers, as reflected in a Preliminary Rent Analysis Letter paid for by the applicant.

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

HTF Applicants are required to demonstrate their ability to utilize their funds in a timely manner. Please

see the following sections of the HTF NOFA:

(a) Readiness to proceed:

- Applicant is able to demonstrate that the land and/or building was acquired by a specific date listed in the application
- Minimum Documentation: Closing statement.
- Applications that submit additional documentation showing the greatest readiness to proceed with closing and construction (one point per document).

o Zoning verification

o Completed Phase 1 Environmental Site Assessment and Property survey

o Preliminary commitments for all non-DCA debt and equity

o DCA Review Set: DCA Review Set is the set of Construction Documents (CDs) that will be submitted to the local building authority for review in order to obtain the permit for construction. These CDs should be at least 90% complete.

(b) Federal Funds Experience:

Within the last 15 years, applicant has had experience using federal funds for the new construction or rehabilitation of multifamily rental properties larger than 30 units in one of the following ways:

- (2 points) Developed two multifamily rental properties using federal funds for construction or rehabilitation (not using HOME or NHTF)
- (4 points) Developed one property using HOME or NHTF
- (6 points) Developed one property using HOME or NHTF, and applicant is still owner and/or operator
- (8 points) Developed three properties using HOME or NHTF, and applicant is still owner and/or operator for all three
- Minimum Documentation: DCA Performance Workbook.

(c) Federal Funds Compliance History:

- (2 points) Applicant is eligible for one of the above federally- funded property development experience options, and the applicant has no outstanding compliance history for a federally funded property
- Minimum Documentation: DCA Performance Workbook

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

DCA prioritizes project-based rental assistance for ELI families. Please see the following language from the NHTF NOFA:

Project-Based Rental Assistance

1. History with target population

- (3 points) Applicant explains in the Selection Criteria narrative how the owner has a history of working with extremely low-income and/or special needs populations.
- Minimum Documentation: Explanation of history included in Selection Criteria narrative

2. Risk mitigation: PBRA units Applicant submits PBRA contracts evidencing that the ratio of PBRA units to the expected minimum number of NHTF units is at least a

- (3 points) 2:1 ratio
- (6 points) 3:1 ratio
- (9 points) 4:1 ratio

Minimum Documentation: PBRA commitment executed by authorized regulatory agency

3. Risk mitigation: PBRA duration Applicant submits PBRA contracts evidencing contract terms, including renewal provisions. Applicants currently applying for PBRA are not eligible for these points.

- (3 points) 5-9 years
- (6 points) 10-14 years
- (9 points) 15 or more years

Minimum Documentation: Commitment for PBRA reflecting contract term and renewal provisions

4. Financial feasibility Pro forma demonstrates a positive or break- even cash flow for:

- (2 points) 20-24 years
- (4 points) 25-29 years
- (6 points) 30 years

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

Please see the following language from the NHTF NOFA that describes how DCA prioritizes applicants

who are committed to the period of affordability:

Period of Affordability

i. The availability and use of NHTF funds are subject to Federal NHTF regulations (24 CFR Parts 91 and 93), and any amendments thereto including the final regulations published by the Department of Housing and Urban Development (HUD) in the Federal Register. All recipients of NHTF under this NOFA are responsible for complying with 24 CFR 93.

ii. DCA NHTF loans funded under this NOFA will have the following terms:

- Term and period of affordability: 30 years
- Interest: 0% interest permanent loan
- Repayment:
 - o Forgivable at the end of the 30-year compliance period
 - o No periodic payments

iii. NHTF requirements

- NHTF units. Units designated as NHTF units must be rented to NHTF-eligible households for a period of 30 years. NHTF eligibility is determined by the greater of (a) the poverty line and (b) 30% of area median income.

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

Please see the following section of the NHTF and NOFA that demonstrates how DCA incentivizes applicants to address priority housing needs:

Priority Housing Needs

Georgia has many cost-burdened renters 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: 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, and Victims of Domestic Violence.

Applicants that identify the group of persons based on the list above that the development will serve and can provide a short explanation as to how this group will be served and what services will be provided will receive full points in this section.

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 find the new constructions 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. New construction projects must provide housing for persons with a disability in an Integrated Setting. DCA will periodically assess this policy to ensure that the current strategy is consistent with Federal and State policy.

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

Please see the following language from the NHTF NOFA that incentivizes applicants to utilize non-federal funding sources in addition to HTF:

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

Qualifying Sources: New loans or new grants from the following sources that will provide new capital funding will qualify for points under this category:

- a. Community Development Block Grant (CDBG) program funds
- b. Federal Home Loan Bank Affordable Housing Program (AHP)
- c. HOME/TCAP funds
- d. Beltline Grant/Loan
- e. Foundation grants that meet the following legal and financial requirements:

The foundation must be a private foundation as defined in the US Tax Code 26USCA 509 or a community foundation that is accredited by the National Standards for U.S. Community Foundations. Points will only be counted in this section if the foundation is not related to any entity or person in the General Partner or Developer teams and has a history of supplying grants to affordable housing developments.

- f. Government grant funds or loans with interest rates below AFR
- g. Other non-federal sources approved by DCA

Minimum Documentation: Commitment letter for such new loan and/or grant

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

N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

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

Yes

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

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

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

The maximum per unit subsidy limits for both HOME and NHTF under the NOFA are HUD's applicable limits for the HOME program, currently:

Unit Type (Bedrooms)	Maximum HOME/NHTF amount per unit
0	\$160,212.60
1	\$184,728.60
2	\$222,787.80
3	\$285,176.70
4	\$317,698.20

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

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

The Georgia National Housing Trust Fund rehabilitation standards address:

Georgia State Minimum Standard Codes (with Georgia Amendments), International Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, National Electrical Code, HUD Housing Quality Standards (HQS), HUD Minimum Property Standards (MPS), and HUD Uniform Physical Condition Standards (UPCS). The previously mentioned codes address Health and Safety; Major Systems; Lead-based Paint; Accessibility; State and Local codes, Ordinances, and Zoning Requirements; and Uniform Physical Condition Standards. Please see attachment in appendix.

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

See Appendix B of this document for recapture and Sale guidelines.

**Georgia Housing & Finance Authority (GHFA)
HOME Investment Partnerships (HOME) Program
Recapture Policy**

I. Background

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 home buyer 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 home buyer. The key concepts in the recapture requirements are the Direct HOME Subsidy to the home buyer 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 home buyer to buy the unit. The direct subsidy includes down payment assistance, closing costs, interest subsidy, or other HOME assistance provided directly to the home buyer. 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.

II. Period of Affordability

The period of affordability is determined by a schedule set forth in 24 CFR §92.254(a)(4). During the period of affordability, the home buyer must maintain the home as their principal place of residence.

Direct HOME Subsidy (per unit)	Period of Affordability
Under \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

III. Recapture Requirements

Recapture is an affordability enforcement mechanism where GHFA executes a written agreement with the home buyer that includes the amount of direct HOME subsidy that enabled the home buyer 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 home buyer receives HOME down payment assistance to purchase a home, the direct HOME subsidy to the home buyer will result in a specified period of affordability, as set forth in Section II. If the home buyer sells the home before the period ends, GHFA will recapture, assuming that there are sufficient net proceeds, the entire direct HOME subsidy. The home buyer will receive the excess net proceeds.

In addition, the full amount of the subsidy shall be recaptured in the event the home buyer 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. In the event the full amount of the direct HOME subsidy is not recaptured the following calculation will be used.

Calculation of Net Proceeds and Recapture

Sales Price		\$
Superior Loan Repayment	-	\$
Closing Cost	-	\$
Net Proceeds	=	\$
Direct HOME Subsidy		\$
GHFA Recapture Amount (lesser of Direct HOME Subsidy or Net Proceeds)		\$
Home Buyer Proceeds (Net Proceeds – GHFA Recapture Amount)		\$

IV. Foreclosure, Transfer in Lieu of Foreclosure

If the unit is conveyed pursuant to a foreclosure or other involuntary sale, GHFA must attempt to recoup any direct HOME subsidy from net proceeds, as set forth in Section III that may be available through the foreclosure sale.

V. Enforcement

GHFA will ensure that the home buyer maintains the property as their principal residence for the duration of the applicable affordability period. If the home buyer fails to maintain the property as their principal place of residence, the recapture provision will be engaged.

All home buyers will be required to execute legal documents that will be recorded to secure the HOME funds (deed restrictions to enforce the affordability period and to

ensure proper notification of any transfer of the property). In addition, all home buyers must execute and date a HOME written agreement that will include the recapture provision prior to or at the closing of the HOME assisted unit. The written agreement will include the requirements under this policy that will be enforced at the time of the property transfer.

VI. Refinance Policy

GHFA will require the home buyer to repay the HOME subsidy when refinancing the senior debt. In the event of a catastrophic expense related to property repairs, the home buyer may submit a request to GHFA to allow the refinance of the senior debt to take cash out to cover emergency property repair expenses provided there is sufficient equity in the property. In this instance, GHFA will subordinate to the refinance.

State Recipients or Subrecipients administering a home buyer assistance program funded by the Community HOME Investment Program (CHIP) are allowed to submit requests to GHFA for refinancing if specific life events occur that cause a financial burden on the household, such as recessions, layoff, illness, injury or death. The home buyer must qualify for a fixed rate first mortgage loan and meet all the program requirements identified in the CHIP Program Description.

VII. Subordination Policy

GHFA will agree to subordinate the HOME Subsidy only in conjunction with the servicer/insurer loss mitigation policies. The home buyer must minimally submit the following documentation: a written request for the subordination, copies of the pending/approved modification agreement from the senior lender (loss mitigation); or estimate of emergency property repair costs and proposed loan commitment. Other documentation may be required at GHFA's discretion.

In accordance with the CHIP Program Description, State Recipients or Subrecipients must monitor the HOME program requirements. They are allowed to submit subordination requests to GHFA for consideration based on the requirements identified in the CHIP Program Description and related program manuals to ensure that the home buyer's property remains affordable and sustainable throughout the period of affordability.

VIII. Ongoing Monitoring

GHFA or its State Recipients or Subrecipients will conduct ongoing monitoring of the principal residency requirement during the period of affordability. More specifically, GHFA or its State Recipients or Subrecipients will conduct annual verification of the home buyer's principal residency through a variety of methods as identified in the program administrative procedures.

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

N/A

11. Grantee limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A." Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

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.

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

N/A

Discussion:

None

The logo for the Georgia Department of Community Affairs features the word "Georgia" in a brown serif font with a registered trademark symbol, followed by "Department of" in a smaller brown sans-serif font. To the right is a green line-art graphic of a city skyline. Below this, the words "Community Affairs" are written in a large, bold, brown sans-serif font.

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