



The State Of Georgia Consolidated Annual Performance and Evaluation Report (CAPER)

Federal Fiscal Years 2013
July 1, 2013 - June 30, 2014

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

In compliance with regulations from the U.S. Department of Housing and Urban Development (HUD), the State of Georgia prepared the Federal Fiscal Year (FFY) 2013 Consolidated Annual Performance and Evaluation Report (CAPER) on the State's housing and community development activities and accomplishments. The four federal programs covered in this report are: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs.

During Federal Fiscal Year (FFY) 2013, the period of July 1, 2013 – June 30, 2014, the Georgia Department of Community Affairs (DCA) administered the CDBG funds from HUD. The Georgia Housing and Finance Authority (GHFA) received the HOME, ESG, and HOPWA allocations; however, GHFA contracted with DCA to manage the programmatic requirements of the funds.

During FFY2013, the State used a variety of resources and tools to address the housing needs throughout Georgia and enhanced sustainability in the following areas: (1) to directly benefit low- and moderate-income households and (2) to improve the production capacity of affordable housing providers. CDBG funding is the largest part of the State's annual HUD funding, making up about 59 percent of the funding received from HUD. HOME funds are the second largest source of housing and community development funding at about 34 percent of the total. Clearly, these funding sources play a very important role in meeting the State's priority needs, which included small and large multifamily rehabilitation, new construction, elderly housing, homeownership, and special needs housing assistance, including but not limited to rental assistance, supportive services.

The State continued to make significant progress towards meeting its housing priorities established in the recent Consolidated Plan. DCA expanded access to affordable rental housing, expanded homeownership opportunities, made the home buying process less complicated, assisted renters to become homeowners, fight practices that promote predatory lending, and increase public awareness of fair housing laws.

The State continued to work to improve the safety and livability of neighborhoods; increased access to quality public and private facilities and services; reduced the isolation of income groups within a community or geographical area by offering housing opportunities for persons of lower-income and revitalizes deteriorating or deteriorated neighborhoods. Additionally, the State expanded economic opportunities created and retained jobs; established, stabilized, and expands small businesses (including micro-businesses); provides public services concerned with employment; provided jobs to low income persons living in areas affected by those programs and activities; made available mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally-assisted and public housing.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

The State continued to address its priorities and objectives related to affordable housing and community development issues and the administration of related HUD-funded programs. While production results have sometimes exceeded or fallen short of stated goals within the Consolidated Plan, the State concludes that significant progress has been made to address the priorities and objectives outlined in its Consolidated Plan. Additionally, in spite of fluctuations in federal program funding, changes in program features, and the generally challenging economic climate, production was consistent.

Community Development Block Grant (CDBG) Program

The variances in the expected and actual numbers for CDBG activities are unavoidable because the State has little control over the specific annual numbers for subcategories, which are dependent on what grantees report as accomplishments during the year. This number is based on applications submitted by local governments and funded through the Method of Distribution (MOD). The State's method does not specify in advance the types of projects to be funded. The most competitive projects document the highest severity of need and are cost effective in benefiting the greatest number of people for the type of project submitted. Major initiatives implemented during the year include the following:

- The State provided benefit to 16,716 persons (334% of the 5,000 person goal) through the construction of Non-Housing Public Facility Buildings or Infrastructure activities other than Low/Moderate income housing benefit.
- The State provided benefit to 9,253 persons (185% of the 5,000 person goal) through the non-housing Immediate Threat and Danger Program.
- The State provided benefit to 15,346 persons (171% of the 9,000 person goal) through non-housing infrastructure construction and/or improvements.

HOME Investment Partnerships (HOME) Programs

GHFA is the participating jurisdiction and recipient of the State's HOME allocation. During the FFY2013, the State received \$14,150,146 in HOME funds and additional \$8,919,894.52 in both program income and prior year resources. The funds were used in conjunction with other non-federal funds for leverage and to ensure that minimal HOME funds are invested in each project. The State used its HOME allocation to fund five activities: Rental, Down Payment Assistance, Homeowner Rehabilitation, Community Housing Development Organizations (CHDO), and Tenant Based Rental Assistance (TBRA).

Rental Housing

- Rental Housing awarded \$ 5,686,000. Three (3) multifamily projects were completed that produced 184 affordable units HOME-assisted units.

Homeownership & Small Housing Development

- DCA released a Notice of Funding and awarded to local governments throughout the state a total of \$3,441,200 to construct or rehabilitate single family homeownership and rental projects. These activities are estimated to produce 28 units.

Community Housing Development Organizations (CHDO)

- Due to the recent changes in the HOME final rule, DCA is in the process of restructuring the CHDO process. This goal has not been met

Georgia Dream Second Mortgage Program

- The Georgia dream program awarded \$1,115,000 in down payment assistance loans and produced 188 units of direct financial assistance to homebuyers.

Community HOME Investment Program (CHIP)

- The CHIP program assisted low- and moderate income households with financing home with down payment assistance, closing cost, pre-paid items, and principal reduction assistance. Additionally, eligible homeowners can qualify for the assistance for home repairs through rehabilitation services provided to bring the home up to the property code standards. CHIP assisted 45 units with rehabilitation and 25 units with direct financial assistance to homebuyers.
- In 2013, the CHIP program allocated \$10,268,977 to thirty-one (31) local governments and three (3) nonprofit organizations to administer the programs in their selected communities.

Tenant-Based Rental Assistance (TBRA)

- Due to administrative delays in creating the framework to operate the program and unforeseen events in coordinating the transition of the individuals to permanent housing the goal for 50 units has not been met for this year.

Housing Opportunities for Persons with AIDS (HOPWA) Program

The goals and outcomes for the HOPWA Program are discussed in Housing Opportunities for Persons with AIDS (HOPWA) Program CAPER Measuring Performance Outcome in the Attachment section

Emergency Solutions Grant (ESG) Program

During FFY2013, the ESG program provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Applicants were eligible to receive ESG funds for operational expenses. The State administered the ESG funds for the non-entitlement jurisdictions. The State awarded \$4,829,964 to 162 recipients to provide assistance to the homeless population. The State used ESG funds for emergency shelter, street outreach, rapid re-housing, transitional housing, supportive services, homeless prevention, HMIS and administrative activities. These activities were targeted to households that were homeless or at imminent risk of homelessness with incomes 0-30% of Area Median Income (AMI) and to individuals and families in the following at risk categories: chronically homeless, HIV/AIDS, elderly, veterans, mental health, domestic violence victims and substance abuse. Funds assisted a total of 20,876 individuals.

GOALS AND OUTCOMES

Goal	Category	Source Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Buildings	Non-Housing Community Development	CDBG: \$3,168,944	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	16,716	0.00%	5,000	16,716	0.00%
CHDO Operating Assistance	Capacity Building	HOME: \$39,750	Other	Other	2	0	0.00%	3	0	0.00%
CHDO Pre-development Loans	Affordable Housing	HOME: \$29,205	Rental units constructed	Household Housing Unit	3	0	0.00%	3	0	0.00%
Construction - Rental Units	Affordable Housing	HOME: \$8,122,731	Rental units constructed	Household Housing Unit	70	183	0.00%	70	183	0.00%
Rehabilitation - Rental Units	Affordable Housing	HOME: \$8,122,731	Rental units rehabilitated	Household Housing Unit	30	0	0.00%	30	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$7,922,360	Jobs created/retained	Jobs	4,000	457	0.00%	800	457	0.00%
Emergency Shelter & Transitional Housing	Homeless	ESG: \$1,300,000	Homeless Person Overnight Shelter	Persons Assisted	145,000	15,344	0.00%	29,700	15,344	52.2%
Homeless Outreach Assistance	Homeless	ESG: \$250,000	Other	Other	5,000	673	0.00%	1,000	673	67.3%
Homeless Prevention Assistance	Non-Homeless Special Needs	ESG: \$500,000	Homelessness Prevention	Persons Assisted	1,550	670	0.00%	310	670	216.1%
Homeownership Assistance	Affordable Housing	CDBG: \$1,584,472	Rental units rehabilitated	Household Housing Unit	N/A	N/A	0.00%	N/A	N/A	0.00%
			Homeowner Housing Added –	Household Housing Unit	175	0	0.00%	35	0	0.00%
		HOME: \$3,859,793	Homeowner Housing Rehabilitated	Household Housing Unit	560	90	0.00%	112	90	0.00%
			Direct Financial Assistance to Homebuyers	Households Assisted	1,500	213	0.00%	0	213	0.00%

GOALS AND OUTCOMES

Goal	Category	Source Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
HOPWA Housing Assistance	Non-Homeless Special Needs	HOPWA: \$245,076.9	HIV/AIDS Housing Operations	Household Housing Unit	2,300	520	0.00%	460	520	113.0%
HOPWA Tenant-based Rental Assistance	Non-Homeless Special Needs	HOPWA: \$356,621	Tenant-based rental assistance / Rapid Rehousing ¹	59253	500	150	0.00%	120	150	125.0%
Immediate Threat and Danger Program	Non-Housing Community Development	CDBG: \$633,789	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	9,253	0.00%	25,000	9,253	0.00%
Infrastructure	Non-Housing Community Development	CDBG: \$16,795,402	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45,000	15,346	0.00%	45,000	15,346	0.00%
Rapid Re-housing Assistance	Homeless	ESG: \$1,500,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	12,500	754	6.00%	2,500	754	30.00%
Redevelopment	Non-Housing Community Development	CDBG: \$1,584,472	Jobs created/retained	Jobs	810	0	0.00%	162	0	0.00%
Tenant-based Rental Assistance	Affordable Housing	HOME: \$560,905	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	200	1	0.00%	50	1	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The State continued to use the federal funds to address affordable housing that is accessible, affordable and sustainable by constructing rehabilitating housing for homeowners and renters for families, the elderly and as many individuals within the protected class of the fair housing act, including the Hispanic population. During FFY2013, the State partnered with several developers to construct and rehabilitate rental housing for extremely low, low and moderate-income households using HOME funds so the target numbers were exceeded for all income groupings. Additionally, the State assisted the Hispanic population, the elderly and those with special needs with affordable housing, including but not limited to home buyer down payment assistance by income level, home buyer education, homeless prevention, and assistance to special needs households.

During FFY2013, the State assisted individuals and households with rental assistance through the Housing Choice Voucher, HOPWA, and Shelter Plus Care programs. Overall production was slightly higher than projected and more low- and moderate-income households were served through this program than anticipated. The number of special needs households receiving housing or supportive services was slightly higher than was projected as the demand for this assistance continued to remain high. Funding for this population to transition to community housing was instead provided through State resources provided by the Department of Behavioral Health and Developmental Disabilities.

The State allocated ESG funds to assist households with creating suitable living environments by providing housing, emergency shelter and services to the homeless and CDBG funds to construct and reconstruct building and public facilities. The State continued to provide services to elderly persons by providing funding to local governments needing assistance with rehabilitating public facilities. With many of the programs that assist the elderly, it is often hard to predict how many will benefit as there are few set-asides for elderly households in the program design. Additionally, the State awarded CDBG funds for the reconstruction of public buildings.

The variances in the expected and actual numbers for CDBG activities are unavoidable because the State has little control over the specific annual numbers for subcategories, which are dependent on what grantees report as accomplishments during the year. This number is based on applications submitted by local governments and funded through the Method of Distribution (MOD). The State's method does not specify in advance the types of projects to be funded. The most competitive projects document the highest severity of need and are cost effective in benefiting the greatest number of people for the type of project submitted.

The State has made significant progress in meeting the goals and objectives identified in the Consolidated Plan. This conclusion is based on the number and type of grants awarded and the numbers of persons benefiting from these projects. The CDBG section of this report presents the number of persons benefiting from these CDBG funds. Performance was as expected in most areas with the exception of two categories. The number of jobs retained and the number of people assisted through the construction, reconstruction, or rehabilitation of public facilities were on target for the reporting year. However, one major challenge in meeting the objective is the reduction in the amount of CDBG funds available to the State through Congressional appropriations. This factor, combined with declining tax revenues for the state's grantees and the need to focus on job creation, has created a greater need for CDBG assistance throughout the state than ever before.

CR-10 - Racial and Ethnic composition of families assisted

	CDBG	HOME	HOPWA	ESG
White	20,788	286	141	5,796
Black or African American	10,025	294	635	13,831
Asian	30	1	0	55
American Indian or American Native	12	1	0	56
Native Hawaiian or Other Pacific Islander	4		0	24
	1,990			
Hispanic	314	12	31	839
Not Hispanic	32,535	582	773	20,027
Total	32,849	594	804	20,866

Table 2 – Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year
CDBG	Federal	\$148,443,544	\$235,096,940
HOME	Federal	\$76,600,584	\$20,225,898
HOPWA	Federal	\$7,857,512	\$2,177,737
ESG	Federal	\$13,253,044	\$10,065,321

Table 3 – Resources Made Available

Geographic Distribution and Location of Investments

The CDBG program is a flexible source of competitive funding for a broad range of community development activities. Funds are awarded to local governments following a Method of Distribution (MOD) described in the Annual Action Plan. Therefore, the type of projects receiving CDBG assistance is based on the self-identified needs of each community and varies yearly. The MOD places a priority on funding projects that address health and safety concerns or create jobs. DCA competitively allocated all CDBG funds to eligible units of local government through an annual competition or through set-asides for economic development or urgent needs projects. Each unit of local government determined the type of eligible project for which assistance through the State's CDBG program was sought.

The most of the HOME funded programs are available on a "first come, first served" basis. The remaining HOME programs are offered on a competitive allocation process and therefore the geographic distribution of the funds and assistance cannot be determined each program year. However, the State does provide the actual distribution of funding awarded during the fiscal year.

The ESG program applications were solicited by means of a Notice of Funds Availability (NOFA). This notice was mailed and/or e-mailed to known homeless service and housing providers, local governments, and other interested parties. Regional workshops to discuss application requirements were also conducted by DCA staff. All homeless service and housing providers, local governments, faith-based organizations, and other interested parties could apply subject to application requirements.

The FFY2013 distribution is outline in the attached Geographic Distribution of Assistance in the Appendix.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

For all programs that have competitive funding rounds, points are granted to local applicants based upon the leveraging they show using non-federal funds as a way to encourage this. This would include the Low-income Housing Tax Credit, CDBG, and CHIP Programs. This also includes the ESG Program where non-federal resources are required as part of the match requirements for the program.

In addition to the ESG match generated by private or local funds, the State allocates general revenue to the Housing Trust Fund which is combined with the federal resources in being allocated to program recipients and provides additional ESG match needed for the program. For the HOME Program, match is provided from two non-federal resources. State tax credits provided from general funds are awarded on a one for one basis to go along with the federal tax credits for all projects that also receive HOME funds and are used as equity generational tools by the developer recipients. In addition, the State also provides down payment assistance to HOME-eligible homebuyers with the use of State general revenues.

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$274,847,615
2. Match contributed during current Federal fiscal year	\$ 3,140,819
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$274,847,615
4. Match liability for current Federal fiscal year	\$2,996,003
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$271,851,612

Table 3 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials Donated labor	Bond Financing	Total Match
This report is prepared based upon the federal fiscal year which does not end until September 30, 2014. The final report will be submitted to HUD no later than November 30 and will be incorporated into the final CAPER to be available on the DCA website once HUD final approval of the CAPER is received.								

Table 4 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$1,622,649.21	\$7,285,741.75	\$8,919,894.52	\$0	\$26,321.94

Table 5 – Program Income

Minority Business Enterprises and Women Business Enterprises (# and dollar value of contracts for HOME projects completed)						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	23	0	0	4	0	19
Dollar Amount	\$23,720,082	0	0	\$149,023	0	\$23,571,059
Sub-Contracts						
Number	90	2	0	4	6	78
Dollar Amount	\$14,158,424	\$355,978	0	\$120,310	\$1,014,087	\$12,661,049
	Total	Women Business Enterprises	Male			
		Contracts				
Number	23	0	23			
Dollar Amount	\$23,720,082	0	\$23,720,082			
Sub-Contracts						
Number	90	10	80			
Dollar Amount	\$14,158,424	\$1,937,826	\$12,220,598			

Table 6 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property (# of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted)						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	3	0	0	0	0	3
Dollar Amount	\$5,686,000	0	0	0	0	\$5,686,000

Table 7 – Minority Owners of Rental Property

Relocation and Real Property Acquisition (# of persons displaced, the cost of relocation payments, the # of parcels acquired, and the cost of acquisition)						
Parcels Acquired		0				
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

Table 8 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
# of <i>homeless households</i> to be provided affordable housing units	1000	754
# of <i>non-homeless households</i> to be provided affordable housing units	597	635
# of <i>special-needs households</i> to be provided affordable housing units	120	150
Total	1717	1,539

Table 9 – Number of Households

	One-Year Goal	Actual
# of households supported through <i>rental assistance</i>	1170	905
# of households supported through the <i>production of new units</i>	85	184
# of households supported through the <i>rehab of existing units</i>	142	90
# of households supported through the <i>acquisition of existing units</i>	320	360
Total	1717	1,539

Table 10 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The expected households assisted in FFY2013 were 1,717. Of the expected total, 1,000 homeless will receive rental assistance through ESG Rapid Re-Housing and 120 with HOPWA rental assistance. The actual total homeless that received rental assistance through ESG Rapid Re-Housing was 754 and 150 for HOPWA.

There are 597 non-homeless households expected to receive assistance. These include 50 receiving HOME-funded TBRA, 70 in newly constructed multifamily housing, 15 in newly constructed single-family housing, 107 homeowners receiving rehabilitation assistance through CDBG and CHIP, 35 in newly constructed multi- and single-family housing, and 320 receiving HOME assistance to acquire single-family housing. The actual outcomes for non-homeless households that received assistance were 635. These include 1 receiving HOME-funded TBRA, 184 in newly constructed multifamily housing, 0 in newly constructed single-family housing, 90 homeowners receiving rehabilitation assistance through CDBG and CHIP, 0 in newly constructed multi- and single-family housing, and 360 receiving HOME assistance to acquire single-family housing.

DCA's HOME allocation designed specifically for individuals participating in the Money Follows the Persons Demonstration Grant. The TBRA Program is to operate statewide and allow participants to select neighborhoods and communities of their choosing. This program will be primarily for persons who are leaving nursing home institutional care for community-based housing with waivers for the necessary and needed supported services and care. Under TBRA program, there were delays administratively in creating the administrative framework and issues with coordinating the transitions of individuals to permanent housing.

In July of 2013 DCA released a NOFA to facilitate the new construction (single family and multi-family), reconstruction, and rehabilitation of small rental housing projects. The projects for this NOFA were not identified until June 2014; therefore production could not be reported on these activities under this CAPER. It is anticipated to report the production of these activities on the FFY2014 CAPER.

Discuss how these outcomes will impact future annual action plans.

As DCA continues to plan for the resources that are made available, it is anticipated that DCA will meet the projected goals in the future. The variance should only increase the production of the units for FFY2014.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	9,077	134
Low-income	8,464	307
Moderate-income	11,203	153
Total	28,744	594

Table 11 – Number of Persons Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

The overall goal of reducing the number of unsheltered homeless was met by more than 1%, as outlined in the performance standards. The Point in Time Count calculates that the Balance of State Entitlement reduced unsheltered homelessness by 32%, as of the 2013 count, the last time a count took place, compared to the figures in the 2011 count. Within rural Balance of State counties this was even higher with a reduction by 48%.

DCA is still examining ways of measuring overall length of stay within emergency shelters and transitional housing, and anticipates establishing a baseline once HUD publishes its performance measure guidance. Overall utilization rates for both Emergency shelter and Transitional Housing were at 69%, 10% down from the overall goal indicating the need to educate more providers in a Housing First model.

Permanent destination rates have remained static at 20% from emergency shelters, after a 5% increase the two years ago. Permanent destination rates for transitional housing actually fell by 5% indicating a need for technical assistance to the providers. Permanent destination rates for prevention rose by 4%, despite an increase of people with special needs being served, (58%). Permanent destination rates for rapid re-housing actually fell by 8%, (an increase of serving people with special needs by 13%) due to a change in the grant term (it was extended out to September 2014) after a late start by most Grantees. DCA anticipates an overall increase once funds have been exhausted. Stability rates for people permanently housed in prevention dropped by 6% and rapid re-housing remained static. Given the increase in numbers of special needs households being served this is unsurprising.

Overall numbers of households increasing their income, either through earned income or benefits remained static or dipped slightly compared to 2012 – 2013. This will be a focus for technical assistance across all providers.

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

- Please see CR-70 for specific figures. However please note the following:
- The harm reduction program was expanded from 2 programs to 8 programs. These have been placed at strategic places around the State of Georgia. Early evidence shows that the program has kept a comparable stability rate (approximately 80%) to other programs, despite being for households that would usually be excluded from the program.
- DCA has continued working with street outreach teams towards ensuring that they understand the nature of the intervention. All outreach teams were mandated to attend both the DCA program implementation workshop, the housing first training day, the HMIS webinar and the Fair Housing training. DCA has also worked with PATH teams and other street outreach teams to ensure that they understand the HUD homeless definition and how to verify street homelessness. DCA also funded street outreach teams that had easy access to rapid re-housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The goals outlined in the Annual Action Plan are discussed in CR-70.

In addition, DCA assisted 15,340 individuals through emergency shelter and transitional housing and 1727 individuals through a rapid re-housing program.

DCA continued the implementation of its rapid re-housing program by introducing mandatory training from a national expert in best practices, and specifically how to make the intervention available to families, those with low or no income and those with special needs.

DCA monitored all CoC transitional housing programs over the last twelve months, and assisted those with low performance to review their options and either improve their performance or consider reallocating the funds to permanent housing.

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

As stated above, DCA assisted grantees with the implementation of their programs, providing housing first, fair housing and program implementation workshops for all. In addition, DCA increased the amount of prevention dollars to communities that could show a large need for this service.

DCA also used the HMIS data as part of its annual ESG competition to measure length of time in emergency shelter and recidivism levels.

Finally, DCA exceeded its goal of increasing permanent supportive housing – adding more than 100 units (giving an overall total of 1783 units).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

DCA continues to evaluate system of care discharge policies across the state in order to prevent low-income individuals and families avoid becoming homeless. This focus is on individuals and families that are being discharged from publicly funded institutions and systems of care, such as state psychiatric hospitals, psychiatric residential treatment facilities for youth, mental health facilities, foster care placements, nursing home facilities, youth detention facilities and state prisons.

The Georgia Department of Community Affairs over the past year has worked in collaboration with the Substance Abuse and Mental Health Services Administration, (SAMHSA) to acquire other agencies to develop a Policy Academy to End Homelessness in Georgia. We have had excellent participation from state agencies and community services providers to begin to develop a strategic planning process that will allow us to focus on how we can comprehensively

address needed resources to address the issue of chronic homelessness and homelessness across the state.

One of the strategies from the Policy Academy was to work with state agencies to develop policies and procedures to prevent persons from being discharged to shelters or streets and to incorporate residential planning as part of the transitional action plan for all individuals that were being released from any institutional facilities. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular collaborating agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. Membership of the Council includes representation from the Georgia Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, Department of Community Health, Department of Juvenile Justice and the Division of Human Services.

Over the past year, DCA has been engaged in strategic initiatives with the Office of Support, Transition and Reentry and the Georgia Department of Juvenile Justice's Task Force to promote opportunities for housing options to these returning citizens in an effort to increase housing stability in community integrated settings and reduce recidivism back into correctional settings.

Through the work of the Georgia Interagency Council on Homelessness, we will be acquiring information on how agencies are amending their discharge policies to reflect more appropriate discharge planning based on the individuals preference for housing and ensuring that a transitional action plan is completed with a residential plan developed based on the individuals needs.

As part of our efforts, DCA will work with other state Continuum of Care to expand housing options for individuals that meet the Housing and Urban Development eligibility criteria for admission to the program. DCA will implement the newly announced award for the HUD Section 811 PRA Demonstration Grant in order to provide project based rental assistance for an additional 150 units of permanent supportive housing in tax credit developed properties. This Section 811 PRA program will target extremely low income persons covered by the Settlement Agreement and the Money Follows the Person Program.

CR-30 - Public Housing 91.220(h); 91.320(j)

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

Actions taken to address the needs of public housing

No action was taken by the State to address the needs of public housing residents to the exclusion of other classes. All residents are eligible to participate in any of the ongoing programs offered by the State based upon their eligibility as determined by program regulations.

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

Public housing residents were eligible to participate in the home buyer programs offered through DCA and its subrecipients as long as they meet all eligibility criteria. The State Housing Choice Voucher Rental Assistance offered the Homeownership Program as alternative for participants interested in homeownership. To be eligible in the program, which is not being utilized, enabled certain rental assistance program participants to purchase a home in specific jurisdictions using the Housing Assistance Payment (HAP) as income for the purpose of qualifying for a mortgage loan.

Actions taken to provide assistance to troubled PHAs

The State agency monitored the performance of the existing PHAs and provides technical assistance to troubled PHAs throughout the state, when necessary.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Georgia has a strong commitment to making decent affordable housing available to all residents. The State began using the newly adopted Minimum Standards and Procedures for Local Comprehensive Planning to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. The housing element in each plan that is required for the CDBG program and optional for certain local governments were used to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs.

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

- Collaborated 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
- Promoted homeownership awareness to Georgians interested in purchasing their homes and collaborated with a number of housing counseling agencies that work with specific non-English speaking populations to ensure their clients have access to this information as well.
- Collaborated with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners
- Continued to fund homebuyer education and foreclosure mitigation counseling
- Managed 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.
- Continued 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.
- Collaborated with private developers to ensure DCA's housing initiatives on creating aesthetically built homes continues to meet the needs of the citizens of the State

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

- Georgia Dream Down Payment Assistance Program – the outreach to the lenders continued to be an obstacle to expand homeownership in more areas of the State. The new adopted HOME rule created additional requirements such as inspections and more extensive subsidy layering review internally that made it difficult to recruit lenders to participate in the program. The DCA staff continued to meet with lenders to educate them about the program and worked to revise program procedures to conform to the new rules.
- Rental Housing Availability – matching the availability of rental units to those needing housing. The Georgia Housing Search website is provided to address the problems because it offers real-time assessment unit availability. The obstacle is marketing. The State continued to market and provides outreach to boost the accessibility of the online housing listing and the usability. In 2013, the service had 192,991 registered units statewide. There were 1,498,453 searches conducted during the year.
- Expanding Affordable Housing for Subrecipients and CHDOs – The CHIP Program has become a primary source of affordable housing assistance at the local level. Being an

annual competitive program, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the program and what it can provide in order to apply as there are so many unmet housing needs throughout the state, particularly in rural areas. The State released a Notice of Funding Availability to expand the housing activity to include small rental development and homeownership to local governments during the year.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Any homes built prior to 1978 are considered to be at risk of containing some amount of lead-based paint and lead-based paint hazards. The State is committed to ensure that recipients of HOME, CDBG, and ESG funds administer programs that adequately limit the risks associated with lead-based paints. Funded applicants, developers, subrecipients, CHDOs received information and training on how to deal with lead based paint hazards. Additionally, they received ongoing technical assistance throughout the project to reduce or eliminate the risk associated with lead-based paint hazards. Both the CDBG and HOME programs allowed funds to be used to assist with the cost of lead-based paint removal activities, depending upon the type of activity being funded. If lead-based paint is found, risk assessments will be completed and all lead-related work will be performed by lead-certified contractors. Clearance tests will be completed to ensure that the hazard has been removed from the home.

The State required testing for the presence of lead-based paint in all housing proposed for rehabilitation that is built prior to 1978. Contractors working on these homes must be lead-certified and follow safe work practices in working on any of the affected areas to protect their workers. The State Department of Natural Resources provided education, training, and certification to contractors in the treatment of lead-based paint. For work in common areas of rental housing, the State distributes renovation notices to tenants. The Department of Human Services will continue to administer other lead poisoning prevention programs throughout the state including a lead poisoning surveillance system that incorporates electronic reporting of all elevated blood levels, health education awareness programs, and follow-up treatment for all children diagnosed with elevated blood levels. The State retains all the records for three years after renovation is completed.

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

Actions taken to reduce the number of poverty-level families 91.220(k); 91.320(j)

During 2013, Georgia undertook several activities to assist with reducing the number of poverty-level families. Research indicated that Georgia's technical schools enrollment continued to increase because of the availability of tuition assistance through Georgia's HOPE scholarship program. The Georgia's Career Service Centers worked with individuals to assist with seeking job training opportunities.

Additionally, Georgia's unemployment rate at the ending of the reporting period was 7.8%, a slight decrease from last year from 8.7%. Job creation continued to be priority for the State of Georgia to be the best way to fight poverty and to provide Georgians throughout the state the ability to live self sufficiently. The State sponsored or implemented the following initiatives during the program year:

- The Technical College System of Georgia (formerly Georgia Department of Technical and Adult Education - DTAE) offered easy access to a number of programs including technical education, customized business and industry training, and adult education classes.
- The University of Georgia's Fanning Institute and Georgia Municipal Association hosted the annual Professional Development Day program that gives certification-training credits for participating in career-related training after passing a written examination.
- The Georgia Appalachian Center for Higher Education (GACHE) Advisory Board awarded competitive grants to high schools located in Georgia's Appalachian Regional Commission-designated counties. These grants provided schools with resources to enable them to continue to increase their graduation and college-going rates.
- The State Small Business Credit Initiatives provided funding to supporting the small businesses and manufacturers in the state with low-cost capital to expand and make capital improvements.
- Georgia Work Ready was created to ensure that Georgia's workers have the best skills, easy access to training and world-class job opportunities. Georgians used the Work Ready Certificate to see potential employers that they completed the program to improve their skills to be ready for hiring immediately. A total of 140 counties are certified as Work Ready communities through this initiative showing potential employers that their work force has the skills needed in the event they wish to locate there.
- There are 20 Workforce Investment Act service areas in Georgia, and each workforce area has at least one comprehensive/full-service One-Stop Workforce Center where a wide range of workforce services are available to job seekers and employers. There are currently 46 full-service Career Centers in Georgia.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The CHDO and nonprofit capacity to undertake housing development project continued to be a gap in developing the State's institutional partnership structure. With HUD's increased expectations of the CHDO's ability to own, develop and manage housing development, the State began assessing how they plan better manage the organization and meet the program requirements. By the end of this Consolidated Plan period, the State plans to have resilient nonprofit organizations ready to undertake the CHDO requirements and successfully complete developments.

- The Balance of State Continuum of Care, the State managed the Federal Strategic Plan through the use of state funds to support projects that implement programs serving persons who are chronically homeless.
- Worked with providers to continue the worked started with the Homeless Prevention and Rapid Re-Housing Program for households with children throughout the state.
- Through the State Interagency Council on Homelessness, the State worked to decrease the number of homeless families statewide through state agency partnerships and policy change.
- The State strengthened the connection with the regional providers, Community Action Agencies, to better gain access to preventive and rapid re-housing resources.

Actions taken to enhance coordination between public and private housing and social service agencies 91.220(k); 91.320(j)

During the program year, the State solicited feedback for the development of the 2014 Consolidated Annual Action Plan and hosted several workshops and listening session to enhance coordination with other service providers. Additionally, an online survey was provided and the State hosted the first webinar for developers, CHIP recipients, CDBG recipients including local governments and grant administrators, current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. Feedback received at the public hearings as well as from survey responses was reviewed by staff as goals and objectives were identified for the Annual Action Plan. Input was considered not only for funding allocations to specific activities but also for program policies and procedures to make the programs more efficient and less administratively burdensome for subrecipients and more responsive to the needs of the ultimate beneficiaries.

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

Public and Private Housing

- The State participated in various forums and networks from across the state addressing affordable housing, homelessness or special needs housing.
- Supported 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.
- Joined forces with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center to offer communities a three-year program of assistance to create a local housing strategy.

Social Service Agencies

- Collaborated with the DBHDD through the Georgia Mental Health Planning Council to continue to provide resources and services to the chronically homeless.
- Served as the lead agency of the Georgia Interagency Homeless Coordination Council, which works to eliminate discharging clients back into homeless situations and improve accessibility to resources and services to end homelessness.
- Participated 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.
- Collaborated 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

- Attended the Office of Downtown Development three-day workshop offered to local communities to provide an overview of the program requirements for the Business Improvement Districts (BID), Community Improvement Districts (CIDs), and Tax Allocation Districts (TAD).
- Collaborated with the Conserve Georgia, a statewide multi-agency, focusing on

marketing and educating the public on the conservation efforts throughout the state to preserve natural resources: energy, land, and water.

- Served as a member on the OneGeorgia Authority to enhance regional competitiveness by offering grants and loans to create jobs and stimulate new private investment.
- Continued the operation of State Small Business Credit Initiative to support the state's small businesses and manufacturers. These funds are used to provide low-cost capital to small businesses for expansion and improvements.

Continuum of Care

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

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91 .520(a)

The Georgia Commission of Equal Opportunity (GCEO) collaborated with DCA to provide educational and outreach activities, receive complaints, conduct investigations, provide fair housing training and initiative the enforcement of the Georgia Fair Housing Law. During the 2013 program year, GCEO processed 36 complaints to refer to the appropriate agency for investigation to affirmatively further fair housing. Printed materials are available on the website at www.dca.ga.gov.

Impediment #1: The general public and local government officials lack knowledge about the requirements of the fair housing laws and resources available to remedy violations.

- DCA has adopted a Fair Housing statement and designated a Fair Housing Resource Center on its website. In order to ensure greater access to this resource, DCA created a domain name – fairhousinggeorgia.com – which directs users directly to DCA's Fair Housing Statement web page that provides information on Fair Housing, Reasonable Accommodation, Language Access Resources, Filing a Fair Housing Complaint, and Grievance Procedures associated with DCA funded programs.
- The Georgia Initiative for Community Housing (GICH) - a partnership of the Georgia Department of Community Affairs, the Georgia Municipal Association, and the University of Georgia Family and Demographics Research Center – provides a three year program of facilitated retreats and technical assistance to local government staff for the purpose of developing strategy to address housing needs.
- DCA's Fair Housing committee promoted Fair Housing Month in April. The objective of this Committee is to improve DCA's promotion of Fair Housing throughout Fair Housing month and delivery throughout the year, especially to those in under-served populations. Objectives include:
 - Incorporating a Banner promoting FAIR HOUSING Month on DCA's website in April
 - Delivering fair housing materials through DCA's Housing Outreach and Team Georgia Managers to consumers, developers, and other partners throughout the year
 - Ensuring DCA's Fair Housing message is being conveyed through each DCA Division's Constant Contact data base, and press releases to our media outlets
 - Employing Radio and newspaper advertisements targeted to areas of under-served populations promoting Fair Housing during Fair Housing month.
- DCA contracted with Nan McKay, to provide an extensive all day seminar on fair housing laws and practices for over 150 staff and Board members in Macon on April 17, 2014.
- DCA distributes a tenant resource guide, the Landlord-Tenant Handbook developed in conjunction with Georgia Legal Services Program, Inc. A total of 811 copies were distributed during the program year.
- DCA disseminated the Fair Housing brochures and program information to area housing counseling agencies, home buyer classes and in other housing workshops and conferences that DCA sponsors.
- DCA implemented an updated Fair Housing Outreach Plan, Effective Communication Plan and Language Access Plan to increase public awareness of DCA resources and provide outreach to underserved populations.

Impediment #2: People with disabilities have difficulty finding suitable, accessible housing.

- DCA’s CHOICE initiative provided down payment assistance in the amount of \$387,500 in 2013 resulting in 55 persons with disabilities becoming first time home buyers.
- DCA continued its established partnership with the Brain and Spinal Injury Trust Fund Commission (BSITFC) to complete accessibility modifications using the resources of the BSITFC. During Federal Fiscal Year 2013, the partnership assisted 12 homeowners, providing \$107,309 in resources.
- DCA has completed the construction of 685 units of supportive housing that provides a critical means for individuals with disabilities who are homeless to create the secure environment for their independence in the community.
- DCA has a designated staff Disability Housing Coordinator that participated in a wide-array of networking and meeting opportunity with organizations across Georgia that include but are not limited to:
 1. Creating opportunities for expanding knowledge and understanding about issues pertinent to housing for individuals with disabilities through information sharing and distribution, relationship building, training and networking for and with people at all points through the housing spectrum, including DCA leadership and staff, builders, developers, local and state government officials, housing planners, lenders, and organizations representing people with disabilities and their families.
 2. Developing and coordinating programs and providing technical assistance designed to enhance awareness and understanding of the housing needs of individuals with mental, physical, and/or developmental disabilities and their families.

Impediment #3: For Hispanics, language barriers and unfamiliarity with the home buying process are catalysts for discrimination.

- DCA provides an on-line resource, GeorgiaHousingSearch.org website, which provides property managers with a tool to market affordable rental units and offers a convenient resource to prospective renters to locate affordable and accessible housing and obtain additional community resource information. This website is free, searches not only in English and Spanish but in over 80 languages
- The State of Georgia has identified 18 counties where LEP populations exceed the Department of Justice’s Safe Harbor 5% threshold.

County	Total Population	Total LEP Population	Language (name)	Language (number)	Language (% of total pop)
Atkinson County	7,600	800	Spanish	800	10.1
Clayton County	238,600	25,600	Spanish		6.9
Cobb County	634,900	50,400	Spanish	34,300	5.4
Colquitt County	41,300	4,200	Spanish	3,900	9.5
DeKalb County	639,100	57,900	Spanish	33,900	5.3
Echols County	3,700	1,100	Spanish	1,100	30.2
Evans County	10,100	700	Spanish	700	6.9
Gilmer County	26,500	1,600	Spanish	1,600	6
Gordon County	50,600	4,100	Spanish	3,800	7.5
Grady County	23,000	1,400	Spanish	1,300	5.8

County	Total Population	Total LEP Population	Language (name)	Language (number)	Language (% of total pop)
Gwinnett County	731,200	116,900	Spanish	70,900	9.7
Habersham County	39,900	2,700	Spanish	2,200	5.6
Hall County	163,700	24,500	Spanish	23,100	14.1
Murray County	36,900	2,600	Spanish	2,500	6.6
Polk County	38,000	2,400	Spanish	2,200	5.7
Telfair County	15,300	1,300	Spanish	1,200	8
Tift County	37,200	2,300	Spanish	2,000	5.3
Whitfield County	92,800	15,900	Spanish	15,200	16.4

- DCA continues to actively market its Georgia Dream first and second mortgage programs to real estate and mortgage companies operating in neighborhoods with high minority concentrations.

In addition the aforementioned actions listed above, DCA continues to integrate strategies and housing initiatives for areas with persistent poverty and minority concentrations.

1. Integration Strategies within the Low Income Housing Tax Credit Program
2. Collaborative initiatives to assist individuals with re-entry into society from the Georgia correctional facilities
3. Department of Juvenile Justice Youth Reentry Task Force: The Department of Juvenile Justice (DJJ) established this Task Force in March 2014 to leverage resources of participating entities to create a better outcome for youth
4. Re-Entry Partnership Housing (RPH): A unique collaboration within the state government, the RPH program provides short-term financial assistance to provide housing for inmates who remain in prison after the Parole Board has authorized their release due solely to having no residential options.
5. DCA provided Spanish translations of sample Public Hearing announcements for use by CDBG applicants in their Citizen Participation efforts.

MONITORING

CR-40 - Monitoring 91.220 and 91.230

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

HOME Monitoring

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

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

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

Rental Housing Monitoring

DCA monitors each property for compliance in accordance with its executed Land Use Restriction Agreement (LURA). To facilitate this monitoring process for the state's HOME-financed rental housing programs, the State will sponsor a compliance training seminar for HOME program participants at least once annually, including such topics as: tenant applications, income limits, rent limits/utility allowance, income verifications, annual income and assets, income certifications/re-certifications, leases, occupancy status reports, annual reports, and the responsibilities of property owners.

The property owners are required to complete the Georgia HOME Annual Owner Certification (AOC) each year validating the subject property meets compliance with all appropriate federal and state regulations. The owner submits a copy of the annual certification to DCA beginning in the first year after the first building is placed in service. The new HOME rule also requires DCA to review the financial condition of each HOME rental project at least annually to determine the continued financial viability of the project and take corrective action if needed. This annual owner certification and financial review will continue throughout the life of the period of affordability, compliance period, or the term of the loan, whichever is longest.

Property Inspections

In the past, DCA conducted site visits annually for multifamily properties with 5 or more units. Under HUD's new HOME rule, the property monitoring standard is going to change. On-site inspections must be completed no later than 12 months after project completion, which is usually after the last building has been placed in service, and at least once every three years thereafter. DCA will evaluate each property and determine, based upon their past performance and current financial reviews, the appropriate schedule for on-site visits. HUD's minimum requirements under the new HOME rule will be met for all properties but more frequent on-site

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reviews will be scheduled for those properties determined to be higher risks. For all projects where funds are committed after the effective date of the 2013 Final HOME rule, DCA intends to charge a reasonable monitoring fee to the owners during the period of affordability.

- a) Subsidy Layering – DCA conducts a subsidy layering review prior to the time of commitment for projects receiving tax credits from the state’s low-income housing tax credit allocation to determine the amount of assistance needed for the project. This review will include an examination of the proposed sources and uses for each project to determine whether the costs appear to be reasonable, an assessment of the market conditions in the community, the housing development experience and financial capacity of the applicant, and all firm financial commitments for the project. This review will also determine if the project is in accordance with DCA’s guidelines for a reasonable level of profit or return based upon the owner’s investment in the project.
- b) Environmental Review – DCA requires a site-specific Phase I environmental assessment for all development proposals being considered for funding with HOME funds to address, asbestos, mold, lead-based paint, and lead in drinking water, radon, PCBs, floodplains and wetlands. The Applicant, as outlined in the HOME/HUD Environmental Questionnaire, must complete additional requirements for HOME/HUD funded projects at the time of Application Submission, including, but not limited to, the Eight-Step process and HUD publication procedures.
- c) Site and Neighborhood Standards – Each property proposed for new construction must meet the requirements of site and neighborhood standards during the threshold review of information submitted (project location, racial composition of project area, visual review of area surrounding the site) and a physical site visit to determine any conditions present, which may be seriously detrimental to family life.
- d) Labor Standards - projects involving the construction of affordable housing consisting of 12 or more HOME units requires that the labor standards regulations be followed: Davis-Bacon, Contract Work Hours and Safety Standards, Copeland Anti Kickback, and all other applicable regulations identified in the HUD Handbook #1344.1. This information is discussed during the pre-construction conference.
- e) Section 3 – Section 3 of the Housing and Urban Development Act of 1968 requires that economic opportunities generated by HUD-funded programs including CDBG and HOME shall, to the greatest extent feasible, be given to low and very low-income persons and to businesses that provide economic opportunities for those persons. This information is discussed with contractors and subcontractors at pre-construction conferences if applicable and they are required to submit a plan showing how they propose to meet these requirements. Once approved, they are required to report all outreach actions they took to hire Section 3 residents and provided related data about those residents.
- f) Affirmative Marketing – For developments with 5 or more units, the owners must adopt and conduct affirmative marketing procedures and requirements, provide information and otherwise attract eligible persons. During our regularly scheduled audit, the Affirmative Fair Housing Marketing Plan is reviewed.
- g) Uniform Relocation Act – Relocation requirements compliance is monitored during the construction and lease up phase of the project. Relocation plans and budgets are reviewed during the site visits. Voluntary acquisitions are also subject to the requirements outlined at 49 CFR 24.101, as outlined in HUD’s implementing instructions found in Chapter 5 of Handbook 1378.

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- h) Fair Housing, Equal Opportunity and Accessibility Laws – All federal, state and local laws relating to fair housing and equal opportunity, including but not limited to those listed below must be followed
- Minority Business Enterprise
 - Section 504 of the Rehabilitation
 - Americans with Disabilities Act
- i) Rent and Income – DCA assists owners/property staff with understanding the federal requirements and the correct procedures to handle essential requirements: rent restrictions, income limits, and physical requirements. On-site visits are conducted during the leasing phase and tenant files are review during the visit. HOME properties are visited at least once every three years during the period of affordability.

Georgia Dream Homeownership Program Monitoring

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

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

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

Community HOME Improvement Program (CHIP)

State Recipients and Sub-recipients must constantly monitor their own performance to insure timeframes are being met and to control the quality of the product being delivered. Any problems, delays, or adverse conditions that will affect the state recipient's ability to meet its stated goals should be reported to DCA immediately.

The majority of information required by DCA for its annual reporting requirements to HUD will be submitted at the activity level as projects are completed. However, the state recipient or sub-recipient must provide additional program reports or information to DCA on an "as needed basis."

Because of its program set up and draw requirements, DCA will continually monitor each State Recipient and Sub-recipient's progress in carrying out their program activities. DCA will issue a notice to any State Recipient or Sub-recipient that is significantly behind on the program's implementation schedule described in the program description. Further, DCA maintains a dial scoreboard on its web site that tracks each State Recipient and Sub-recipients performance to expend funds in accordance with established deadlines in each grant agreement.

As a part of DCA's pre-set up process, recipients must submit verification of income, property ownership, owner occupancy, property type and value, property standards, loan and grant documentation, construction documentation, environmental screening, reconciliation of CHIP checking account, source documentation for all invoices and other financial management review. In addition, DCA monitors the following federal requirements:

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- a) Subsidy Layering – DCA conducts a subsidy layering review at the time of project set-up. Prior to approving the set up of a project, proposed source of funding is examined and cost reasonableness is determined.
- b) Environmental Review – DCA requires each State Recipient and Sub-recipient to submit a site specific environmental assessment for all proposed project sites prior to approving a set up. The level of review required is predicated upon the type of activity proposed, but at a minimum will include historic preservation, lead-based paint, wetlands, floodplains, site and neighborhood, uniform relocation, and toxic sites. The pre-set up process allows DCA to monitor the clearance of environmental concerns prior to the commitment of HOME funds for that activity.
- c) Uniform Relocation Act – Compliance with acquisition and relocation requirements is monitored during the pre-set up phase of the project. State Recipients and Sub-recipients, when proposing down payment assistance activities, are monitored to ensure the property is acquired properly and does not trigger relocation requirements. Owner occupied rehabilitation is not eligible for relocation assistance under CHIP; however, if the level of work requires the family to temporarily vacate their residence, the state recipient or sub-recipient is responsible to cover relocation expenses. DCA monitors the recipient's process for relocating the affected families.
- d) Other Federal Requirements – DCA requires State Recipients and Sub-recipients to submit policies and procedures that document the recipient's process for compliance. Recipients are required to provide complete details of their contracting requirements, rehabilitation standards, Minority Business Enterprise and Women Business Enterprise Outreach Plan, Affirmative Fair Housing Marketing Plan, and Section 3 Plan. These requirements must be cleared prior to DCA entering into an agreement to commit funds to the recipient.

After all project funds have been drawn, DCA may conduct an on-site Close-Out Review to monitor program and project records for compliance with HOME regulations including reconciliation of draw down records, outstanding monitoring issues, unused funds return, administrative draws, case file reviews, and record retention.

DCA staff will provide technical assistance during the program year at the request of State Recipients and Sub-recipients and/or their contracted administrators.

Periodically, DCA issues CHIP policy memoranda to all active State Recipients and Sub-recipients and administrators providing clarification of CHIP programmatic issues and/or to provide updates.

Tenant-Based Rental Assistance (TBRA)

All units proposed for lease by participants in the TBRA Program will be inspected prior to occupancy to ensure compliance with all Section 8 Housing Quality Standards (HQS) and a determination will be made to ensure compliance with Environmental Review requirements. Following the completion of the tenant's first twelve months in the program, re-inspections will be conducted to ensure continued compliance with HQS requirements. Re-inspections will be conducted at the same time that the household income recertification is carried out.

MONITORING

ESG Monitoring

In accordance with program regulations all of the State's ESG sub-recipients will have an on-site review of their homeless housing and/or service programs. Program monitoring is an ongoing process of reviewing a sub-recipient's performance in meeting goals, identifying program deficiencies, and enhancing management capacity through technical assistance or other corrective actions.

The Department of Community Affairs (DCA)/Housing Trust Fund (HTF) and/or its assigns, will review the performance of each ESG sub-recipient in carrying out its responsibilities whenever determined necessary, but at least annually. Current DCA policy requires an initial on-site visit to each new sub-recipient. In conducting performance reviews, DCA staff will obtain financial and programmatic information from the sub-recipient's records and reports and, when appropriate, organizations that they sub-contract with in the administration of this program. Additional information will be obtained from onsite monitoring and electronic data sources. Where applicable, the DCA may also consider relevant information pertaining to the sub-recipient's performance gained from other sources, including application for funding, reimbursement requests, audits and annual reports. Reviews to determine compliance with specific requirements of the ESG program will be conducted as necessary, with prior notice to the sub-recipient.

If it is determined that the sub-recipient, or one of the organizations that it sub-subcontracts with, has not complied with an ESG program requirement, DCA will give the ESG sub-recipient notice of this determination. The sub-recipient will have the opportunity to demonstrate, within the time prescribed by the DCA and on the basis of substantial facts and data, which they have complied with ESG requirements.

Remedial actions and sanctions for a failure to meet an ESG program requirement will be designed to prevent a continuation of the deficiency; mitigate, to the extent possible, its adverse effects or consequences; and prevent its recurrence. If the sub-recipient fails to demonstrate to the DCA's satisfaction that the activities were carried out in compliance with ESG program requirements, the DCA will take one or more of the following remedial actions or sanctions, a reduction of current funding amount, cancellation of existing program participation agreement, repayment of funds, conditions placed on future allocations.

HOPWA Monitoring

DCA monitors each project sponsor's participation in the program to ensure compliance with program regulations promulgated by HUD at 24 CFR, Part 574 for HOPWA programs designed to benefit persons with HIV related needs. Effective oversight and monitoring recipients is an important function of DCA.

Efforts connected with HOPWA continue to be strengthening existing programs through, in part, diversification of housing programs within sponsor agencies, and renewed and targeted monitoring efforts. Project sponsors receiving HOPWA funding, will receive an on-site monitoring visit each contract year. After each monitoring visit is complete, DCA will send each HOPWA project sponsor correspondence documenting findings and/or concerns, project accomplishments, areas of deficiencies and technical assistance needs. These areas are highlighted in the report and serves to confirm issues discussed during the on-site monitoring review process and to give sponsors notice of deficient areas requiring attention.

DCA relies upon thorough application review and reimbursement of funds expended in lieu of advancing funds. Desk audits are often performed at DCA to test compliance. On-site monitoring, therefore, is largely limited to eligibility of beneficiaries and a comparison of program records with the programmatic claims of the applicant.

MONITORING

CDBG Monitoring

To insure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, DCA conducts frequent on-site monitoring of every grant award. The on-site monitoring includes review of: beneficiary documentation, financial records, construction progress and all CDBG Compliance areas (a total of 17 monitoring topics).

DCA follows a monitoring strategy that closely reviews government activities and provides extensive technical assistance to prevent compliance problems. Pre-funding site visits were made to each potential grant recipient. Once grants were awarded, staff conducted an initial “start-up” visit to assess the capacity and needs of each recipient. In addition, all recipients were requested to attend a workshop that provided extensive technical assistance and received a guidance manual to utilize for implementing their projects.

During the Program Year ending June 30, 2014, approximately 1,000 site visits were made by CDBG Program Representatives.

COMMUNITY REVITALIZATION STRATEGIES

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

The State's CDBG program objectives remain unchanged; however, administrative procedures are updated on a regular basis in a process of continuous improvement. Feedback is received on a regular basis from local governments, local government staff, grant administrators and citizens via public hearings and "listening sessions" at workshops. This feedback assists the State's CDBG program in meeting HUD program requirements and in meeting local objectives through the State's Method of Distribution (MOD). The State's MOD emphasizes meeting the health and safety needs of low- to- moderate income people.

The program activities and strategies are making a state-wide impact and are improving the living conditions and economic opportunities of Georgia's low- and moderate-income families. The quality of life is improved for many citizens by eliminating contaminated water supplies, providing fire protection, eliminating threats to health via sewer overflows, eliminating flood hazards, and providing decent safe and sanitary housing.

The program impact is evidenced by the large number of persons, some 42,000+ this program year, benefiting from the program.

Currently, no barriers have been identified that may have a negative impact on fulfilling the program's strategies and overall vision other than the availability of adequate funding to meet all identified needs.

The grant program is operating within the parameters established by HUD and is meeting National Objectives.

With minor exceptions, program activities remain on schedule. Some 1,000 on-site monitoring visits during the program year assist communities in remaining on schedule. Unforeseen scheduling difficulties may include: weather-related delays, easement acquisition activities, the time required for infrastructure design, etc.

All grant disbursements are made in a timely manner and in accordance with program regulations.

Numerical goals identified in the current Consolidated Plan are either ahead of schedule or substantial progress is being made. Note that goals are difficult to project due the State's HUD-approved MOD that allows local governments to assess their own needs and submit proposals based on a set of criteria as outlined in the MOD.

AFFORDABLE RENTAL HOUSING INSPECTIONS

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
1	100950	AUBURN RIDGE	08/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
2	100958	ETOWAH VILLAGE	08/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
3	100935	THE COVE	08/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
4	222681	GRACE CROSSING	08/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
5	222732	WALNUT SQUARE	08/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
6	101030	LAUREL OAKS	08/14/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
7	200050	PINES FAMILY CAMPUS	08/14/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
8	222699	GREEN MOUNTAIN VILLAGE	08/14/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
9	222680	FAITH CROSSING	08/14/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
10	222452	MAPLE SQUARE	08/15/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
11	217383	SANTA FE VILLAS	08/19/13	PASSED INSPECTION: NO Designated as troubled/watch property. High vacancy (at 16%), Units lacking sprinklers, Expired Fire Extinguishers, deteriorated parking lot surface, DCA to reinspect before end of year.
12	100931	COLUMBIA EDGEWOOD	08/20/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
13	101075	GROVE PARK	09/06/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
14	100955	BRIGHTWOOD	09/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
15	217837	SUNDIAL	09/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
16	100940	ASHTON MEADOWS	09/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
17	101042	HERON LAKE I	09/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
18	200090	CEDARWOOD APARTMENTS	09/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
19	100978	HERON LAKE II	09/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
20	101002	OLDE TOWNE	09/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
21	223313	HERITAGE VISTA APTS	09/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
22	217393	LIBERTY GARDEN	09/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
23	100952	AUGUSTA SPRINGS	09/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
24	100930	COLUMBIA PLAZA	09/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
25	101003	MAXWELL HOUSE	09/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
26	101065	LAFAYETTE VILLAGE	09/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
27	100920	ASHTON COURT	09/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
28	100988	SEVEN COURTS	09/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
29	100455	PINE POINT	09/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
30	101013	PRESLEY WOOD	09/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
31	222602	DRESDEN	09/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
32	101011	KIRKWOOD GARDEN	09/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
33	101005	PHOENIX HOUSE	09/16/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
34	101056	ST CHARLES PLACE	09/16/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
35	217891	MALLARD LAKE APTS	09/16/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
36	200169	SHANGRI LA PARK	09/20/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
37	101082	TARA ARMS	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
38	100916	AMERICUS GARDEN	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
39	101058	WOODSTONE	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
40	100953	BLOUNT CROSSING	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
41	101040	PATEVILLE ESTATES	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
42	100943	EAST OAKS APTS	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
43	100951	EMERALD POINTE	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
44	100979	PERRY PARK	10/07/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
45	100582	MAGNOLIA PLACE	10/08/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
46	217680	WESTGATE	10/08/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
47	100468	SOUTHFORK	10/08/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
48	101077	TWIN OAKS	10/08/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
49	101044	SUNSET POINTE	10/08/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
50	100991	WILDWOOD APARTMENTS	10/08/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
51	217836	STONEBRIDGE	10/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
52	101024	GATWICK SENIOR VILLAGE	10/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
53	101029	RIDGECREST	10/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
54	101032	HARBOR POINTE	10/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
55	100192	WINDSOR SENIOR	10/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
56	100994	TIFTON GROVE	10/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
57	100985	HAMPTON LAKE	10/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
58	100809	SUWANEE HOTEL	10/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
59	101033	SELMAN PLACE	10/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
60	100933	COURTES DE EMERALD	10/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
61	100912	ANTIGUA PLACE	10/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
62	100989	KIRBY CREEK	10/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
63	100934	COURTES DE EMERALD II	10/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
64	217887	ANTIGUA PLACE phase II	10/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
65	101051	PINE RIDGE ESTATES	10/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
66	217890	FRIENDSHIP CROSSING	10/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
67	100983	VILLAGE SQUARE	10/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
68	101073	SISTERS COURT	10/15/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
69	101059	MEADOWOOD PARK	10/16/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
70	100972	SHEPPARD STATION	10/16/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
71	101068	WOODLAWN VILLAGE	10/17/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
72	101019	HILLCREST APARTMENTS	10/18/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
73	200057	VERANDA VILLAGE	10/19/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
74	101060	POTEMKIN VILLAGE	11/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
75	101076	TIMBERFALLS APTS	11/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
76	217847	WINDOVER MANOR	11/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
77	200031	LOGAN SENIOR VILLAGE	11/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
78	100932	CONSTITUTION AVE	11/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
79	100990	COLUMBIA MECHANICSVILLE	11/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
80	200171	RUTHIE MANOR	11/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
81	101061	WARING I	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
82	101062	GLENCOE TRACE	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
83	101015	ASHTON HILLS	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
84	101078	WARING II	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
85	101004	MORELAND SQUARE	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
86	100262	MARIAN POINT	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
87	101016	GROVE PARK VILLAGE	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
88	100986	WESTPORT VILLAGE	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
89	100926	COLONY WEST	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
90	100965	VILLAS ON FORSYTH	11/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
91	100949	EDGEWOOD PARK	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
92	101007	HENDERSON PLACE	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
93	217505	PALMETTO PRESERVE fka GENESIS GARDEN	11/13/13	PASSED INSPECTION: NO aka#96-025 Designated as a property for follow-up. Issues with regard to Handicap Access compliance issues, DCA to follow- up on bids for bringing all to compliance by year end.
94	101049	PRINCE AVONDALE AKA NOTTINGHAM FOREST	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
95	100450	WATERFORD PLACE	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
96	200058	TIMBER CHASE	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
97	100997	PECAN HILLS	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
98	100971	TERRACES AT PARKVIEW	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
99	200174	SHOAL CREEK MANOR	11/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
100	100910	NORMAN BERRY VILLAGE	11/14/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
101	100261	MAGNOLIA TERRACE	11/14/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
102	200094	CAMILLA HOUSING (CVI Rental)	11/15/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
103	200094	CAMILLA HOUSING (CVI Rental)	11/15/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
104	100938	EAGLES NEST I	11/15/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
105	100939	EAGLES NEST II	11/15/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
106	100996	PINEWOOD PARK	11/15/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
107	200167	POWELL PLACE APTS	11/19/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
108	100917	ASHLEY WOODS	11/20/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
109	200042	RIDGEVIEW AT FRANKLIN	11/21/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
110	200042	RIDGEVIEW	11/21/13	Same property as above
111	100462	PINES BY THE CREEK	11/21/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
112	100937	DOUGLASVILLE PROPER	12/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
113	101010	HIGHLAND PARK	12/09/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
114	100936	CREEKSTONE APTS PHASE I	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
115	100922	ASHTON COVE	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
116	100919	CREEKSTONE II	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
117	101026	KIRKWOOD TRAIL	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
118	200025	SOUTH ROSSVILLE	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
119	100981	VILLAGE AT CHICKAMAUGA	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
120	200108	CAMPBELL CREEK	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
121	200170	HUMMINGBIRD POINTE	12/10/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
122	101047	ST MARYS (Old Jefferson)	12/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
123	101025	WOODLANDS VILLAGE	12/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
124	100964	LUCKY POINTE	12/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
125	200166	ETOWAH TERRACE SR RES	12/11/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
126	100956	EVERGREEN VILLAGE	12/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
127	101087	PARK PLACE	12/12/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
128	101039	HEARTHSTONE	12/13/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
129	200151	PINE MEADOWS APTS	12/16/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
130	101123	PARADISE ESTATES	12/17/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
131	217381	GRANADA PARK	12/17/13	PASSED INSEPTION: NO aka 92-H9461 - Designated as troubled/watch property, exposed wiring, mold issues in basement locations, set to re-inspect by year end.
132	217888	DOGWOOD VIEW	12/18/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
133	217404	COLUMBIA HILL	12/19/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
134	200168	SUMMERSVILLE GARDENS APTS	12/20/13	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
135	100464	FULLERTON SQUARE	01/08/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
136	101055	OCONEE SPRINGS	01/13/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
137	101064	WINDCLIFF	01/13/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
138	100948	EASTGATE	01/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
139	100921	CATOOSA SR VILLAGE	01/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
140	101037	BEDFORD PLACE	01/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
141	101038	ORCHARD GROVE	01/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
142	100980	LONE MTN VILLAGE	01/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
143	101001	PECAN CHASE	01/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
144	100473	SPRINGHAVEN	01/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
145	100995	SARATOGA COURT	01/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
146	100911	ALBANY SPRINGS	01/17/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
147	100518	WOODWARD APARTMENTS	01/17/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
148	101063	VENTNOR PARK	01/17/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
149	101043	THE VERANDAH	01/17/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
150	200083	IMPERIAL PLACE	01/22/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
151	100987	LINWOOD PLACE	01/22/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
152	100970	JUNIPER COURT	01/22/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
153	101017	MANOR PLACE	01/23/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
154	100969	WHITEHALL COMMONS	01/23/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
155	100967	WHITEHALL MANOR	01/23/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
156	101018	NANTAHALA VILLAGE	01/24/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
157	101079	FIELDSTONE	01/24/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
158	200112	HIGHLAND WEST	01/25/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
159	217387	HARMONY GROVE	06/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

Property Count	MITAS_ID	PROJECT NAME	Date of Inspection	Comments
160	200139	PINE RIDGE PLACE	06/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
161	200136	DUTCHTOWN CAMPUS	06/11/14	PASSED INSPECTION: YES Deficiencies do not warrant reinspection
162	200138	CHRIS PROPERTIES	06/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
163	200142	GATEWAY TOWN CENTER	06/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
164	222700	CONNERS SENIOR VILLAGE	06/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
165	223838	MILLENNIUM 2012	06/12/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
166	100968	VILLAGE AT WEDGEWOOD	06/12/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
167	100954	ENOTA VILLAGE	06/13/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
168	100458	MAGNOLIA VILLAGE	06/16/14	PASSED INSPECTION: YES Deficiencies do not warrant reinspection
169	200175	O HERN HOUSE	06/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY
170	101008	TRACEWOOD	N/A	Owner boarded up property. No tenants in place
171		GRANT PARK	N/A	Period of affordability expired - released LURA restrictions
172	101053	WELLS COURT	N/A	Owner boarded up property. No tenants in place

Foreclosed Properties

173	100342	SUNCHASE	N/A	Project Foreclosure date 11/5/13, LURA terminated
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Inspections Not Conducted during FY14

174	100412	NORTHGATE	Scheduled for October 2014	
175	100887	COLLEGE SQUARE	08/19/14	
176	200141	WILLOW GLEN	Scheduled for October 2014	

HOME AFFIRMATIVE MARKETING ACTIONS

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

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

The State required each applicant to have their affirmative fair housing marketing policies approved as a condition to receiving funding assistance. They must seek out possible buyers and tenants, and advertising available housing properties. Examples of such action include:

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

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

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

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

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

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

Minority and Women Business Outreach

DCA worked throughout the program year to encourage recipients to solicit the participation of minority-and women owned businesses (MBE/WBEs) in contracting under the HOME program. Recipients are required to make every effort to outreach to qualified MBE/WBEs on solicitation lists and solicit their participation whenever they are potential sources. Through project monitoring and reporting, the State reviewed the recipient's documentation of efforts and results in securing contracts with MBE/WBEs. Additionally, the State provided developers and recipients with information during the various state sponsored workshops, trainings and in printed materials.

Section 3

The State's Section 3 policy seeks to aid Section 3 residents to the greatest extent feasible in three ways, listed in order of preference:

- *Hiring low- and very low-income workers*
The State required that the sub-recipient and its contractors make every effort within their disposal to attempt to hire at least 30% Section 3 residents of the aggregate number of full-time new hires with a preference for Section 3 residents in this order:
 1. At the site where the work is being performed
 2. In the city where the work is being performed
 3. In the county where the work is being performed
 4. In the state of Georgia
- *Awarding contracts to Section 3 business concerns*
The State required that the sub-recipient and its contractors make every effort within their disposal to attempt to award at least 10% of the total dollar amount of all Section 3 covered contracts for building trades work for building trades work arising in connection with housing rehabilitation, housing construction, and other public construction, to Section 3 business concerns. Additionally, the State required that the sub-recipient and its contractors make every effort within their disposal to attempt to award at least 3% of the total dollar amount of all "Other" Section 3 covered contracts.

- *Providing other economic opportunities*
If the two goals above are desired to be met but sub-recipient or its contractors identifies a greater need, other training and employment opportunities may be provided to substitute for those goals, if they meet the training and other employment opportunities equal or exceed 2% of the total contract award. The firms that provide other economic opportunities will be responsible for soliciting and contracting a qualified firm/individual experienced in providing a Georgia Department of Labor Approved training curriculum consistent with Section 3 requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

PROJECTS FUNDED WITH PROGRAM INCOME TO THE HOME PROGRAM

The State of Georgia expended \$8,129,195 to fund 18 rental housing projects. The chart below lists all projects that received program income expenditures during this reporting period.

Project Name	Program Income
Walnut Square	\$ 2,275,000
Lookout Point	\$ 3,000
Oak Ridge PI (PSH)	\$ 252,519
Heritage Vista	\$ 273,708
Brentwood	\$ 90,101
Forest at York	\$ 40,000
Gateway Pines	\$ 60,000
Maria Senior Garden	\$ 201,677
Deerfield	\$ 78,400
Endeavor Point	\$ 317,726
Imperial Hotel (PSH)	\$ 5,000
Ramsey One	\$ 1,727,675
Pinewood Village	\$ 424,899
Stony Ridge	\$ 31,977
Tallokas Point	\$ 71,000
Braselton Court	\$ 1,434,176
Abbingtion Woods	\$ 488,626
Bridgeway Village(PSH)	\$ 162,785
Total:	\$ 8,129,195

HOPWA OUTCOMES & ESG SUPPLEMENT

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Preserving affordable housing units that may be lost from the assisted housing inventory is the State's priority. The State invested in affordable rental housing, homeownership opportunities, home repair, and service-enriched housing for people who have been homeless. Additionally, the State created incentives for private developers to build housing that working people who are priced out of either rental or homeownership markets can afford.

The State of Georgia, as the administrator of both the federal Low Income Housing Tax Credits (LIHTC) and the state's Georgia Housing Credits, which continued to be a major resources in the development and preservation of affordable rental housing.

In 2013, the State made measurable progress towards meeting priority housing needs and addressing neighborhood and community housing needs by issuing Notice of Funding Availability (NOFA) to expand their affordable housing efforts. The NOFAs covered multifamily rental development, small rental housing development and homeownership projects. These initiatives helped the State meet the goals to increase housing development and meet the growing needs of the communities throughout the entire State of Georgia.

The State's Asset Management and Compliance sections monitored the projects throughout the year to ensure the sponsors continue to meet the requirements outlined in the written agreement.

HOPWA OUTCOMES & ESG SUPPLEMENT

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	165	125
Tenant-based rental assistance	120	150
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	50	112
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	100	98
Total	435	485

Table 12 – HOPWA Number of Households Served

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in e-snaps

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	GEORGIA
Organizational DUNS Number	807479084
EIN/TIN Number	581259426
Identify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Georgia Balance of State CoC

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2013
Program Year End Date	06/30/2014

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
 City
 State
 Zip Code
 DUNS Number
 Is subrecipient a victim services provider
 Subrecipient Organization Type
 ESG Subgrant or Contract Award Amount

ESG PERSONS ASSISTED

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	355
Children	314
Don't Know/Refused/Other	0
Missing Information	1
Total	670

Table 13 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	909
Children	818
Don't Know/Refused/Other	0
Missing Information	0
Total	1,727

Table 14 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	9,194
Children	4,142
Don't Know/Refused/Other	18
Missing Information	1
Total	13,355

Table 15 – Shelter Information

ESG PERSONS ASSISTED

4d. Street Outreach

Number of Persons in Households	Total
Adults	574
Children	98
Don't Know/Refused/Other	0
Missing Information	1
Total	673

Table 16 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	14,517
Children	6,336
Don't Know/Refused/Other	20
Missing Information	3
Total	20,876

Table 17 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	9,983
Female	10,872
Transgender	10
Don't Know/Refused/Other	11
Missing Information	0
Total	20,876

Table 18 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	6,376
18-24	1,849
25 and over	12,628
Don't Know/Refused/Other	20
Missing Information	3
Total	20,876

Table 19 – Age Information

ESG ASSISTANCE PROVIDED, OUTCOMES & EXPENDITURES

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters	Total
Veterans	7	76	450	533
Victims of Domestic Violence	36	212	2,769	3,017
Elderly	9	13	300	322
HIV/AIDS	1	8	129	138
Chronically Homeless	0	34	1,245	1,279
Persons with Disabilities:				
Severely Mentally Ill	36	130	1,598	1,764
Chronic Substance Abuse	5	71	1,368	1,444
Other Disability	52	193	1,843	2,088
Total (unduplicated if possible)	146	737	9,702	10,585

Table 20 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	942,935
Total Number of bed - nights provided	657,523
Capacity Utilization	70%

Table 21 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

ESG Expenditures for Homelessness Prevention

	Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
Expenditures for Rental Assistance	0	\$170,611	\$289,303
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	\$42,384	\$48,490
Expenditures for Housing Relocation & Stabilization Services - Services	0	\$88,767	\$103,222
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	\$0	\$0
Subtotal Homelessness Prevention	\$0	\$301,762	\$441,015

Table 22 – ESG Expenditures for Homelessness Prevention

ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
Expenditures for Rental Assistance	0	\$562,877	\$965,362
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	\$329,269	\$386,457
Expenditures for Housing Relocation & Stabilization Services - Services	0	\$297,982	\$574,178
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	\$0	\$0
Subtotal Rapid Re-Housing	\$0	\$1,190,128	\$1,925,997

Table 23 – ESG Expenditures for Rapid Re-Housing

ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
Essential Services	\$197,411	\$259,399	\$389,178
Operations	\$2,069,444	\$1,125,031	\$1,277,645
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	\$2,266,855	\$1,384,430	\$1,666,823

Table 24 – ESG Expenditures for Emergency Shelter

Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2011	FY 2012	FY 2013
Street Outreach	0	\$21,478	\$277,951
HMIS	0	0	\$36,662
Administration	\$130,807	\$213,601	\$280,638

Table 25 - Other Grant Expenditures

Total ESG Grant Funds

	FY 2011	FY 2012	FY 2013
Total ESG Funds Expended	\$2,397,662	\$3,111,399	\$4,629,086

Table 26 - Total ESG Funds Expended

ESG MATCH SOURCE

Match Source

	FY 2011	FY 2012	FY 2013
Other Non-ESG HUD Funds			\$75,639
Other Federal Funds			\$19,375
State Government	\$1,243,146	\$1,296,576	\$1,676,308
Local Government			\$349,263
Private Funds	\$105,516	\$1,714,823	\$2,002,197
Other			\$1,260,535
Fees			\$52,918
Program Income			\$0
Total Match Amount	\$1,348,662	\$3,011,399	\$5,436,235

Table 27 - Other Funds Expended on Eligible ESG Activities

Total

	FY 2011	FY 2012	FY 2013
Total Amount of Funds Expended on ESG Activities	\$4,695,324	\$6,122,798	\$10,065,321

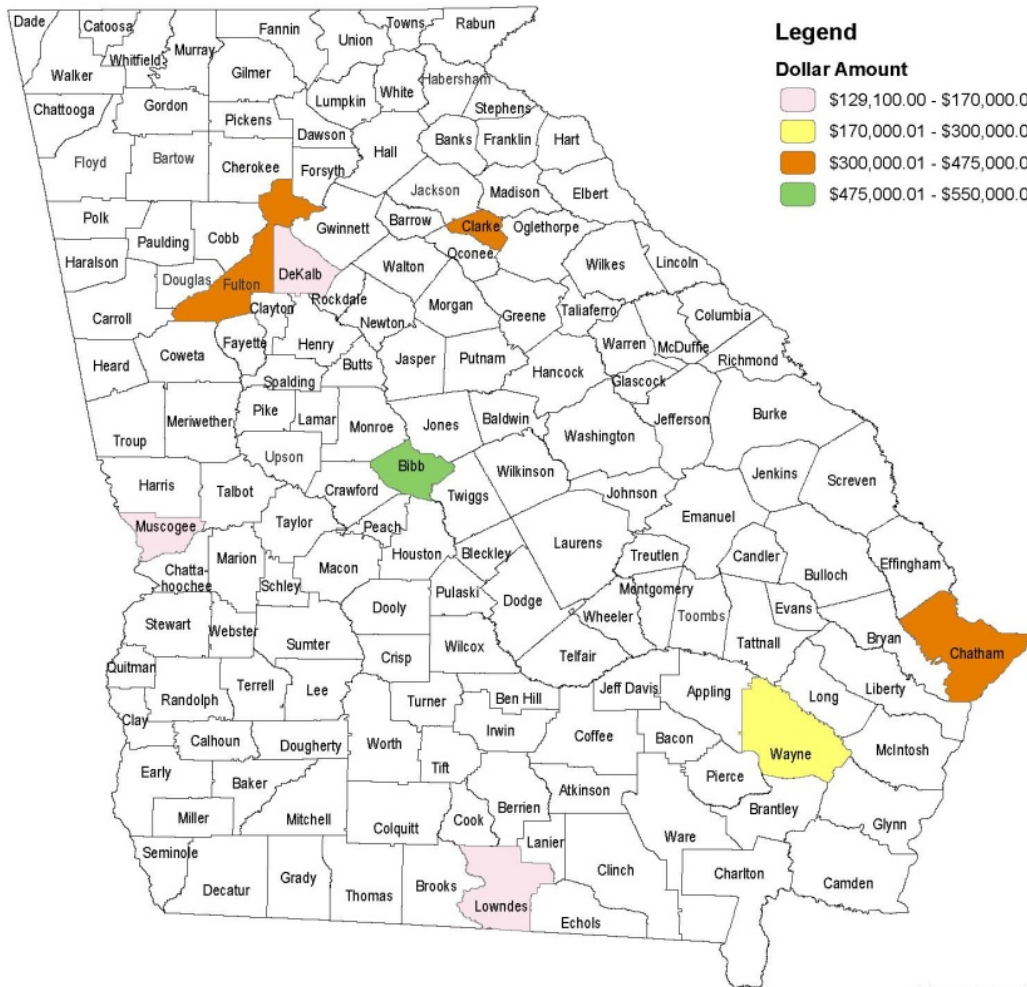
Table 28 - Total Amount of Funds Expended on ESG Activities

HOPWA

GEOGRAPHIC DISTRIBUTION OF HUD FUNDS BY COUNTY

HOPWA Geographic Distribution & Location of Assistance

Federal Fiscal Year 2013

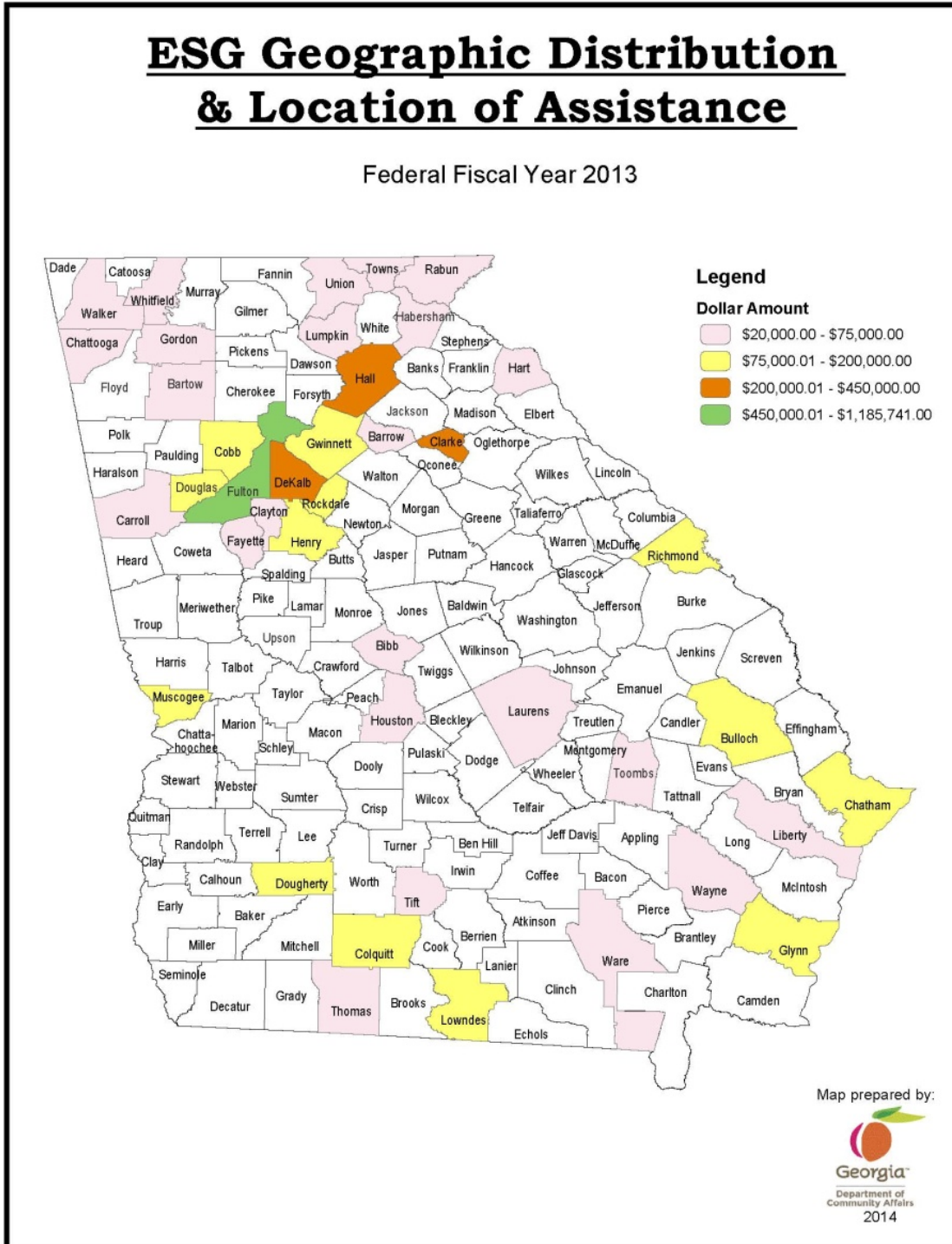


Map prepared by:



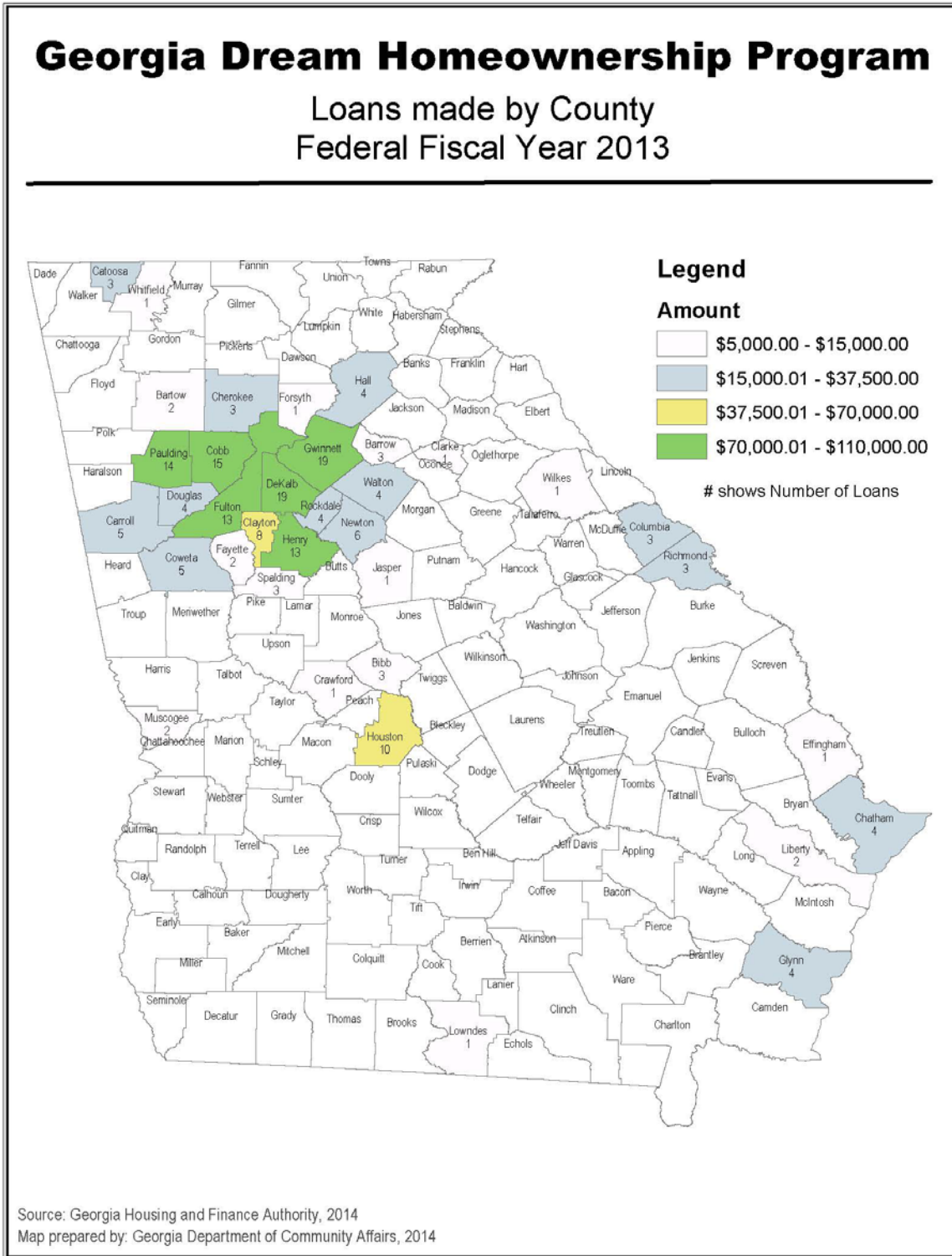
ESG

GEOGRAPHIC DISTRIBUTION OF HUD FUNDS BY COUNTY



Georgia Dream Homeownership Program

GEOGRAPHIC DISTRIBUTION OF HUD FUNDS BY COUNTY

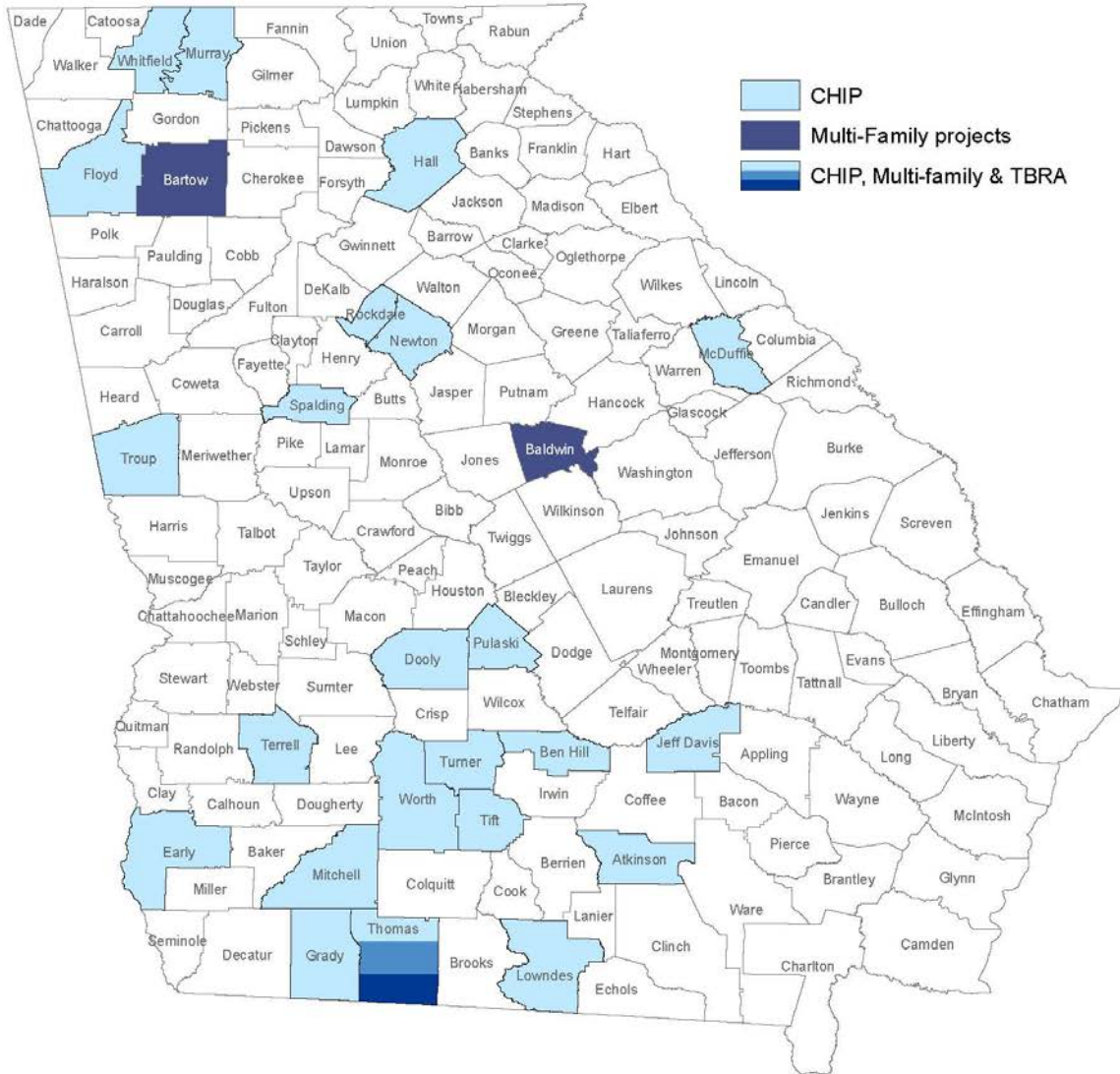


HOME Multi-Family Projects, TBRA and CHIP

GEOGRAPHIC DISTRIBUTION OF HUD FUNDS BY COUNTY

HOME

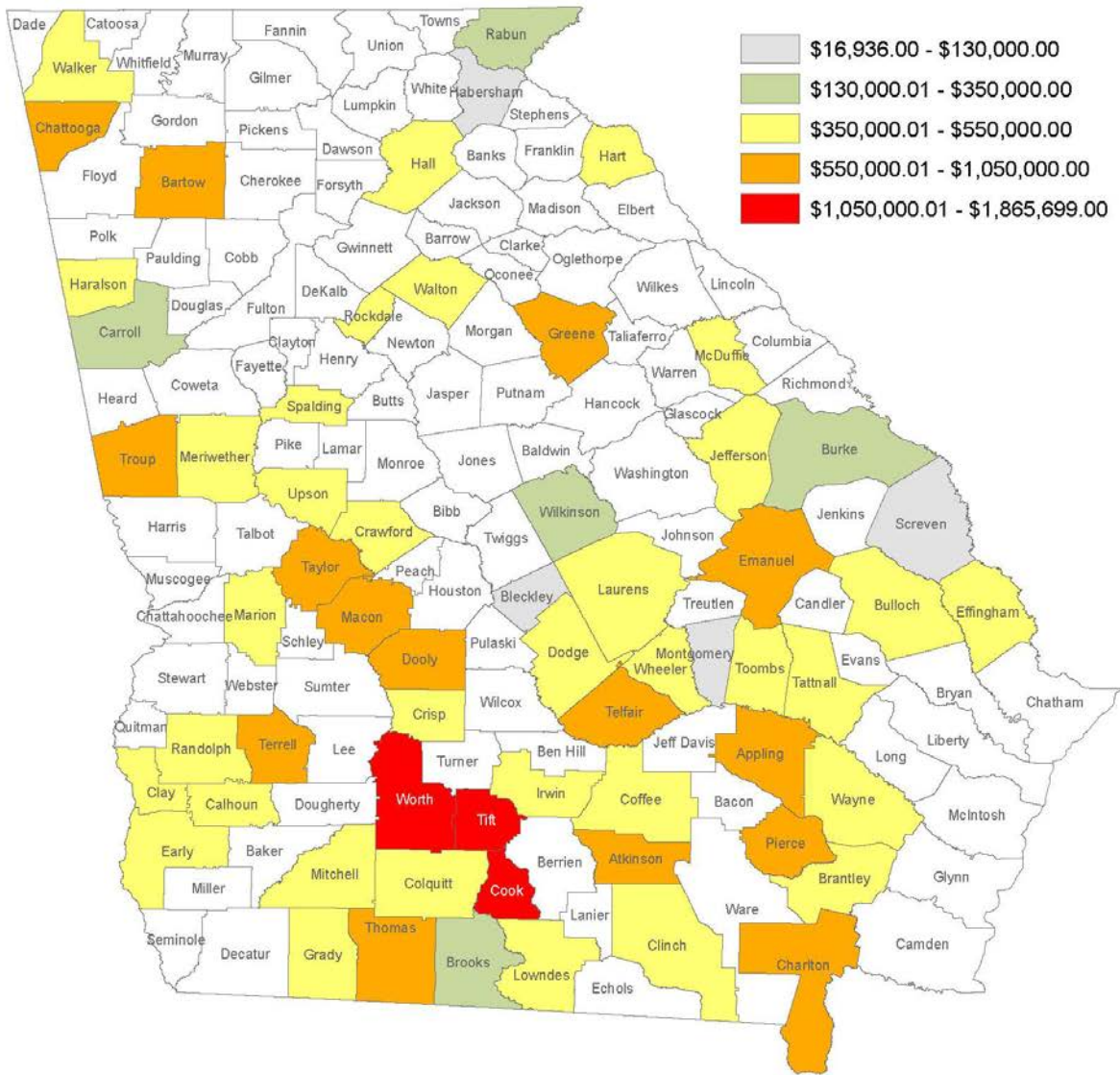
Federal Fiscal Year 2013



Community Development Block Grant (CDBG) GEOGRAPHIC DISTRIBUTION OF HUD FUNDS BY COUNTY

Community Development Block Grant (CDBG)

Federal Fiscal Year 2013



CITIZEN PARTICIPATION

COPY OF PUBLIC NOTICE

Public Input Requested for the State of Georgia's

Draft Consolidated Annual Performance and Evaluation Report (CAPER)

The State of Georgia, in compliance with applicable U.S. Department of Housing and Urban Development (HUD) regulations, has prepared a draft version of the State's Consolidated Annual Performance and Evaluation Report (CAPER) for the State Fiscal Year 2014. The CAPER is the annual review of the State's progress in meeting the priorities and objectives identified in the Consolidated Plan and Annual Action Plan. The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft CAPER and to submit their written comments.

The report will be available for review on September 12, 2014 after 5 p.m.

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

The report may also be obtained upon request from the Georgia Department of Community Affairs at (404) 679-5821 or by e-mail to housingplanning@dca.ga.gov. TDD users may call (404) 679-4915 to request a copy.

All written comments should be submitted by email or postal mail no later than Friday, September 27, 2014 at 5:00 p.m.

Consolidated Annual Performance and Evaluation Report
Georgia Department of Community Affairs
Housing Finance and Development
Attn: December Thompson
60 Executive Park South, NE
Atlanta, GA 30329-2231

The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. For a reasonable accommodation, please email fairhousing@dca.ga.gov. DCA will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in, and enjoy the benefits of, the programs, services, and activities.



Citizen Participation Plan 91.105(d); 91.115(d)

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

All notifications, including approvals or denials of requests for effective communication referenced in this Policy, will be provided in an alternate format, upon request. A comprehensive effort was undertaken to disseminate draft versions of this Consolidated Plan Annual Performance and Evaluation Report in conformance with the State's Citizen Participation Plan.

The State posted a legal notice to inform citizen that the draft CAPER was available on the website on September 12, 2014. The notice informed the public of its availability to review and to submit comments. The review period began September 13 – 27, 2014.

The public notice was advertised in more than dozen major newspapers throughout the entire state to ensure a great number of the citizens in Georgia gain access to the document to submit comments on the program year accomplishments. Email blasts are released to the developers, local government, service providers, and grant recipients to help disseminate the report throughout the State.

In addition, the following agencies received a copy of the notice to expand the outreach to the areas with Limited English Proficiency (LEP) and several other agencies received email blast directly from the program areas:

Agency	Language Served
Home Development Resources	Spanish
Center for Pan Asian Community Services	Korean, Chinese and Vietnamese
Women Watch Afrika	Amharic, Arabic, Afghani, Bhutanese, French, Swahili, Somali

During the upcoming public hearings for the Consolidated Annual Action Plan, the State will highlight the CAPER accomplishments and allow the public to comments as well share during the consultation meetings.

CITIZEN WRITTEN COMMENTS

COMMENTS ON THE STATE OF GEORGIA'S CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FEDERAL FISCAL YEAR 2013 FROM SOPOS COALITION

September 26, 2014

Georgia Alliance to End Homelessness, Georgia State Trade Association of Nonprofit Developers, and Georgia Supportive Housing Association submit these comments jointly to the Georgia Department of Community Affairs on behalf of our organizations and our member organizations. As statewide nonprofit organizations representing a broad spectrum of housing organizations and service providers, we are pleased to have this opportunity to comment on DCA's administration of so many housing and community development programs of such import to our state and its citizens. Not only do these programs, technical assistance, training and monitoring activities make a difference in the lives of individuals and families; they strengthen the fabric of our communities and our economy as well.

GENERAL OBSERVATIONS

We urge DCA to add back into its budget at least \$500,000 for retrofits of homes for qualified individuals with physical disabilities. The lack of this resource continues to result in people staying in nursing homes unnecessarily after accidents, or after becoming disabled, and is a waste of current housing resources when homes are not able to be used. Additionally, deeper subsidies and vouchers for other disability groups (other than those with mental disabilities) who are coming out of institutions and nursing homes is urgently needed so they can secure appropriate housing in the private market. DCA should convene a group to look at expanding housing options related to the *Shut Out, Priced Out, and Segregated* report produced by the eponymous coalition that go beyond just people with mental health issues. We know that SOPOS is ready and willing to assist in such an effort.

We offer a number of general comments here about the process, timing and presentation of the CAPER:

- Including page numbers on the document and a consistent outline format for sections presented would make it more user friendly.
- Throughout the CAPER, DCA cites programmatic requirements, but then does not provide any information on actual performance. We urge DCA to include more quantitative data relative to performance in the report.
- In a number of sections, the CAPER mentions that DCA staff “collaborated” with certain organizations or “promoted” awareness of something. We applaud such collaboration and promotion and would like to know the outcomes of these efforts in more specific terms where possible.
- In commenting on the State's efforts to “**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified**” (top of 5th page) it would be helpful if the same format of charts and programs presented in the Annual Action Plan were used in the CAPER. As presented in the current draft of the CAPER, it is not possible to make comparisons to planned actions and actual outcomes and expenditures.
- Please clarify to us which, if any, department has responsibility for assuring the requisite barrier-free access.

CITIZEN WRITTEN COMMENTS

SPECIFIC COMMENTS

We commend DCA for working to encourage recipients to solicit the participation of minority- and women-owned businesses in contracting under the HOME program. Those efforts notwithstanding, the results produced can only be classified as dismal and disappointing - .006 of \$23.7 million. Since the efforts to date have not produced significant results, we offer the following suggestions to increase participation of MBEs/WBEs:

- Award points for funds allocated on a competitive basis to applications with MBEs/WBEs participation
- Identify professional organizations and associations representing minorities and women to make presentations and attend their events, such as the Latin American Association, the Black Chamber of Commerce, Empire Board of Realtists, GALEO, the Georgia Conference of Black Mayors, CREW, and others that we are unaware of, but surely exist.
- Convene an advisory group made up of the minority developers, construction firms, financial institutions, etc. to identify MBEs/WBEs and potential methods of outreach.

With regard to performance and evaluation of DCA for 1) hiring low- and very low-income workers and 2) awarding contracts to Section 3 business concerns, the CAPER contains no numerical data to judge how many of such workers were hired and how many of such business concerns received contracts and the amount of the contracts. DCA should publish those numbers in the CAPER.

CR-10 Racial & Ethnic composition of families assisted

Similarly, in the statistics presented for all programs, we are concerned regarding the goals and outcome chart showing that the majority of family assistance appears to go primarily to whites (27k) and African Americans (25K) yet business contracts under the various programs are awarded primarily to white business and/or property owners. The above suggestions would apply to this as well.

CR-20 Affordable Housing

No information has been provided under this section except for identifying the one year goal and there is no report on actual assistance. There is no discussion of the problems encountered in meeting these goals or the impact of these outcomes on future action plans. Since the State identified percentages of support given, it should be able to apply the real numbers to this section at least relative to special needs. The State has provided a level of income breakdown of persons served; yet the HOME actual number provided therein is greater (1,035) than the HOME total assistance identified in CR-10 (605)?

CR-25 Homeless & Other Special Needs 91.220(d, e)

Understanding that the State addresses individuals with disabilities grouped in with the general homeless, it is difficult to determine the number of people with special needs; this raises the question of how the State of Georgia determines the number in its report that there has been a 58% increase in service.

Under the subheading "Helping low-income individuals and families avoid becoming homeless..." in the last paragraph a reference is made to "the Settlement Agreement" but does not identify the referenced agreement. Can this agreement be properly identified?

CITIZEN WRITTEN COMMENTS

CR-30 Public Housing

The CAPER only addresses actions to assist residents to participate in homeownership. Could the CAPER also address actions taken to encourage public housing residents to become more involved in management? Under Actions taken to provide assistance to troubled PHAs, the CAPER contains a verb tense disagreement.

CR-35 Other Actions

Actions Taken To Enhance Coordination between Public and Private Housing and Social Service Agencies

Commenters applaud the coordination with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center to offer technical assistance on the creation of a local housing strategy but would like to see more information on the fair housing and accessibility components of the assistance.

Actions taken to reduce the number of poverty-level families

Please note that paragraph 7 says "see" where it should be "show". Does the Georgia Work Ready certification also include persons with disabilities supported employment efforts?

Under Social Service Agencies subsection of this heading, commenters question what outcomes arose from the collaborations and State's position as lead agency. Questions arise from the Goal and Outcomes chart which reports a 216.1% outcome when it shows that the actual program year served 670 out of the actual strategic plan of 670!

Additionally, commenters recommend that the Continuum of Care subsection also include persons with disabilities addressed under the Olmstead-based DOJ/State Settlement Agreement.

ELIMINATING BARRIERS TO AFFORDABLE HOUSING

The CAPER addresses the State's efforts to remove barriers to residents finding suitable housing that is affordable to them. At section CR-35 – Other Actions, under subsection "Actions taken to address obstacles to meeting underserved needs", we find a bulleted paragraph on Rental Housing Availability that states that "the obstacle is marketing." We strongly disagree. The problem with rental housing availability is an insufficient supply of affordable, rental housing. This problem is especially severe in non-metropolitan areas of the state. The State's own Consolidated Plan states that "the most common housing problem affecting Georgians relates to cost burden...Of households below the 80% threshold, 372,587 (54.1 %) are cost burdened to the point they are paying more than 30% of their income towards housing costs." If marketing constituted the obstacle, the number of cost-burdened households would not be nearly so high. Although we applaud the existence of the Georgia Housing Search website, we do not consider the main barrier to finding affordable housing as one of marketing.

The CAPER also mentions the CHIP Program under CR-35, in the bullet headed Expanding Affordable Housing for Subrecipients and CHDOs. The Community HOME Investment Program (CHIP) uses a portion of DCA's HOME funds to assist local governments, nonprofit organizations and public housing authorities to address the needs of affordable housing development in their communities. CHIP funds may be used to provide down payment assistance or homeowner rehabilitation funding to eligible low-income and moderate-income households. The overwhelming majority of CHIP funds go towards rehabilitation of owner-occupied housing. The program, while valuable and worthwhile, does little to expand affordable housing. It does more to improve housing and, since that is the case, we would like to see DCA make rehabilitation of homes occupied by people with physical disabilities a priority under the CHIP program.

Actions taken to develop institutional structure

CITIZEN WRITTEN COMMENTS

The commenter's noted that "By the end of this Consolidated Plan period, the State plans to have resilient nonprofit organizations ready to undertake the CHDO requirements and successfully complete developments." G-STAND, in particular, shares the concern about nonprofit development capacity and urges DCA to support our efforts strengthen nonprofit organizations to meet CHDO requirements and increase their production of housing. G-STAND submitted a proposal to DCA in the Fall of 2013, to establish a training and TA program for CHDOs. G-STAND reiterates our interest in working with DCA to achieve the goal of resilient organizations.

IMPEDIMENTS TO FAIR HOUSING CHOICE

Commenter's are concerned that only GCEO was consulted on complaints, training and enforcement initiatives. The State has two long-serving fair housing agencies that participate in these activities and no report is shown from those entities or from HUD as well receiving Georgia complaints (since GCEO has lost its substantial compliance certification from HUD).

Impediment #1: Lack of knowledge about fair housing laws and provisions

Commenter's applaud DCA's efforts to adopt a Fair Housing statement and designated Resource Center. We note, however, that neither of the State's two fair housing agencies was involved in the DCA fair housing committee. Additionally, it is disappointing that DCA employed an out-of-state consultant to conduct fair housing training while it has two fair housing agencies in-state (both within two hours' drive from Macon) that have been providing this type of training for decades. While we don't question the quality of the training provided, we do question why DCA chose an out-of-state firm when the state has at least one well-qualified organization, Metro Fair Housing Services, which could deliver the training, keeping those funds in state and contributing to the sustainability of a local nonprofit organization as well as to the economy of Georgia.

Commenter's would also like to see more information on the fair housing component of the GICH. It would also be helpful to know:

- Which networks did the State participate in from across the state addressing affordable housing, homelessness or special needs housing?
- What were the outcomes of these coordination efforts?
- Were any new providers identified, training materials shared or new solutions to problems identified by these organizations able to be implemented?

Impediment #2: People with Disabilities

The first paragraph identifies 55 persons with disabilities as first time homebuyers. Commenters question if that number included the 213 identified in the goals/outcome as receiving financial assistance.

In the third paragraph, the number of 685 new units cannot be identified in the goals/outcomes .

Commenter's applaud the appointment of a staff Disability Housing Coordinator and also the technical assistance programs on accessibility design presented through the State ADA Coordinator's office. Ron Pounds efforts have been invaluable to the SOPOS Coalition.

We urge DCA to revisit the integration rule. The implementation of this rule has halted the development of small, supportive housing projects. The 20% rule has eliminated the use of federal funds for projects as small as a duplex and drastically limited the array of housing available to people with mental disabilities. While DCA does permit scattered site projects as 100 percent supportive housing, such projects make it difficult and more costly to deliver needed supportive services to this population.

CITIZEN WRITTEN COMMENTS

Impediment #3: People with Limited English Proficiency (LEP)

Although the Georgia Housing Search website is available in many languages, we noticed that in the Spanish version, several of the pop ups with a question mark did not provide a translation, such as “Placed based vouchers” and “VASH” program details. We do not have the ability to check the other languages, but this may also be the case for them. In addition, the CAPER presents a chart about the 18 counties where LEP populations reside in significant numbers. We would like to know if the state has done an assessment of how well these counties provide the legally required fair housing materials in those languages.

Under CR-40 Monitoring

We are concerned that the monitoring of units for physical access requirements may not be on a sufficiently aggressive enough schedule. The inspections should ensure not only compliance with fair housing laws, but also meet the standards set forth in DCA’s QAP. Since the QAP states that “DCA does not distinguish between new construction and rehab in its accessibility requirements” (p. 23 of Appendix 1 of the QAP) we would like to know how this requirement is carried out on rehabs. SOPOS has developed a renovation tool to assess the feasibility of rehabbing a vacant property with basic access features, and we would like to discuss the opportunities to incorporate this valuable tool into any rehabs funded by federal or state funds or trainings of funded entities.

The Rental Housing Monitoring report should address whether training included information on disability waivers and right to accommodations. In this same section on Affirmative Marketing, the question arises as to whether marketing plans include notice to persons with disabilities of housing availability and right to accommodations.

Following CDBG and HOME discussion in subsection “Describe other actions taken to foster and maintain affordable housing” can the report also acknowledge the outcome numbers of this goal by identifying the response, if any, to the NOFAs?

CITIZEN PARTICIPATION PLAN

A two-week comment period is inadequate for a document of this nature. A minimum of 30 days is needed.

There are many more organizations than those identified that could assist DCA to strengthen its community outreach and to receive input on plans and reports from Limited English Proficiency populations. We suggest the Latin American Association, Metro Fair Housing Services, Inc., Savannah-Chatham Fair Housing Council, Georgia Legal Services and additional organizations relating to specific ethnic communities. Metro Fair Housing Services, based in Atlanta, has three bi-lingual specialists as well as a satellite office in Gwinnett County whose focus is to foster relationships in the Hispanic community.

These comments were prepared in collaboration with SOPOS and Metro Fair Housing Services, Inc. If DCA would like to follow up on any of the comments, feel free to contact Katheryn Preston, katheryn@gahomeless.org; Kate Little, ksl1@gstand.org; or Paul Bolster, bolster@bellsouth.net.