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APPROVED BY HUD
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The State of Georgia

CAPER

Consolidated Annual Performance and Evaluation Report

Federal Fiscal Year 2014 (July 1, 2014 - June 30, 2015)



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Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan

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

During this program year (Federal Fiscal Year 2014/2015) of the Five-Year Consolidated Planning period, which covers years 2013-2017, DCA continued to focused on the addressing HUD's strategic framework to make sure that most efforts were made to inclusively connect the federal resources with communities and residents of Georgia. The projects identified in this FFY2014 Annual Action and reported in this Consolidated Annual Performance Evaluation Report (CAPER) reflects the primarily used to benefit very low, low-moderate and moderate income persons and/or households and businesses.

The State received \$58,232,017 to achieve the greatest impact on the goals and objectives identified in the FY2014 Annual Action Plan.

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

HUD aims to engage new local and federal partners, adjust their agency policies and programs to better serve the American people, address common problems across a broader metropolitan geography, and transform the way they do business. Therefore, the State committed to align its goals with HUD's goals, which consist of the following:

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

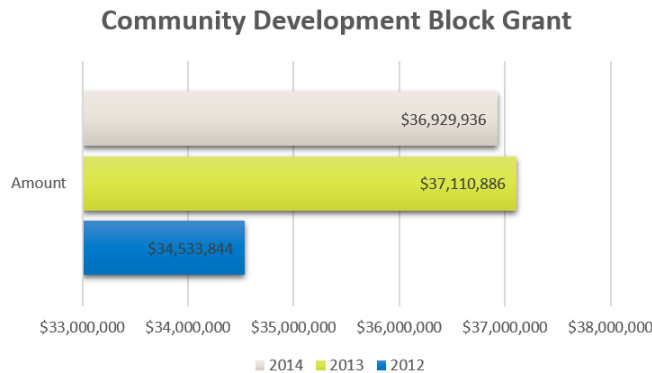
The State's community development and housing strategy consists of expanding economic growth opportunities in local communities with assistance from private sector businesses and providing housing program assistance for underserved populations throughout the state. The State focused on the following strategies to accomplish the following objectives and to achieve the outcomes identified in the outcomes on the following pages:

- Increase access to affordable housing for persons living with a disability
- Increase stable housing outcomes for homeless persons
- Increase citizen awareness of housing opportunities through available housing counseling agencies, fair housing outreach, homelessness prevent programs, and other technical assistance efforts
- Provide opportunities to increase participation in DCA family self-sufficiency programs
- Increase the number of jobs created and retained through DCA's community development, economic development, and housing development programs
- Demonstrate small business expansion in local communities through the State's Small Business Credit Initiative and Downtown Development Revolving Loan Fund

Below is a summary the State of Georgia community development planning cross program outcomes and a snapshot of the amount awarded for each of the program areas.

Community Development Block Grant (CDBG) Program

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



The State's Method of Distribution (MOD) does not specify in advance the types of projects to be funded or the number of beneficiaries for those projects that are funded. In addition, eligible local governments are not required to apply for funds. The most competitive projects document the highest severity of need and are cost effective in benefiting the greatest number of people for the type of project submitted. The variances in the expected and actual numbers for CDBG activities are unavoidable because the State allows local governments to determine the types of projects that will be submitted based on locally determined needs. Results for the FFY 2014 program year include the following:

- The State's activities benefited 9,835 persons through the construction of non-housing public facility building activities,
- The State's activities benefited 2,622 persons through the non-housing Immediate Threat and Danger Program.
- The State's activities benefited 20,600 persons through non-housing infrastructure construction and/or improvements.

HOME Investment Partnerships (HOME) Programs

HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows the program funds to be allocated to subrecipients, developers and community housing development organizations (CHDOs) to create, develop and manage affordable housing development and undertake community development activities. The HOME program is designed to reinforce several important values, including but not limited to providing flexibility to empower people and communities to design and implement strategies tailored to their own needs and priorities, expanding and strengthening partnerships among all levels of government and the private sector in the development of affordable housing, and providing technical assistance activities and set-aside for qualified community-based organization to assist constituents with accessing affordable housing and financial assistance.

GHFA is the recipient, and participating jurisdiction of the State's HOME allocation which is administered through the Department of Community Affairs (DCA). During FFY 2014, the State received \$15,146,654 in HOME entitlement funds and added an additional \$7,656,035 in program income. DCA leverages HOME funds in conjunction with non-HUD funds.

Overall, the State funded five activities with its HOME allocation: Rental Housing, Down Payment Assistance, Homeowner Rehabilitation, Community Housing Development Organizations (CHDO), and Tenant Based Rental Assistance (TBRA). Below is a summary of the activities accomplishments for the program year:

- ***Rental Housing***

DCA's Multifamily Housing Finance and Development Programs administer funding to for-profit and non-profit developers and qualified CHDOs for the construction and/or rehabilitation of affordable multifamily rental housing in communities across Georgia.

- The DCA Multifamily rental housing program committed \$13,656,067 in leveraged HOME funds in conjunction with the Low Income Housing Tax Credit program. Nine (9) multifamily developments were completed that produced 573 affordable HOME-assisted units
- Under the Permanent Supportive Housing Program, \$5,731,191 in HOME funds were committed to two (2) projects to complete 79 additional affordable HOME assisted units.

- ***Affordable Housing NOFA Update***

DCA announced a Notice of Funding Availability (NOFA) for Multifamily Affordable Housing Developments during the program year to solicit application from developers to undertake the following development: construction, rehabilitation, and acquisition/rehabilitation of affordable multifamily rental housing as gap financing. Eligible projects received loans that was leveraged with other resources such as private equity, government funds, and loans from lending institutions and/or funds from federal, state or local programs such as Low Income Housing Tax Credits (LIHTC) or Tax-Exempt Multifamily Housing Revenue Bonds.

Additionally, a Homeownership and Small Rental Housing Development NOFA was released to facilitate the new construction, reconstruction, and rehabilitation of small, affordable rental housing, properties with less than 40 units, as well as single family units for sale to low and moderate income home buyers. Projects were awarded to provide financing at rates below those charges by commercial lending institutions.

- ***Georgia Dream Down Payment Assistance Program***

During the program year, the Georgia Dream down payment assistance program assisted 56 households and leverage \$337,500 as a deferred payment second mortgage for low to moderate-income home buyers.

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

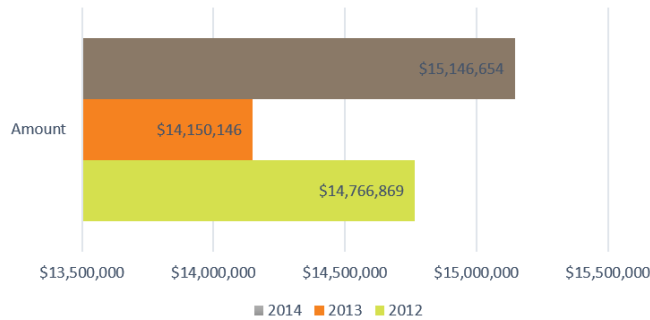
The Community HOME Investment Program (CHIP) is designed under the subrecipient model using the HOME entitlement funds to awards to local governments and nonprofit organizations to address the needs of affordable housing development in their communities. For FFY 2014, the CHIP activity produced 40 units assisted with rehabilitation and 11 households received direct financial assistance in the form of the deferred down payment assistance loan to first time homebuyers.

- ***Tenant-Based Rental Assistance (TBRA)***

DCA closed the TBRA program after DCA opened access for MFP clients to the Housing Choice Voucher (HCV) Program Tenant Selection Preference approved by HUD for individuals who were eligible for the DOJ Settlement Agreement and the MFP initiative. The Tenant Selection Preference designated 25 HCVs per year to be available to MFP individuals until the expiration of the preference through December 31, 2017.

The primary objective of the TBRA program assisted eligible applicants to secure safe, decent, and sanitary housing in the private rental market in cities and counties in Georgia. DCA assisted seven (7) households through December 31, 2014. The program was closed on this date due to transition coordination issues created principally by transportation barriers. Additionally, expanded permanent resources became available which eliminated the need to use HOME as a transitional resource into the community.

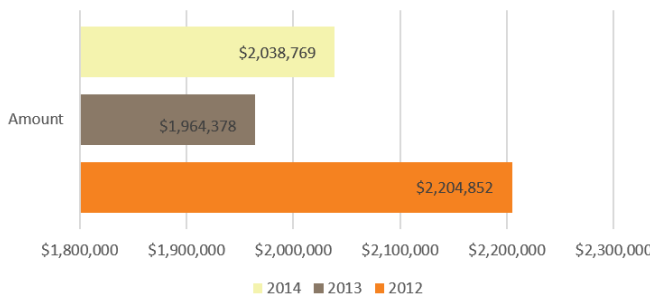
HOME Investment Partnerships Program



Housing Opportunities for Persons with AIDS (HOPWA) Program

In Georgia, the HOPWA program provides supportive housing opportunities for persons living with AIDS and related diseases through direct subsidies to organizations operating housing and service programs for this population. During FFY 2014, the State awarded \$2,660,983 in HOPWA funds to assist 673 persons with housing assistance and support services to address the housing crisis associated with the HIV/AIDS epidemic in 127 non-entitlement areas.

Housing Opportunities for Persons with AIDS (HOPWA)

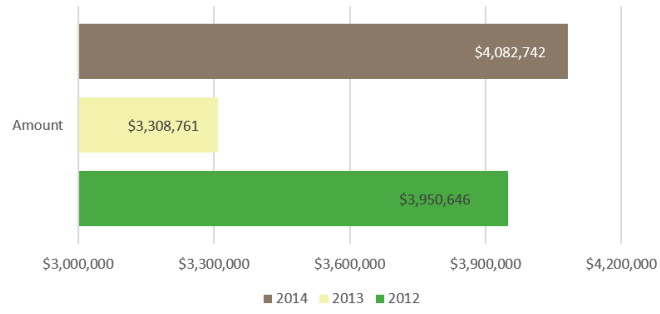


Emergency Solutions Grant (ESG) Program

During FFY 2014, the ESG program provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Assistance is provided to members of the community, local government entities and non-profit organizations utilizing State Housing Trust Fund for the Homeless Commission (HTF) and Federal HUD ESG funds. This program is principally designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness. Applicants were eligible to receive ESG funds for operational expenses.

- The State administered the ESG funds for the non-entitlement jurisdictions. The State awarded \$5,691,389 to 87 recipients (awards to 181 projects) 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 between 0-30% of Area Median Income (AMI) and to individuals and families in the following at-risk categories: chronically homeless, HIV/AIDS, elderly, veterans, mental health, domestic violence victims and substance abuse. ESG funds assisted a total of 20,907 individuals.

HEARTH Emergency Solutions Grant (HESG)



Program Year 2014
July 1, 2014 – June 30, 2015
GOALS AND OUTCOMES

Goal	Category	Source Amount FFY13 & FFY14 (Year to Date)	Indicator	Unit of Measure	Expected Strategic Plan (5 Years)	Actual Strategic Plan (FY13)	Percent Complete	Expected Program Year (FY14)	Actual Program Year (FY14)	Percent Complete
Buildings	Non-Housing Community Development	CDBG: \$6,168,944	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	16,716	106%	5,000	9,835	197%
CHDO Operating Assistance	Capacity Building	HOME: \$39,750	Other	Other	2	0	0.00%	0	0	0.00%
CHDO Pre-development Loans	Affordable Housing	HOME: \$29,205	Rental units constructed	Household Housing Unit	3	0	0.00%	0	0	0.00%
Construction - Rental Units	Affordable Housing	HOME: \$22,675,289	Rental units constructed	Household Housing Unit	1,800	183	42%	328	573	175%
Rehabilitation - Rental Units			Rental units rehabilitated	Household Housing Unit	100	0	0.00%	0	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$15,844,720	Jobs created/retained	Jobs	4,000	457	28%	800	674	84%
Emergency Shelter & Transitional Housing	Homeless	ESG: \$2,600,000	Homeless Person Overnight Shelter	Persons Assisted	80,000	15,344	37%	16,000	13,872	87%
Homeless Outreach Assistance	Homeless	ESG: \$500,000	Other	Other	3,375	673	49%	675	967	143%
Homeless Prevention Assistance	Non-Homeless Special Needs	ESG: \$1,000,000	Homelessness Prevention	Persons Assisted	2,500	500	50%	500	750	150%
Homeownership Assistance	Affordable Housing	CDBG: \$3,084,472	Rental units rehabilitated	Household Housing Unit	0	0	0.00%	0	0	0
			Homeowner Housing Added –	Household Housing Unit	N/A	N/A	0.00%	0	0	0
		HOME: \$8,643,889	Homeowner Housing Rehabilitated	Household Housing Unit	490	135	28%	101	58	57%
			Direct Financial Assistance to Homebuyers	Households Assisted	400	213	70%	51	67	151%
HOPWA Housing Assistance	Non-Homeless Special Needs	HOPWA: \$4,901,538	HIV/AIDS Housing Operations	Household Housing Unit	2,300	520	40%	460	395	86%
HOPWA Tenant-based Rental Assistance	Non-Homeless Special Needs	HOPWA: \$713,242	Tenant-based rental assistance / Rapid Rehousing ¹	Households Assisted	600	150	48%	120	140	117%
Immediate Threat and Danger Program	Non-Housing Community Development	CDBG: \$1,133,789	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25,000	9,253	48%	5,000	2,622	52%
Infrastructure	Non-Housing Community Development	CDBG: \$39,964,001	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45,000	15,346	80%	9,000	20,600	229%
Rapid Re-housing Assistance	Homeless	ESG: \$3,000,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	4,365	754	38%	873	914	104%
Redevelopment	Non-Housing Community Development	CDBG: \$3,162,048	Jobs created/retained	Jobs	450	0	20%	67	88	131%
Tenant-based Rental Assistance	Affordable Housing	HOME: \$653,905	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	7	1	100%	6	6	100%

Accomplishments – Program Year & Strategic Plan to Date Accomplishments will include data from the program year and all previous years associated with the Consolidated Plan

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.

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

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

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

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

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

Funds are allocated to programs and activities that have been developed to meet the needs identified in the Annual Goals and Objectives section in AP-20. The percentage of funding allocated for each goal is based upon the level of need determined through the HUD federally funded allocations. The allocation figures were developed to address the unmet needs in the areas of affordable housing, homelessness, non-housing community development, and special needs households throughout the state of Georgia.

CR-10 Racial and Ethnic composition of families assisted

	CDBG	HOME	HOPWA	ESG
White	12311	403	71	5,916
Black or African American	16739	326	324	13,848
Asian	68	2	0	210
American Indian/ Alaskan Native	68	2		69
American Indian/Alaskan Native & White				76
	1249			
Hispanic	1149	9	10	910
Not Hispanic	29286	746	385	19,958
Total	30435	755	395	20,868

Assistance based on racial and ethnic populations by source of funds

CR-15 Resources and Investments

Source of Funds	Source	FY2014 Expected Amount Available	FY2014 Actual Amount Expended
CDBG	Federal	\$110,775,009	\$37,767,415
HOME	Federal	\$56,453,930	\$24,695,733
HOPWA	Federal	\$5,652,660	\$2,124,613
ESG	Federal	\$5,351,752	\$8,602,008

Geographic Distribution and Location of Investments

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

Target Area	Percentage of Funds
Non-entitlement Areas within the State	62
Entitlement and Non-entitlement Areas within the State	38

Rationale for the priorities for allocating investments geographically

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

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

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.

HOME funds leverage private mortgages, grants, other federal programs, bond financing, and tax credits. Match for the HOME Program is met through a combination of cash from non-federal sources, fees, bond financing, and other sources such as donated land and labor.

The CDBG Program rewards local government and private sector leveraging commitments through the leverage score component of the rating and ranking system. A local cash match for all non-housing CDBG projects is required that is based on the type of project and the amount of CDBG funds received. For the FFY 2014 program year, the State received commitments for leveraged funds in the amount of \$267,936,903.

The Low Income Housing Tax Credits (LIHTC) and the state's Georgia Housing Credits continue to be a major resource in the development and preservation of affordable rental housing in Georgia. These programs allocate both federal and state tax credits to qualified developers to build or rehabilitate multi-family rental housing units for low-income households. Additionally, this program is designed to encourage private investments to assist with reducing the size of the permanent mortgage, and rents are therefore affordable.

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

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

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

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

FFY2014 HOME MATCH SUMMARY

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year (2013)	\$274,847,615
2. Match contributed during current Federal fiscal year	\$38,620,975
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$313,468,590
4. Match liability for current Federal fiscal year	\$3,219,711
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$310,248,879

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
<p>This report is submitted to HUD in a separate document.</p> <p style="text-align: center;">Match Contribution for the Federal Fiscal Year</p>								

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
\$26,321.94	\$7,668,035.00	\$7,401,873.00	\$0	\$338,991.00

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	20			10		10
Dollar Amount	\$3,455,741			\$383,729		\$3,072,012
Sub-Contracts						
Number	117	1	1	10	7	98
Dollar Amount	\$29,756,305	\$16,869	\$161,260	\$799,645	\$279,885	\$28,498,646
	Total	Women Business Enterprises	Male			
Contracts						
Number	20	1	19			
Dollar Amount	\$3,455,741	\$67,948	\$3,387,793			
Sub-Contracts						
Number	117	9	108			
Dollar Amount	\$29,756,305	\$927,236	\$28,829,069			

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	11					11
Dollar Amount	\$19,387,258					\$19,387,258

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				11		
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					
Cost	\$0					

Relocation and Real Property Acquisition

CR-20 Affordable Housing

The one year goals vary by program and some of the data in the following tables may overlap due to some programs that assist households in addition to individuals. In FFY 2014, the HOME Program focused on the production and preservation of affordable housing; however, CDBG, ESG and HOPWA may also address affordable housing during the program year to meet a specific community or resident need. The numbers below are based upon the anticipated completion numbers for projects in each of the categories.

One Year Goals for the Number of Households to be Supported			SOURCE
	FY14 GOALS	FY14 ACTUAL	
Homeless	873	914	ESG ONLY
Non-Homeless	460	748	HOME MF:636 HOME SF:39 CHIP/GA DREAM: 11/56 CDBG Rehab: 6
Special-Needs	146	159	CDBG Elderly: 13 TBRA:6 HOPWA:140
Total	1479	1821	

One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported			SOURCE
	FY14 GOALS	FY14 ACTUAL	
Rental Assistance	999	1060	ESG: 914 TBRA: 6 HOPWA:140
Production of New Units	328	636	HOME MF: 636
Rehab of Existing Units	101	58	HOME CHIP: 39 CDBG: 19
Acquisition of Existing Units	51	67	HOME CHIP/ GA Dream: 11/56
Total	1479	1821	

Narrative

A total of 1,479 households were expected to be assisted in FFY2014. Of this total 914 persons were expected to receive assistance through the DCA's Homeless program. ESG's Rapid Re-Housing projected to assist 873 homeless persons through rental assistance during this period. HOPWA rental assistance projected 120 persons, 6 person projected assisted through TBRA and 20 elderly households were projected to be assisted through CDBG funds for person with special needs. The State anticipated 460 non-homeless households will receive assistance. These projections included 328 in newly constructed multifamily housing, 81 in housing rehabilitation through CHIP and CDBG, and 51 persons through the down payment assistance programs.

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

The expected households assisted in FFY2014 were 1,479. The ESG Rapid Re-Housing grant anticipated assisting 873 persons. Under this program, ESG has assisted 914 persons assisted which has exceeded the projected annual goal.

In the area of non-homeless, DCA anticipated that it would assist 460 households in which several program are relied upon to meet this goal. The projections in the following activities included 328 units in newly constructed multifamily housing, 81 housing rehabilitation units through CHIP and CDBG, and 51 units through the down payment assistance programs. Under these activities, the actual totals were 652 in newly constructed multifamily housing (636 were occupied at the time of this report); 58 in housing rehabilitation through CHIP (39) and CDBG (19), and 67 persons through the down payment assistance programs (CHIP-11, GA Dream-56). Totaling 748 units in the activities of rental assistance, production of new units and acquisition of existing units which has exceed the projected annual goal.

The State anticipated 146 households with special needs to receive assistance. The projection in the following programs were as follows: HOPWA rental assistance projected 120 persons, 6 person projected assisted through TBRA and 20 elderly households were projected to be assisted through CDBG funds. The Under these programs, the actual totals were 140, 6, and 13 respectively. Therefore, in the area of special needs, the actual total was 159 which has exceeded the projected annual goal.

Discuss how these outcomes will impact future annual action plans.

Overall, DCA has exceeded each goal. However, there are a few program areas in which we will continue to monitor production and offer technical assistance to grantees or administrators that have been slow in production. DCA is also in the process of restructuring the TBRA and GA Dream programs. Once the new processes are in place we anticipated production to return to normal.

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	26	289
Low-income	9	436
Moderate-income	12	30
Total	47	755

Number of Persons Served

CR-25 Homeless and Other Special Needs

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; the number of unsheltered homeless decreased from 5,317 to 3,518 from 2013 to 2015. The Point in Time Count calculates that the Balance of State Entitlement reduced unsheltered homelessness by 34%, as of the 2015 count, compared to the 2013 count.

DCA has developed a method for measuring length of stay within emergency shelters and transitional housing, and anticipates updating this methodology once HUD publishes its performance measure guidance. At this time, overall utilization rates for both Emergency Shelter and Transitional Housing were at 79% for the year. For emergency shelter this is a 10% increase over the previous year. For transitional housing this rate is 6% higher than the stated goal. This overall change indicates that training on the Housing First model has had a positive impact on utilization rates in the past year.

Permanent destination rates remained static at 20% from emergency shelters, after a 5% increase two years ago. Permanent destination rates for transitional housing were 67% indicating a need for technical assistance to the providers. Permanent destination rates for prevention projects was 97%. Permanent destination rates for rapid re-housing projects was 90%. Housing stability rates for people permanently housed in prevention projects was 97% and rapid re-housing was 89%.

Increasing project participant income and access to mainstream benefits remains a challenge for ESG service providers. Recent data shows that 7% of shelter clients increased income, almost 5% of street outreach clients, 12% of prevention clients, nearly 19% of rapid re-housing clients, and nearly 25% of transitional housing clients increased income over the course of project enrollment. However, only 3% of clients increased mainstream benefits during the same time period. This will be a focus for technical assistance across all providers.

Measuring income to accurately reflect the number of households with increased income in HMIS, has been a focus for technical assistance of the State, for programs that serve people who are homeless or have special needs. Technical assistance for reporting in HMIS was provided on an ongoing basis to ESG subrecipients. In addition, technical assistance was provided to HOPWA sponsors regarding reporting income in HMIS during both the December 2014 and February 2015 training sessions (by Collaborative Solutions). Guidance was given on Program Specific Data Elements mandated by HOPWA- 4.2 and 4.3 being Income and Sources and Non- Cash Benefits respectively. And lastly, targeted TA was also provided to Balance of State CoC recipients around measuring income in HMIS.

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

- For each Street Outreach program, performance will be measured based on the following standards:
- An increase in the number of contacts with unduplicated individuals made during outreach.
- An increase in the percentage of households that access emergency shelter or transitional housing.
- An increase in the percentage of discharged households that access permanent housing.
- An increase in the percentage of households that increase cash and non-cash income during program enrollment.

DCA Objectives and Action Steps

- DCA anticipates Outreach services to provide services to 675 individuals during its next year.

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

Implement DCA's harm reduction program for statewide implementation to ensure persons who are chronically homeless have the widest range of interventions available to them;

Continue to provide technical assistance to assist street outreach projects by revising policies and procedures as necessary. DCA acts as a facilitator when street outreach teams, including PATH teams, find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;

Target Street Outreach to be strongly focused on street-based Engagement and Case Management that should lead to one goal, supporting homeless households in achieving some form of permanent, sustainable housing. To this end, DCA will continue to prioritize funding towards Street Outreach teams that collaborate with Rapid Re-Housing projects to provide seamless service.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

1. An overall bed utilization rate of 73%.
2. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit each year.
3. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

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

In addition, DCA will pursue the following overarching goals:

1. Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to nearly 14,000 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program
2. Provide decent affordable housing to nearly 2,000 persons who would otherwise be living

on the street or in shelters/transitional housing programs through implementation of the Rapid Re-Housing Program funded through Georgia's ESG Program

3. Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State

Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination)

Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination)

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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 policies across the State in order to help low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Currently, all ESG sub-recipients are required to follow HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. The council includes representation from the

Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, and the Department of Community Health. In addition, DCA collaborates with both the Department of Corrections and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions. Planned actions for the next year are as follows:

- DCA will work with health agencies this year to develop formal policy that will promote appropriate discharge planning efforts to prevent being discharged from health care facilities to the shelters or street
- DCA will continue to provide permanent supportive housing options for placement in community based placement options. Shelter plus Care is a resource only for individuals who meet HUD eligibility criteria for admission into the program
- DCA will implement the 2013 and 2014 HUD Section 811 Project Rental Assistance Grants in order to provide project based rental assistance for 484 units of permanent supportive housing in tax credit developed properties. This Section 811 PRA program will target extremely low income persons covered by the Settlement Agreement or the Money Follows the Person Program initiatives
- DCA will continue to work to assist DBHDD in the implementation of the Transitional Action Plan, the newly developed process to promote appropriate discharge planning efforts to prevent persons in mental health facilities from being discharged to the shelters or street. The State's Interagency Council on Homelessness will be a resource to assist in collaborative efforts to ensure that effective use of resources will allow for proper residential and housing options appropriate to meet the individual's need
- DCA will continue to serve as an Advisory Member of the Healthy Transition Initiative Program to ensure that housing resources are available to those youth that are at risk of homelessness
- DCA will continue to partner with the State Board of Pardons and Paroles, and the Department of Corrections in the joint implementation of the "Re-Entry Housing Partnership" (RHP) program, with efforts this next year to expand RHP
- DCA will partner with the Governor's Office of Transition, Support and Reentry to (1) provide training to GOTSR staff on housing programs and addressing housing barriers of individuals returning to the community following release from prison ("Returning Citizens"); (2) support the development of partnerships locally by GATSR Housing Coordinators as they work to expand the supply of housing options in the community for Returning Citizens; and (3) support policy development and implementation at the state level to foster the goals of GOTSR.

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 actions are planned by the State to specifically address the needs of public housing residents to the exclusion of other classes. These residents are eligible to participate in any of the ongoing programs of the State based upon their eligibility as determined by program regulations.

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

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

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

Actions taken to provide assistance to troubled PHAs

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

CR-35 Other Actions

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 2014, the service had 194,052 registered units statewide. There were 1,883,855 searches conducted during the year.
- *Expanding Affordable Housing for Local Governments and Non-Profit Organizations* – The CHIP Program has become a primary source of affordable housing assistance at the local level. 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)

The State continued to partner with other state agencies and other external stakeholders to develop and to coordinate lead-based paint hazards strategies and monitor the grantees to ensure compliance with the HUD lead-based paint regulations. According to the HUD IDIS Lead Based Paint Report, the State's accomplishment consisted of 16 abatements, 31 visual assessment and paint stabilization and 3 other actions required by local/state codes through the four federal programs. Additionally, the State provides homeowner awareness and education by referring funding recipients with the lead-based paint regulations of the EPA and those enacted by the State, including the licensing requirements for rehabilitation assistance.

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

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

The State assisted cities, counties, and development authorities through the State Downtown Development Revolving Loan Fund, which provided financing to fund capital projects in core historic downtown areas and adjacent neighborhoods where the loans are expected to spur commercial redevelopment. The Opportunity Zone Program offered state job tax credits of up to \$3,500 per job created to new or existing businesses that create two or more jobs. The credits can be applied to the businesses' income tax liability or state payroll withholding.

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

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

The largest challenge in the institutional delivery system is the 159 counties that must be covered by a limited number of staff members. The State is seeking ways to expand the different options available through technology to meet this challenge.

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

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

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

- The State will continue to take steps to collaborate with other government agencies, nonprofit organizations, housing developers, financial institutions, foundations and other providers to create effective solutions to the housing needs. The State participates in various forums, meetings, focus group discussions, and seminars across the region to address affordable housing, homelessness or the housing issues of special needs groups.
- Additionally, the State leads the Georgia Interagency Homeless Coordination Council to address the issues concerning ways to end homelessness. The State actively participates in the planning efforts with several agencies throughout the state, including but not limited to with the following: Mental Health Planning Advisory Council, Georgia State Trade Association of Not-For-Profit Developers (G STAND), Association County Commissioners of Georgia (ACCG), Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center, Metro Atlanta's Regional Commission on Homelessness, DBHDD Coordinating Council, the Governor's Office of Transition Support and Reentry, Georgia Council on Developmental Disabilities, Georgia Rural Development Council, Conserve Georgia, and OneGeorgia Authority.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

The Georgia Department of Community Affairs (DCA) undertakes extensive planning, activities, and initiatives to affirmatively further fair housing across the state. The Georgia Analysis of Impediments (AI) provides the foundation for DCA planning and drives DCA initiatives. DCA currently works under the Georgia AI created in FY 2008 and is in the process of completing a new AI to evaluate current impediments to fair housing choice within non-entitlement areas of the State. The following sections outline the ongoing initiatives, fiscal year (FY) 2014 initiatives, future initiatives, and trainings that DCA is undertaking or has completed for the program period to address identified fair housing impediments and to affirmatively further fair housing.

For the development of a new AI, DCA has undertaken both quantitative and qualitative research and identified both public sector and private sector impediments to fair housing choice. DCA consolidated extensive socio-economic, employment, investment, loan, and fair housing complaint data from the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, the U.S. Bureau of Economic Analysis, Community Reinvestment Act oversight agencies, Home Mortgage Disclosure Act databases, and HUD. DCA also sought the input of stakeholders and members of the public through several channels, including a pair of 2015 Fair Housing Surveys, a series of Grantee and Public Housing Authority Outreach Committee Meetings, a series of focus group meetings, a series of Fair Housing Forum presentations held in six cities around the state, and a series of seven 2015 DCA AI Outreach Events, also held in various locations around the state. DCA received nearly 1,000 survey responses from a diverse group including local government officials, housing advocates, Georgia citizens, and others.

The following sections evidence how DCA works across its various programs to affirmatively further fair housing and to ensure that any organization awarded DCA funds will also work to affirmatively further fair housing. Additionally, they show that DCA works to maximize its fair housing impact by using targeted outreach, training, and a diverse set of online, print, and in person resources that are translated into multiple languages.

Ongoing Initiatives:

- DCA disseminates Fair Housing brochures, informational packets and or other promotional materials to area housing counseling agencies, home buyer classes and in other housing workshops and conferences that DCA sponsors.
- DCA's fair housing domain name, www.fairhousinggeorgia.com, allows users access to the fair housing resources on DCA's webpage.
- DCA continues to use multilingual newspapers and other media sources to expand how information is distributed about DCA's programs. As an example, DCA advertised its FY2015 Annual Action Plan public meeting notice in the Mundo Hispanico newspaper which translated it to Spanish to increase the outreach efforts to better inform the Hispanic community of DCA's services and products.
- DCA continues to provide an on-line resource, www.GeorgiaHousingSearch.org, as a tool for property managers to market affordable rental units and to offer a convenient resource to prospective renters for locating affordable and accessible housing. The website is available in over 80 languages and is updated by property managers at least bi-weekly with vacancy information. For the period of July 1, 2014 – June 15, 2015, a total of 1,952,372 searches were completed on GeorgiaHousingSearch.org.
- DCA maintains a housing outreach staff with no less than 5 designated members to conduct targeted outreach to communities least likely to apply for housing resources.
- DCA partners with the Georgia Council on Developmental Disabilities to maintain a position at DCA, the Disability Housing Coordinator, focused on housing for individuals with disabilities. For FY 2014, the Disability Housing Coordinator participated in a wide-array of networking and meeting opportunities with organizations across Georgia
- 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.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

Further, the program provides enhanced down payment assistance through the CHOICE initiative for persons with disabilities. In FY 2014, the CHOICE initiative provided 55 loans, totaling \$387,500.

- As a condition of grant awards, Community Development Block Grant (CDBG) recipients must certify that all notices of public hearings or other general public notices are published in both English and Spanish and they must provide translation services for individuals requesting such services. DCA's Office of Field Services performs compliance monitoring on all CDBG recipients, including a review of their actions taken to Affirmatively Further Fair Housing in the community.
- DCA has incorporated two specific designations into its CDBG Program, the Revitalization Area Strategy and Opportunity Zones, designed to align with HUD's Fair Housing Guide and reward local governments that are implementing comprehensive community revitalization strategies that target revitalization efforts to areas of high poverty and disinvestment. Also, DCA administers the Opportunity Zone program through CDBG that provides state tax incentives for businesses in areas in need of revitalization, creating jobs in locations that are near to low- to moderate-income communities and alleviating transportation barriers to jobs.
- DCA maintains a partnership with the Brain and Spinal Injury Trust Fund Commission (BSITFC) to complete accessibility modifications using the resources of the BSITFC. During FY2014, the partnership assisted 16 homeowners, providing \$128,200 in resources.
- Through the ESG program, DCA currently contracts with street outreach teams in Atlanta, Savannah and Brunswick who focus solely on connecting homeless youth with service and housing resources. As part of their activities, these projects assist in identifying and connecting LGBT youth with opportunities for services and housing.
- DCA requires all Low Income Housing Tax Credit (LIHTC) developments to comply with all applicable Federal and State accessibility laws and to retain a DCA qualified consultant to perform a pre-construction plan review and inspect the project at least 3 times during construction.
- DCA continues to implement an expanded Harm Reduction Case Management Program within DCA's Shelter Plus Care Program to expand the specialized case management available within 10 Shelter Plus Care programs that are implementing the "housing first" approach, increasing the access of individuals with disabilities to permanent housing.

FY 2014 Initiatives:

- DCA contracted with the Technical Assistance Collaborative (TAC) to provide input and facilitate the creation of a Strategic Housing Plan, which covers the use of DCA's housing resources to expand housing options for people with disabilities eligible under either the State's Settlement Agreement with the U.S. Department of Justice and the Money Follows the Person Initiative administered by the Georgia Department of Community Health.
- DCA was awarded \$4.2 million in resources through the HUD Section 811 Project Rental Assistance Demonstration program to foster the transition of individuals from institutional settings to integrated housing opportunities. The grant will provide 134 units of rental assistance. In 2015, DCA was successful in securing a second grant from HUD in the amount of \$10.1 million that will provide an additional 350 units of rental assistance.
- DCA created a HOME funded Tenant-Based Rental Assistance (TBRA) program to assist individuals receiving services from the State Money Follows the Person program to provide 24 month bridge rental assistance to assist individuals transitioning from nursing homes and other institutional settings back to their own apartments in the community. The program will be phased out in 2015 and replaced with a set aside of 25 Housing Choice Vouchers provided by DCA's Rental Assistance Division specifically for MFP clients and with available units under the HUD 811 PRA program.
- DCA implemented a HOME funded Permanent Supportive Housing Program, which provides a critical means for individuals with disabilities who are homeless to create a secure environment for their independence in the community. Construction was completed on two housing developments in the Spring of 2015.
- DCA incorporated strategies within the LIHTC Program specifically designed to provide housings for persons with disabilities. Such strategies include but are not limited to: a requirement that all

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

funded projects have a marketing plan which identifies how the development will market units to persons with disabilities, targeted outreach to PHAs to work jointly with DCA to provide affordable and integrated housing for individuals with disabilities, a preference point for developments which agree to provide integrated supportive housing units and a partnership with the Department of Behavioral Health and Developmental Disabilities to refer persons with disabilities. The QAP requires that before an applicant submits an application; all projects owned by the applicant must be entered into Georgia Housing Search.

- DCA also incorporated strategies within the LIHTC Program to promote development in thriving communities where there are job opportunities, strong schools, safe neighborhoods and a full range of housing choices available to all residents. DCA provided incentives for development in High Opportunity Areas as a tool for the de-concentration of poverty by giving point preferences for proximity to affordable transportation, development in a stable community, access to quality schools and an existing demand for workforce housing. DCA also modified its program to remove any items that had the potential to block projects from being developed in low-poverty, high opportunity neighborhoods.
- DCA worked collaboratively with HUD and PHAs to bolster the HUD's Rental Assistance Demonstration Program (RAD) by promoting successful RAD conversions with the goal of providing access to safe, quality affordable housing for individuals in existing aging affordable housing. DCA piloted the RAD Multi-Site Bond Program to overcome obstacles to RAD involvement, allowing smaller public housing properties and smaller PHAs to access the resources available in the LIHTC program. Specifically, this program seeks to match housing authorities and developer partners to implement a larger, multi-site non-competitive Housing Tax Credit and private activity bond transaction.
- DCA updated all of its CDBG monitoring tools and program guides to include Fair Housing requirements. Also, DCA partnered with the State ADA Coordinator's office and has updated both the CDBG Applicants' and Recipients' manuals to include a complete listing of requirements for Section 504. This partnership also resulted in a DCA-wide meeting checklist to ensure that meetings conducted by DCA are held in accordance with Section 504 requirements.
- DCA is working to finalize and implement written standards which will prioritize assistance and placement for persons and families who are chronically homeless, persons with disabilities, and persons with the highest number of barriers into stable housing and will adopt these standards, as appropriate, for its ESG program.
- DCA transmitted HUD Notice CPD-15-02 regarding equal access to housing regardless of sexual orientation to its ESG, Continuum of Care and HOPWA subrecipients and updated its HOME loan documents in accordance with the notice.

Future Initiatives:

- The State of Georgia has identified 18 counties where LEP populations exceed the Department of Justice's Safe Harbor 5% threshold. During FY2016, DCA will provide targeted technical assistance for organizations that receive awards through ESG, HOPWA or the Balance of State Continuum of Care in the identified counties in order to provide LEP households with meaningful access to services and programs and to ensure that agencies receiving funding understand how to better serve this population.
- The State Housing Trust Fund for the Homeless has authorized resources for DCA to provide training during FY2016 to DCA's subgrantees funded through the Continuum of Care programs. As part of this training effort, DCA will offer training on Fair-Housing & Equal Access to Housing to these subgrantees.
- In FY2016, DCA will continue to encourage the Balance of State Continuum of Care to prioritize programs that target homeless people with special needs.
- Housing First training will be provided for ESG providers, which through its approach reduces barriers to accessing housing for populations with high service needs, such as those with mental illness, substance abuse or other significant challenges. DCA continues to expand the specialized

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

case management available within Shelter Plus Care programs that are implementing the “housing first” approach, increasing the access of individuals with disabilities to permanent housing.

Trainings:

- Internally, DCA conducted numerous cross-divisional training sessions on fair housing, analyzing impediments to fair housing and Section 3. Such trainings were offered throughout the fiscal year.
- DCA conducted a Community Development Block Grant (CDBG) Recipients’ Workshop on September 4-5, 2014 and a CDBG Applicants’ Workshops on December 3-5, 2014. At these workshops, information was presented on FHEO, Section 3, and Section 504 compliance.
- DCA conducted a Neighborhood Revitalization Workshop on October 22-24, 2014. At the workshop, DCA’s Director of Legal Services presented on the federal requirements to Affirmatively Further Fair Housing
- On March 3, 2015, DCA provided training to sponsors administering Shelter Plus Care grants on Landlord-Tenant Law and Fair Housing.
- During Fair Housing month in April 2015, DCA conducted training for all rental assistance staff and temporary employees. DCA partners and contractors were invited and attended the training. The speakers included representatives from the Georgia Commission on Equal Opportunity, Georgia Legal Services, the Georgia State Financing & Investment Commission, the Georgia Department of Behavioral Health and Developmental Disabilities office; Vicky Kimbrell from Georgia Legal Services and Lindsey Siegel from and Atlanta Legal Aid.

MONITORING

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 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.

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

MONITORING

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)

Because of its program set up and draw requirements, DCA continually monitors each State Recipient and Sub-recipient's progress in carrying out their program activities. DCA issues notices to any State Recipient or Sub-recipient that is significantly behind on the program's implementation schedule described in the program description.

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

In addition, DCA monitors the following federal requirements:

- a) Subsidy Layering – DCA conducts a subsidy layering review at the time of project set-up. Prior to approving the setup of a project, proposed source of funding is examined and cost reasonableness is determined.
- b) Environmental Review – DCA requires each State Recipient and Sub-recipient to submit a site specific environmental assessment for all proposed project sites prior to approving a set up. The level of review required is predicated upon the type of activity proposed, 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.

Upon the expenditure of all funds and the completion of all CHIP projects by the State Recipient or Sub-recipient, on-site monitoring is conducted prior to each grant being closed out. This monitoring involves interviews with the program managers and grant administrators, if applicable, and a review of the policies and procedures they employed to carry out the program. HUD HOME monitoring checklists are completed to document the findings and a sampling of files are reviewed to ensure that everything was done correctly. In the event any issues of concern are found, these are detailed in the grant close-out letter.

During this reporting period of July 1, 2014-June 30, 2015, a total of 48 State Recipients and Sub-recipients received letters detailing the results of these on-site CHIP monitoring visits as part of the grant close-out process.

MONITORING

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.

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, 2015, CDBG Program Representatives conducted 1,126 site visits.

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 30,000+ 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.

	MORTGAGOR NAME	Date of Inspection during 7/1/14-6/30/15 period:	Comments/Status
1	AUBURN RIDGE	07/22/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
2	ETOWAH VILLAGE	09/22/14	PASSED INSPECTION: NO - UNCORRECTED FINDINGS Due to budgetary constraints (potholes, community bldg HVAC)
3	THE COVE	07/23/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
4	GRACE CROSSING	07/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
5	WALNUT SQUARE	07/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
6	LAUREL OAKS	07/10/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
7	PINES FAMILY CAMPUS	07/07/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
8	GREEN MOUNTAIN VILLAGE	07/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
9	FAITH CROSSING	07/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
10	MAPLE SQUARE	08/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
11	SANTA FE VILLAS	07/14/14	PASSED INSPECTION: NO, FAILED TO SUBMIT CURES TIMELY AND

AFFORDABLE RENTAL HOUSING INSPECTIONS

			ACCORDING TO DCA REQUIREMENTS
12	COLUMBIA EDGEWOOD	05/12/15	PENDING: CURES UNDER REVIEW
13	GROVE PARK	11/19/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
14	BRIGHTWOOD	09/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
15	SUNDIAL	09/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
16	ASHTON MEADOWS	09/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
17	HERON LAKE I	09/08/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
18	CEDARWOOD APARTMENTS	09/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
19	HERON LAKE II	09/08/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
20	OLDE TOWNE	09/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
21	HERITAGE VISTA APTS	09/17/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
22	LIBERTY GARDEN	09/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
23	AUGUSTA SPRINGS	09/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, EXCEPT; ACCESSIBILITY ITEMS OPEN, TOILET DISTANCE FROM WALL, CABINET HEIGHT TO BE ADDRESSED WHEN FUNDS BECOME AVAILABLE
24	COLUMBIA PLAZA	09/08/14	PASSED INSPECTION: NO - COMMON AREA ITEMS CURES NOT SUBMITTED PROPERTY IS ELIGIBLE FOR QUALIFIED CONTRACT, STATUS PENDING
25	MAXWELL HOUSE	09/10/14	PENDING: RESUBMISSION OF CURES REQUIRED

AFFORDABLE RENTAL HOUSING INSPECTIONS

26	LAFAYETTE VILLAGE	09/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
27	ASHTON COURT	09/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
28	SEVEN COURTS	09/16/14	PASSED INSPECTION: NO, CURE DOCUMENTATION DID NOT ADDRESS SEVERAL UNIT ISSUES RE: DOOR LATCHES AND DOOR REPAIRS ALSO, SOME UNCORRECTED ACCESSIBILITY FINDINGS IN KITCHENS OF SOME UNITS
29	PINE POINT	09/16/14	PENDING: CURES UNDER REVIEW
30	PRESLEY WOOD	09/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
31	DRESDEN	09/16/14	PASSED INSPECTION: NO - UNCURED ENTRY GATE, CEILING FANS, ALSO UNCURED ACCESSIBILITY COMMUNITY KITCHEN ND BATH
32	KIRKWOOD GARDEN	09/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
33	PHOENIX HOUSE	09/17/14	PASSED INSPECTION: NO - SEVERAL ITEMS NOT CURED
34	ST CHARLES PLACE	09/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
35	MALLARD LAKE APTS	09/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
36	SHANGRI LA PARK	09/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
37	TARA ARMS	10/22/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
38	AMERICUS GARDEN	11/24/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
39	WOODSTONE	03/17/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
40	BLOUNT CROSSING	01/20/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY,

AFFORDABLE RENTAL HOUSING INSPECTIONS

			AUDIT CLOSED
41	PATEVILLE ESTATES	02/26/15	PENDING: CURES UNDER REVIEW
42	EAST OAKS APTS	12/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
43	EMERALD POINTE	01/20/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
44	PERRY PARK	11/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
45	MAGNOLIA PLACE	01/22/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
46	ASHTON PLACE AKA WESTGATE	11/19/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
47	SOUTHFORK	01/22/15	PENDING: CURES UNDER REVIEW
48	TWIN OAKS	03/17/15	PENDING: CURES UNDER REVIEW
49	SUNSET POINTE	01/21/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
50	WILDWOOD APARTMENTS	02/16/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
51	STONEBRIDGE	03/09/15	PENDING: CURES UNDER REVIEW
52	GATWICK SENIOR VILLAGE	01/28/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
53	RIDGECREST	02/26/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
54	HARBOR POINTE	01/20/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
55	WINDSOR SENIOR	12/10/14	PASSED INSPECTION: YES - EXCEPT FOUR UNITS HAVE SHOWER ACCESSIBILITY FINDINGS THAT HAVE NOT BEEN CURED, AND ARE BEING FURTHER REVIEWED
56	TIFTON GROVE	03/18/15	PENDING: CURES UNDER REVIEW
57	HAMPTON LAKE	11/18/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY,

AFFORDABLE RENTAL HOUSING INSPECTIONS

			AUDIT CLOSED
58	SUWANEE HOTEL	02/16/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
59	SELMAN PLACE	10/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
60	COURTES DE EMERALD	10/22/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
61	ANTIGUA PLACE	03/09/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
62	KIRBY CREEK	03/10/15	PENDING: CURES UNDER REVIEW
63	COURTES DE EMERALD II	10/22/14	PASSED INSPECTION: NO - SOME EGRESS ISSUES WITH TENANT FURNITURE AND SOME ACCESSIBILITY ITEMS THAT THE OWNER DISPUTES AND/OR CLAIMS REPAIRS NEEDED WOULD CREATE ECONOMIC HARDSHIP IF CORRECTED PROPERLY
64	ANTIGUA PLACE phase II	12/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
65	PINE RIDGE ESTATES	10/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
66	FRIENDSHIP CROSSING	11/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
67	VILLAGE SQUARE	09/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
68	SISTERS COURT	10/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
69	MEADOWOOD PARK	11/17/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
70	SHEPPARD STATION	10/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
71	WOODLAWN VILLAGE	11/17/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY,

AFFORDABLE RENTAL HOUSING INSPECTIONS

			AUDIT CLOSED
72	HILLCREST APARTMENTS	11/18/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
73	VERANDA VILLAGE	12/12/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
74	POTEMKIN VILLAGE	11/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
75	TIMBERFALLS APTS	11/13/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
76	WINDOVER MANOR	11/18/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
77	LOGAN SENIOR VILLAGE	11/20/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
78	CONSTITUTION AVE	11/17/14	PASSED INSPECTION: YES - EXCEPT VARIOUS UNITS AND BUILDING (restrooms and kitchen) ACCESSIBILITY FINDINGS UNCURED - OWNER CLAIMS/DISPUTES NO NEED TO RETROFIT UNITS; TENANTS NOT HANDICAPPED
79	COLUMBIA MECHANICSVILLE	11/18/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
80	RUTHIE MANOR	05/19/15	PENDING: CURES DUE 9/21/15
81	WARING I	11/19/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
82	GLENCOE TRACE	11/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
83	ASHTON HILLS	11/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
84	WARING II	11/19/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
85	MORELAND SQUARE aka REYNOLDS TOWN	11/19/14	PASSED INSPECTION: NO - CURE DOCUMENTATION NOT SATISFACTORY

AFFORDABLE RENTAL HOUSING INSPECTIONS

86	MARIAN POINT	02/17/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
87	GROVE PARK VILLAGE	02/17/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
88	WESTPORT VILLAGE	11/19/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
89	COLONY WEST	11/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
90	VILLAS ON FORSYTH	11/11/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
91	EDGEWOOD PARK	11/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
92	HENDERSON PLACE	11/20/14	PASSED INSPECTION: NO CURE DOCUMENTATION NOT SATISFACTORY
93	PALMETTO PRESERVE fka GENESIS GARDEN	11/20/14	PASSED INSPECTION: YES - EXCEPT ACCESSIBILITY ISSUES NOT CURED TO DCA SATISFACTION
94	PRINCE AVONDALE AKA NOTTINGHAM FOREST	11/19/14	PASSED INSPECTION: YES - EXCEPT OWNER DISPUTED ACCESSIBILITY FINDINGS
95	WATERFORD PLACE	11/20/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
96	TIMBER CHASE	11/19/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
97	PECAN HILLS	11/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
98	TERRACES AT PARKVIEW	11/12/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
99	SHOAL CREEK MANOR	12/15/14	PASSED INSPECTION: YES - EXCEPT OPEN ACCESSIBILITY COMMUNITY KITCHEN; HEIGHT OF CABINETS
100	NORMAN BERRY VILLAGE	12/12/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED

AFFORDABLE RENTAL HOUSING INSPECTIONS

101	MAGNOLIA TERRACE	12/08/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
102	CAMILLA HOUSING (CVI Rental)	12/16/14	PASSED INSPECTION: NO CURE DOCUMENTATION IS NOT SATISFACTORY, AUDIT CLOSED
103	CAMILLA HOUSING (CVI Rental)	12/16/14	PASSED INSPECTION: NO CURE DOCUMENTATION IS NOT SATISFACTORY, AUDIT CLOSED
104	EAGLES NEST I	11/10/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
105	EAGLES NEST II	11/10/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
106	PINEWOOD PARK	11/13/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
107	POWELL PLACE APTS	05/08/15	PENDING: CURES DUE 9/22/15
108	ASHLEY WOODS	11/12/14	PASSED INSPECTION: YES - EXCEPT OWNER DISPUTED ACCESSIBILITY FINDINGS
109	RIDGEVIEW AT FRANKLIN	11/24/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
110	RIDGEVIEW	11/24/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
111	PINES BY THE CREEK	11/20/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
112	DOUGLASVILLE PROPER	01/28/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
113	HIGHLAND PARK	01/28/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
114	CREEKSTONE APTS PHASE I	01/28/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
115	ASHTON COVE	01/14/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
116	CREEKSTONE II	01/28/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED

AFFORDABLE RENTAL HOUSING INSPECTIONS

117	KIRKWOOD TRAIL	02/09/15	PENDING: DCA CONSIDERING EXTENSION REQUESTED BY OWNER FOR DRIVEWAY REPAIRS DUE TO COST
118	SOUTH ROSSVILLE	02/19/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
119	VILLAGE AT CHICKAMAUGA	02/19/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
120	CAMPBELL CREEK	01/26/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
121	HUMMINGBIRD POINTE	12/10/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
122	ST MARYS (Old Jefferson)	01/15/15	PENDING CURE RESPONSE FROM RECENTLY COURT APPOINTED RECEIVER NEW MANAGING AGENT - EXTENSION GRANTED BY DCA
123	WOODLANDS VILLAGE	02/18/15	PASSED INSPECTION: YES, EXCEPT OPEN ACCESSIBILITY ISSUES
124	LUCKY POINTE	02/18/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
125	ETOWAH TERRACE SR RES	04/14/15	PENDING: CURES DUE 9/9/15
126	EVERGREEN VILLAGE	02/09/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
127	PARK PLACE	02/09/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
128	HEARTHSTONE	02/11/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
129	PINE MEADOWS APTS	12/16/14	PASSED INSPECTION: YES, EXCEPT OPEN ACCESSIBILITY ISSUES
130	PARADISE ESTATES	04/14/15	PENDING: CURES DUE 8/29/15
131	GRANADA PARK	11/12/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
132	DOGWOOD VIEW	12/10/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
133	COLUMBIA HILL	05/12/15	PENDING: CURES DUE 9/21/15

AFFORDABLE RENTAL HOUSING INSPECTIONS

134	SUMMERVILLE GARDENS APTS	05/18/15	PENDING: CURES DUE 9/11/15
135	FULLERTON SQUARE	03/10/15	PENDING: CURES UNDER REVIEW
136	OCONEE SPRINGS	03/12/15	PENDING: CURES UNDER REVIEW
137	WINDCLIFF	03/12/15	PENDING: CURES UNDER REVIEW
138	EASTGATE	03/10/15	PENDING: CURES UNDER REVIEW
139	CATOOSA SR VILLAGE	03/10/15	PENDING: CURES UNDER REVIEW
140	BEDFORD PLACE	03/09/15	PENDING: CURES UNDER REVIEW
141	ORCHARD GROVE	06/25/15	PENDING: CURES UNDER REVIEW
142	LONE MTN VILLAGE	03/09/15	PENDING: CURES UNDER REVIEW
143	PECAN CHASE	03/13/15	PENDING: CURES UNDER REVIEW
144	SPRINGHAVEN	03/09/15	PENDING: CURES UNDER REVIEW
145	SARATOGA COURT	03/10/15	PENDING: CURES UNDER REVIEW
146	ALBANY SPRINGS	04/13/15	PENDING: CURES DUE 9/4/15
147	WOODWARD APARTMENTS	04/13/15	PENDING: CURES UNDER REVIEW
148	VENTNOR PARK	04/10/15	PENDING: CURES DUE 8/28/15
149	THE VERANDAH	02/28/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
150	IMPERIAL PLACE	04/20/15	PENDING: CURES UNDER REVIEW
151	LINWOOD PLACE	04/13/15	PENDING: CURES DUE 9/9/15
152	JUNIPER COURT	04/20/15	PENDING: CURES UNDER REVIEW
153	MANOR PLACE	04/20/15	PENDING: CURES UNDER REVIEW
154	WHITEHALL COMMONS	04/20/15	PENDING: CURES UNDER REVIEW
155	WHITEHALL MANOR	04/20/15	PENDING: CURES UNDER REVIEW
156	NANTAHALA VILLAGE	04/13/15	PENDING: CURES DUE 9/9/15
157	FIELDSTONE	04/13/15	PENDING: CURES DUE 9/9/15
158	HIGHLAND WEST	NONE	Scheduled for 9/22/15 No review was done during the period 7/14 to 6/15 due to incorrect number GAIF#
159	PINE RIDGE PLACE	05/12/15	PENDING: CURES UNDER REVIEW
160	DUTCHTOWN CAMPUS	05/15/15	PENDING: CURES DUE 9/15/15
161	CHRIS PROPERTIES	05/12/15	PENDING: CURES DUE 9/15/15
162	GATEWAY TOWN CENTER	05/21/15	PENDING: CURES UNDER REVIEW
163	CONNERS SENIOR VILLAGE	05/12/15	PENDING: CURES DUE 9/15/15
164	MILLENNIUM 2012	05/20/15	PENDING: CURES DUE 9/28/15

AFFORDABLE RENTAL HOUSING INSPECTIONS

165	VILLAGE AT WEDGEWOOD	05/20/15	PENDING: CURES UNDER REVIEW
166	ENOTA VILLAGE	05/18/15	PENDING: CURES DUE 9/28/15
167	MAGNOLIA VILLAGE	05/20/15	PENDING: CURES DUE 9/23/15
168	O HERN HOUSE	05/13/15	PENDING: CURES DUE 9/23/15
169	NORTHGATE	10/21/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
170	COLLEGE SQUARE	08/19/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
171	WILLOW GLEN	10/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
172	Brentwood Place	10/16/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
173	Endeavor Pointe	12/10/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
174	Gateway Pines II	03/10/15	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
175	Hearthside at Peachtree City	12/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
176	Heritage Vista	09/07/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
177	Imperial Hotel	09/08/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
178	JT Deerfield, LP	12/09/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
179	Lone Mtn Village Ph II	10/13/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
180	Lookout Pointe	10/13/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
181	Maria Sr Gardens	08/29/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
182	Oak Ridge Apartments	10/14/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY,

AFFORDABLE RENTAL HOUSING INSPECTIONS

			AUDIT CLOSED
183	Quest Village III	10/08/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
184	The Forest at York	12/15/14	PASSED INSPECTION: YES CURE DOCUMENTATION IS SATISFACTORY, AUDIT CLOSED
185	Bridgeway Village	Recent or Upcoming Construction Completion	N/A
186	Clover Bridge	Recent or Upcoming Construction Completion	N/A
187	Stony Ridge	Recent or Upcoming Construction Completion	N/A
188	Pinewood Village	Recent or Upcoming Construction Completion	N/A
190	WOODLANDS VILLAGE II	Recent or Upcoming Construction Completion	N/A
191	Tallockas Pointe	Recent or Upcoming Construction Completion	N/A
192	Abbingtion Woods	Recent or Upcoming Construction Completion	N/A
193	Braselton Court ka Mainstreet Braselton	Recent or Upcoming Construction Completion	N/A
194	Ramsey Run	Recent or Upcoming Construction Completion	N/A

AFFORDABLE RENTAL HOUSING INSPECTIONS

195	TRACEWOOD	00/00/00	Owner boarded up property. No tenants in place
196	GRANT PARK	00/00/00	Period of affordability expired - LURA restrictions released/extinguished
197	WELLS COURT	00/00/00	Owner boarded up property. No tenants in place
198	HARMONY GROVE	00/00/00	HOME loan paid Sept. 2014 - No longer Monitoring Next inspection due June 2017 or sooner at DCA's discretion
199	SUNCHASE	00/00/00	Project Foreclosure date 11/5/13, LURA terminated
Summary of inspection issues:			
<p>The contracted inspectors follow UPCS and 504 ADA guidelines for all inspections and provide a full report of findings for all units, buildings, and common areas. Generally, the common physical findings detailed in an audit report includes routine maintenance issues including dirty HVAC filters, GFI not reset, dirty or worn carpet, etc. However, when health and safety issues are noted in a physical inspection, the property must provide proof that the issue has been corrected within 24, 48, or 72 hours respectively. Properties with significant health and safety issues are monitored more closely and a follow-up on-site inspection is scheduled after the close of the cure period.</p>			

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:
 - At the site where the work is being performed
 - In the city where the work is being performed
 - In the county where the work is being performed
 - 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 \$6,698,866 to fund 20 rental housing projects. The chart below lists all projects that received program income expenditures during this reporting period.

Project Name	Program Income
Hearthside at PTC	\$ 322,935
Deerfield	\$ 690,000
Imperial Hotel	\$ 170,000
Ramsey Run	\$ 10,000
Pinewood Village	\$ 483,526
Stony Ridge	\$ 284,975
Tallokas Pointe	\$ 684,616
Braselton Court	\$ 404,742
Abbingtion Woods	\$ 10,000
Bridgeway Village	\$ 469,531
Broadview Cove	\$ 928,241
Autry Pines Sr Village	\$ 389,656
Heather Highlands	\$ 224,894
Forest Mill	\$ 701,100
Horizon Senior	\$ 453,250
Providence at Parkway Village	\$ 131,000
Meriwether Redevelopment (Phase 1)	\$ 308,400
Mills Creek	\$ 16,000
City Lights Seniors	\$ 3,600
Willingham Village	\$ 12,400
TOTAL	\$6,698,866

OTHER AFFORDABLE HOUSING ACTIONS

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)

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

- Several obstacles exist that prevent the State from meeting some of its goals. One such obstacle relates to the home buyer down payment assistance program. Outreach to lenders continues to be a challenge with the ongoing changing market and mortgage product available to low-income households. It is difficult to recruit lenders to participate in the program. However, the State continues to meet with lenders to educate them about the program and will work to revise program procedures to meet of the home buyer.
- The State is challenged with providing the needed affordable rental units throughout the entire state. The State sponsored the Georgia Housing Search website that provides a real-time assessment of units that are available with details including addresses, numbers of bedrooms, security deposits required, proposed rents, and eligibility criteria. Developers are required to enroll their units on the website at the start of lease-up for properties funded with LIHTC and HOME funds.
- The State is challenged to expand housing opportunities for individuals with disabilities, ensuring that housing opportunities that are integrated into the community are made available. DCA will continue to implement its HOME-funded TBRA program and explore the removal of barriers for individuals with disabilities. Additionally, the State will work with other state agencies to remove barriers to access supportive services.
- Under the CHIP Program has become a primary source of affordable housing assistance with the local government and nonprofit organization and public housing authorities. Therefore is critical that the State continue to meet unmet housing needs throughout the state, particularly in rural areas. The State will continue to expand the housing eligible activities under the federal funded programs and coordinate with other resources.

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

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 (FY14)	Actual (FY14)
Short-term rent, mortgage, and utility assistance payments	127	81
Tenant-based rental assistance	121	140
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	65	115
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	94	37
Total	407	373

Table 1 – 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	07/01/2014
Program Year End Date	06/30/2015

HOPWA OUTCOMES & ESG SUPPLEMENT

3a. Subrecipient Form – Complete one form for each subrecipient CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

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	Atlanta/Roswell/DeKalb, Fulton Counties CoC

ESG Contact Name

Prefix	Mrs
First Name	CHRISTY
Middle Name	0
Last Name	HAHN
Suffix	0
Title	Planning Manager

ESG Contact Address

Street Address 1	60 Executive Park South
Street Address 2	0
City	Atlanta
State	GA
ZIP Code	30329-
Phone Number	4046790571
Extension	0
Fax Number	0
Email Address	christy.hahn@dca.ga.gov

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension

HOPWA OUTCOMES & ESG SUPPLEMENT

Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2014
Program Year End Date 06/30/2015

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

Subrecipient or Contractor Name: DALTON-WHITFIELD COMMUNITY DEVELOPMENT CORPORATION

City: Dalton

State: GA

Zip Code: 30720, 4286

DUNS Number: 167024426

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 32500

Subrecipient or Contractor Name: TRAVELERS AID/HOPE ATLANTA

City: Atlanta

State: GA

Zip Code: 30303, 2815

DUNS Number: 086078748

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: ACTION MINISTRIES (CENTRAL)

City: Atlanta

State: GA

Zip Code: 30329, 2201

DUNS Number: 198895125

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 100000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: BATTERED WOMEN'S SHELTER, INC.

City: Valdosta

State: GA

Zip Code: 31603, 5382

DUNS Number: 071110071

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80000

Subrecipient or Contractor Name: CALVARY REFUGE CENTER, INC.

City: Forest Park

State: GA

Zip Code: 30297, 3672

DUNS Number: 833734981

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: CARING WORKS, INC.

City: Decatur

State: GA

Zip Code: 30030, 4362

DUNS Number: 198267622

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80000

Subrecipient or Contractor Name: CARROLL COUNTY EMERGENCY SHELTER, INC

City: Carrollton

State: GA

Zip Code: 30112, 0041

DUNS Number: 004170517

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 40000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: CENTER FOR FAMILY RESOURCES, INC.

City: Marietta

State: GA

Zip Code: 30060, 2186

DUNS Number: 024155673

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: CITIZENS AGAINST VIOLENCE, INC.

City: Statesboro

State: GA

Zip Code: 30459, 2494

DUNS Number: 555995240

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: COVENANT COMMUNITY, INC.

City: Atlanta

State: GA

Zip Code: 30308, 1907

DUNS Number: 059549134

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: CRISIS LINE & SAFE HOUSE OF CENTRAL GEORGIA, INC.

City: Macon

State: GA

Zip Code: 31201, 7972

DUNS Number: 943447045

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: CSRA ECONOMIC OPPORTUNITY AUTHORITY, INC.

City: Augusta

State: GA

Zip Code: 30901, 2127

DUNS Number: 092148261

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: DECATUR COOPERATIVE MINISTRY, INC.

City: Decatur

State: GA

Zip Code: 30031, 0457

DUNS Number: 166657130

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 65000

Subrecipient or Contractor Name: THE DRAKE HOUSE, INC.

City: Roswell

State: GA

Zip Code: 30075, 7690

DUNS Number: 168399454

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 27000

Subrecipient or Contractor Name: FLINT CIRCUIT COUNCIL ON FAMILY VIOLENCE, INC.

City: McDonough

State: GA

Zip Code: 30253, 1150

DUNS Number: 831078761

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: GEORGIA MOUNTAINWOMEN'S CENTER, INC. (A/K/A/ CIRCLE OF HOPE)

City: Cornelia

State: GA

Zip Code: 30531, 1013

DUNS Number: 023341295

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 32000

Subrecipient or Contractor Name: GLYNN COMMUNITY CRISIS CENTER, INC.

City: Brunswick

State: GA

Zip Code: 31521, 0278

DUNS Number: 796964047

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: GWINNETT HOUSING RESOURCE PARTNERSHIP (A/K/A IMPACT! GROUP)

City: Lawrenceville

State: GA

Zip Code: 30043, 5893

DUNS Number: 142753271

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80000

Subrecipient or Contractor Name: HABERSHAM HOMELESS MINISTRIES, INC.

City: Clarkesville

State: GA

Zip Code: 30523, 3000

DUNS Number: 127783681

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 30000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: HALCYON HOME FOR BATTERED WOMEN, INC.

City: Thomasville

State: GA

Zip Code: 31799, 1838

DUNS Number: 967292434

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 21000

Subrecipient or Contractor Name: MUST MINISTRIES, INC.

City: Marietta

State: GA

Zip Code: 30062, 2425

DUNS Number: 827848292

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 80000

Subrecipient or Contractor Name: NICHOLAS HOUSE, INC.

City: Atlanta

State: GA

Zip Code: 30333, 0577

DUNS Number: 187871892

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 132000

Subrecipient or Contractor Name: NOA'S ARK, INC.

City: Dahlonega

State: GA

Zip Code: 30533, 0012

DUNS Number: 828487900

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 90000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: NORTH GEORGIA MOUNTAIN CRISIS NETWORK, INC.

City: Blue Ridge

State: GA

Zip Code: 30513, 0022

DUNS Number: 967074002

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: S.H.A.R.E. HOUSE, INC.

City: Douglasville

State: GA

Zip Code: 30133, 0723

DUNS Number: 867491722

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80000

Subrecipient or Contractor Name: SALVATION ARMY (ATHENS)

City: Athens

State: GA

Zip Code: 30603, 0367

DUNS Number: 051037950

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 60000

Subrecipient or Contractor Name: UNION MISSION, INC. (SAVANNAH)

City: Savannah

State: GA

Zip Code: 31401, 2392

DUNS Number: 122989457

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 60000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: WOMEN IN NEED OF GOD'S SHELTER, INC.

City: Dublin

State: GA

Zip Code: 31040, 8277

DUNS Number: 967914417

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: SALVATION ARMY (ATLANTA METRO AREA COMMAND)

City: Atlanta

State: GA

Zip Code: 30313, 2002

DUNS Number: 020732326

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 90000

Subrecipient or Contractor Name: SALVATION ARMY (AUGUSTA)

City: Augusta

State: GA

Zip Code: 30901, 1032

DUNS Number: 124261228

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: HOMELESS SHELTER ACTION COMMITTEE, INC.

City: Cartersville

State: GA

Zip Code: 30120, 0664

DUNS Number: 096606749

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: LOWNDES ASSOCIATED MINISTRIES TO PEOPLE, INC.

City: Valdosta

State: GA

Zip Code: 31604, 3502

DUNS Number: 833247729

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 70000

Subrecipient or Contractor Name: SAFE HOMES OF AUGUSTA, INC.

City: Augusta

State: GA

Zip Code: 30914, 3187

DUNS Number: 030140326

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 70000

Subrecipient or Contractor Name: SALVATION ARMY (GAINESVILLE)

City: Gainesville

State: GA

Zip Code: 30501, 6615

DUNS Number: 154183649

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: IMPACT INTERNATIONAL , INC.

City: Carrollton

State: GA

Zip Code: 30117, 8899

DUNS Number: 176819303

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: MACON-BIBB EOC, INC.

City: Macon

State: GA

Zip Code: 31201, 2817

DUNS Number: 827633152

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 70000

Subrecipient or Contractor Name: INTERFAITH HOSPITALITY NETWORK OF ATHENS, INC.

City: Athens

State: GA

Zip Code: 30601, 2523

DUNS Number: 965575785

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: PARK PLACE OUTREACH, INC.

City: Savannah

State: GA

Zip Code: 31401, 6927

DUNS Number: 831995535

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: SALVATION ARMY SAVANNAH

City: Savannah

State: GA

Zip Code: 31403, 3798

DUNS Number: 124265179

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 140000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: SALVATION ARMY OF CENTRAL GEORGIA

City: Macon

State: GA

Zip Code: 31208, 3386

DUNS Number: 051037950

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: ATHENS AREA HOMELESS SHELTER, INC.

City: Athens

State: GA

Zip Code: 30601, 2026

DUNS Number: 884399510

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 175000

Subrecipient or Contractor Name: BROTHER CHARLIE RESCUE CENTER, INC.

City: Tifton

State: GA

Zip Code: 31793, 7712

DUNS Number: 199450263

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 65000

Subrecipient or Contractor Name: ADVANTAGE BHS

City: Athens

State: GA

Zip Code: 30601, 2244

DUNS Number: 930142125

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 143000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: NINTH DISTRICT OPPORTUNITY

City: Gainesville

State: GA

Zip Code: 30501, 3748

DUNS Number: 070322342

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 330000

Subrecipient or Contractor Name: GENESIS SHELTER, INC.

City: Atlanta

State: GA

Zip Code: 30312, 1468

DUNS Number: 168795417

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: PEACE PLACE, INC.

City: Winder

State: GA

Zip Code: 30680, 0948

DUNS Number: 054507624

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 50000

Subrecipient or Contractor Name: PROMISE PLACE, INC. (F/K/A FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE)

City: Fayetteville

State: GA

Zip Code: 30214, 0854

DUNS Number: 948964515

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: SALVATION ARMY (BRUNSWICK)

City: Brunswick

State: GA

Zip Code: 31520, 6731

DUNS Number: 828016993

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: ATLANTA CENTER FOR SELF SUFFICIENCY, INC.

City: Atlanta

State: GA

Zip Code: 30309, 3828

DUNS Number: 939663217

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 40000

Subrecipient or Contractor Name: PROJECT COMMUNITY CONNECTIONS, INC.

City: Decatur

State: GA

Zip Code: 30030, 4362

DUNS Number: 015756900

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 150000

Subrecipient or Contractor Name: COLUMBUS ALLIANCE FOR BATTERED WOMEN, INC.

City: Columbus

State: GA

Zip Code: 31914, 0182

DUNS Number: 003433021

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: New Horizons Community Service Board

City: Columbus

State: GA

Zip Code: 31906, 0328

DUNS Number: 942932609

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80000

Subrecipient or Contractor Name: Georgia Law Center for the Homeless

City: Atlanta

State: GA

Zip Code: 30303, 3026

DUNS Number: 845220482

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 95000

Subrecipient or Contractor Name: The Refuge Domestic Violence Shelter, Inc.

City: Vidalia

State: GA

Zip Code: 30475, 0853

DUNS Number: 141148481

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 23000

Subrecipient or Contractor Name: Middle Georgia Community Action, Inc.

City: Macon

State: GA

Zip Code: 31201, 3419

DUNS Number: 072483258

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 114000

HOPWA OUTCOMES & ESG SUPPLEMENT

Subrecipient or Contractor Name: Chatham-Savannah Authority for the Homeless

City: Savannah

State: GA

Zip Code: 31412, 8936

DUNS Number: 831995733

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: CHRIS Kids, Inc.

City: Atlanta

State: GA

Zip Code: 30316, 2932

DUNS Number: 166680363

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 30000

Subrecipient or Contractor Name: Southwest Georgia Community Action Council, Inc

City: Moultrie

State: GA

Zip Code: 31776, 3728

DUNS Number: 073453706

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 95000

Subrecipient or Contractor Name: Homeless Resource Network, Inc.

City: Columbus

State: GA

Zip Code: 31902, 0811

DUNS Number: 839270824

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80000

HOPWA OUTCOMES & ESG SUPPLEMENT

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	390
Children	359
Don't Know/Refused/Other	1
Missing Information	0
Total	750

Table 2 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	1,027
Children	905
Don't Know/Refused/Other	2
Missing Information	0
Total	1,934

Table 3 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	8,866
Children	3,494
Don't Know/Refused/Other	6
Missing Information	1
Total	12,367

Table 4 – Shelter Information

ESG PERSONS ASSISTED

4d. Street Outreach

Number of Persons in Households	Total
Adults	848
Children	118
Don't Know/Refused/Other	0
Missing Information	1
Total	967

Table 5 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	15,195
Children	5,699
Don't Know/Refused/Other	11
Missing Information	2
Total	20,907

Table 6 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	10,528
Female	10,364
Transgender	9
Don't Know/Refused/Other	6
Missing Information	0
Total	20,907

Table 7 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	5,651
18-24	1,813
25 and over	13,429
Don't Know/Refused/Other	12
Missing Information	2
Total	20,907

Table 8 – 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	20	112	669	533
Victims of Domestic Violence	52	321	3,087	3,017
Elderly	9	31	619	322
HIV/AIDS	2	7	93	138
Chronically Homeless	4	100	900	1,279
Persons with Disabilities:				
Severely Mentally Ill	31	206	1,913	2,150
Chronic Substance Abuse	5	104	1,332	1,441
Other Disability	81	234	2,046	2,361
Total (unduplicated if possible)	204	1,115	10,659	11,978

Table 9 – 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	898,630
Total Number of bed - nights provided	709,841
Capacity Utilization	79%

Table 10 – Shelter Capacity

ESG ASSISTANCE PROVIDED, OUTCOMES & EXPENDITURES

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 2012	FY 2012	FY 2014
Expenditures for Rental Assistance	\$170,611	\$289,303	\$356,166
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$42,384	\$48,490	\$59,641
Expenditures for Housing Relocation & Stabilization Services - Services	\$88,767	\$103,222	\$144,936
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Homelessness Prevention	\$301,762	\$441,015	\$560,743

Table 11 – ESG Expenditures for Homelessness Prevention

ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2012	FY 2013	FY 2014
Expenditures for Rental Assistance	\$562,877	\$965,362	\$673,149
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$329,269	\$386,457	\$353,863
Expenditures for Housing Relocation & Stabilization Services - Services	\$297,982	\$574,178	\$490,363
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Rapid Re-Housing	\$1,190,128	\$1,925,997	\$1,517,375

Table 12 – ESG Expenditures for Rapid Re-Housing

ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2012	FY 2013	FY 2014
Essential Services	\$259,399	\$389,178	\$392,651
Operations	\$1,125,031	\$1,277,645	\$843,144
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	\$1,384,430	\$1,666,823	\$1,235,795

Table 13 – ESG Expenditures for Emergency Shelter

Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2012	FY 2013	FY 2014
Street Outreach	\$21,478	\$277,951	\$164,045
HMIS	0	\$36,662	\$11,020
Administration	\$213,601	\$280,638	\$211,842

Table 14 - Other Grant Expenditures

Total ESG Grant Funds

	FY 2012	FY 2013	FY 2014
Total ESG Funds Expended	\$3,111,399	\$4,629,086	\$3,700,820

Table 15 - Total ESG Funds Expended

ESG MATCH SOURCE

Match Source

	FY 2012	FY 2013	FY 2014
Other Non-ESG HUD Funds		\$75,639	\$5,000
Other Federal Funds		\$19,375	\$0
State Government	\$1,296,576	\$1,676,308	\$2,426,151
Local Government		\$349,263	\$245,751
Private Funds	\$1,714,823	\$2,002,197	\$1,990,828
Other		\$1,260,535	\$1,592,723
Fees		\$52,918	\$117,042
Program Income		\$0	
Total Match Amount	\$3,011,399	\$5,436,235	\$6,377,495

Table 16 - Other Funds Expended on Eligible ESG Activities

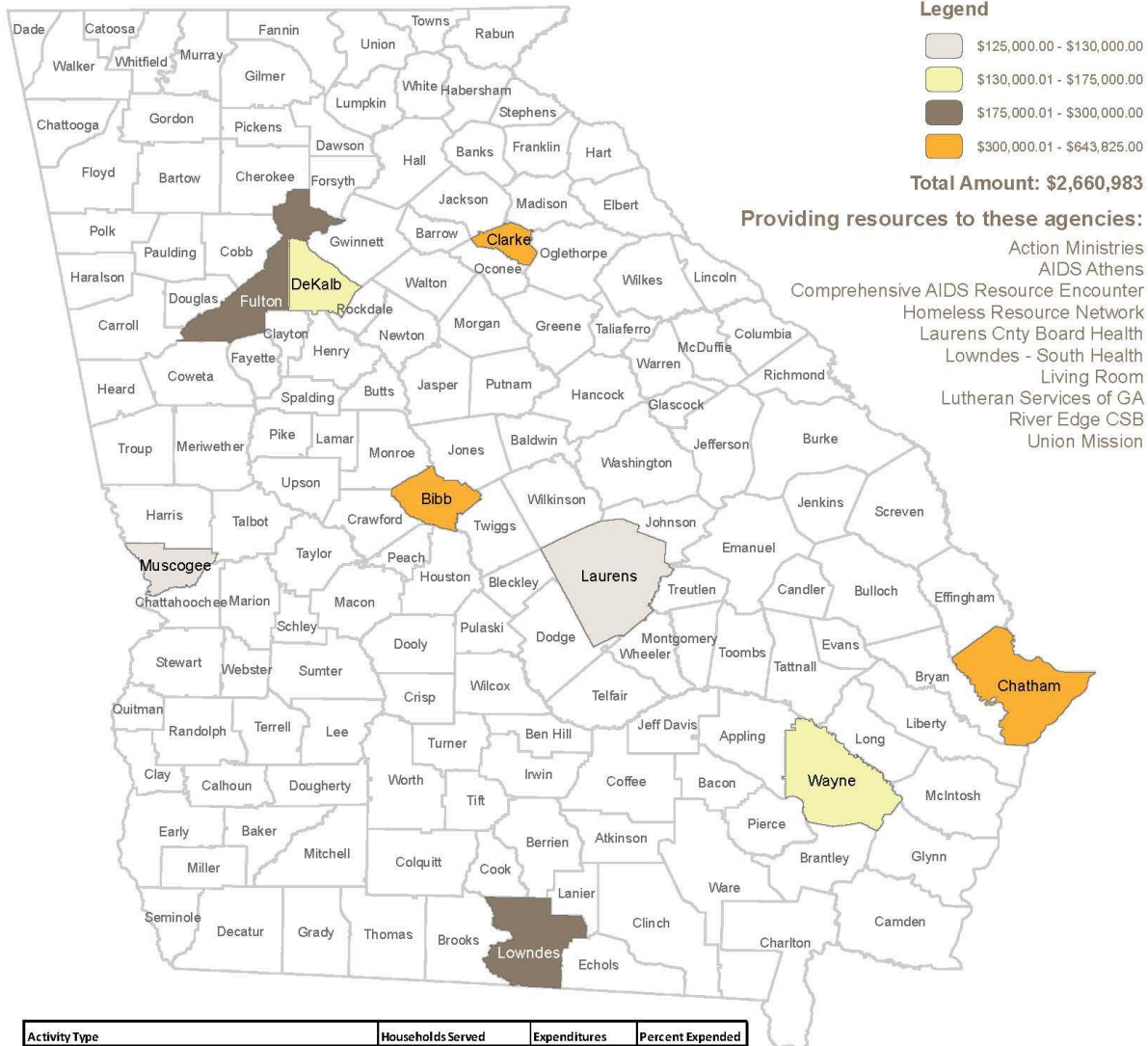
Total

	FY 2012	FY 2013	FY 2014
Total Amount of Funds Expended on ESG Activities	\$6,122,798	\$10,065,321	\$10,078,315

Table 17 - Total Amount of Funds Expended on ESG Activities

MAPS: GEOGRAPHIC DISTRIBUTION OF HUD FUNDS BY COUNTY

HOPWA Geographic Distribution & Location of Assistance

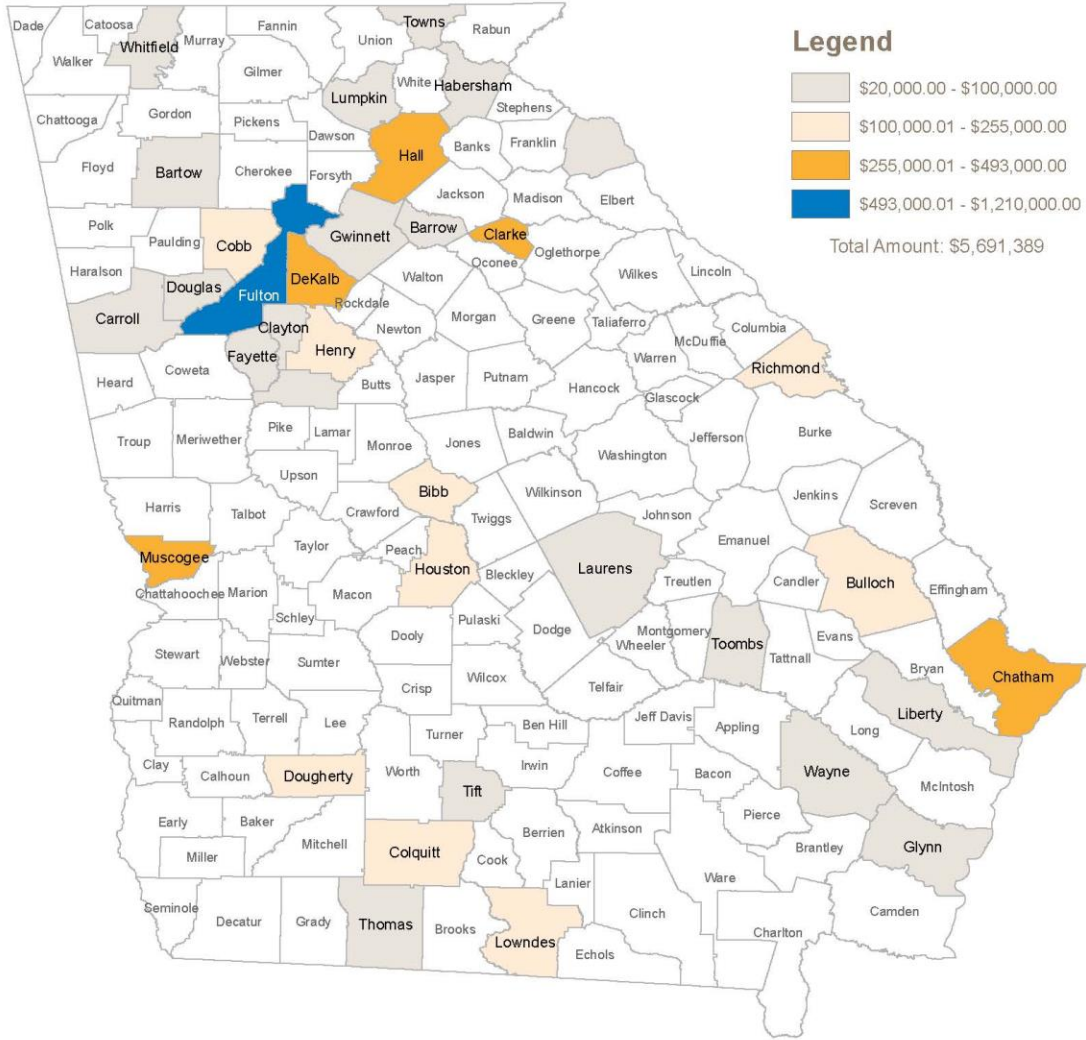


Activity Type	Households Served	Expenditures	Percent Expended
Facility-Based Housing (Permanent)	37	\$381,051	17.9%
Facility-Based Housing (Short-term)	115	\$94,639	4.5%
TBRA	140	\$456,465	21.5%
STRMU	81	\$198,219	9.3%
Permanent Housing Placement	62	\$54,134	2.5%
Housing Information Services	615	\$20,547	1.0%
Supportive Services	718*	\$727,485	34.2%
Administration	N/A	\$192,073	9.0%
Total	N/A	\$2,124,613	100.0%

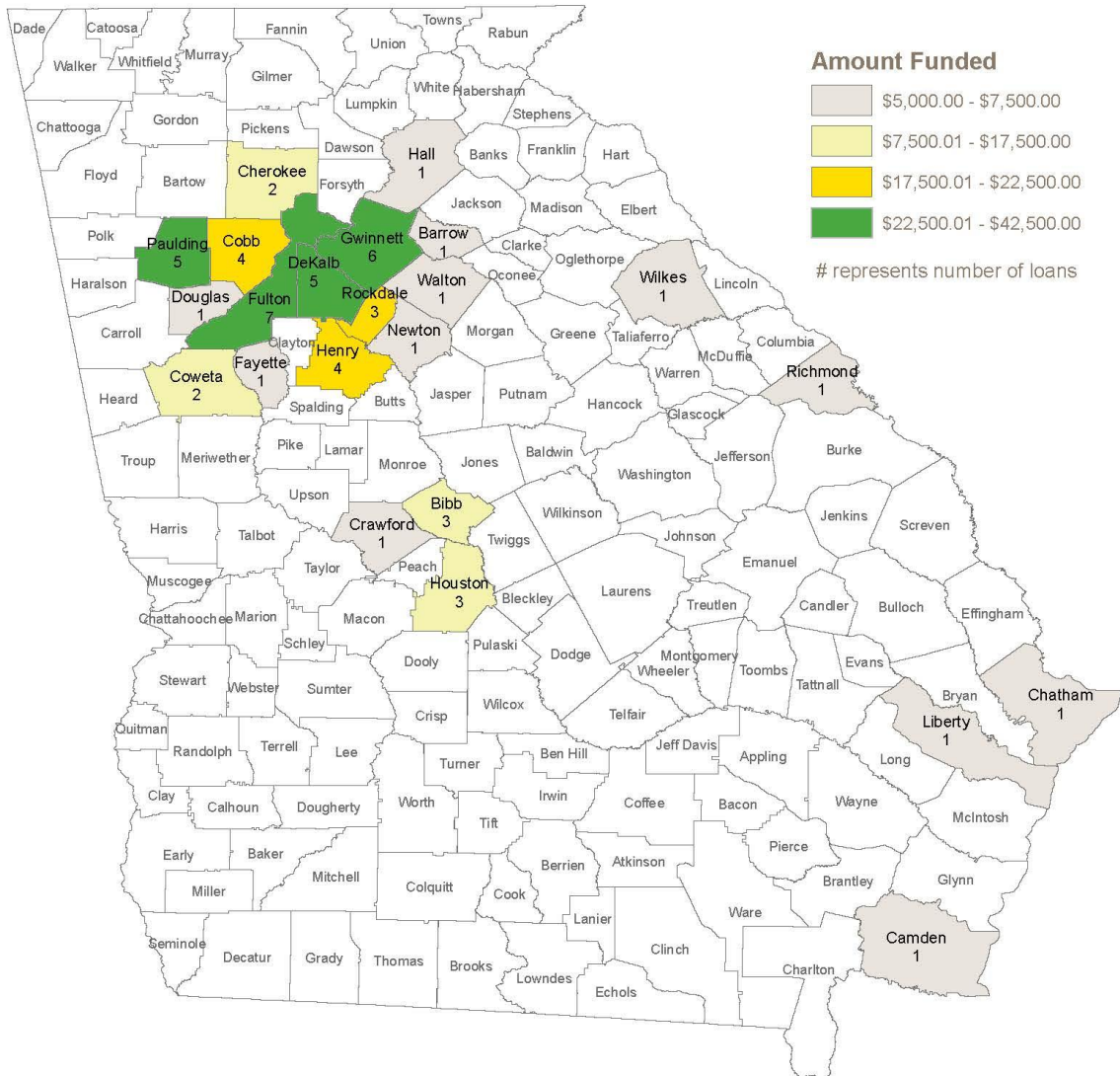
*Service total includes HH that received housing assistance.



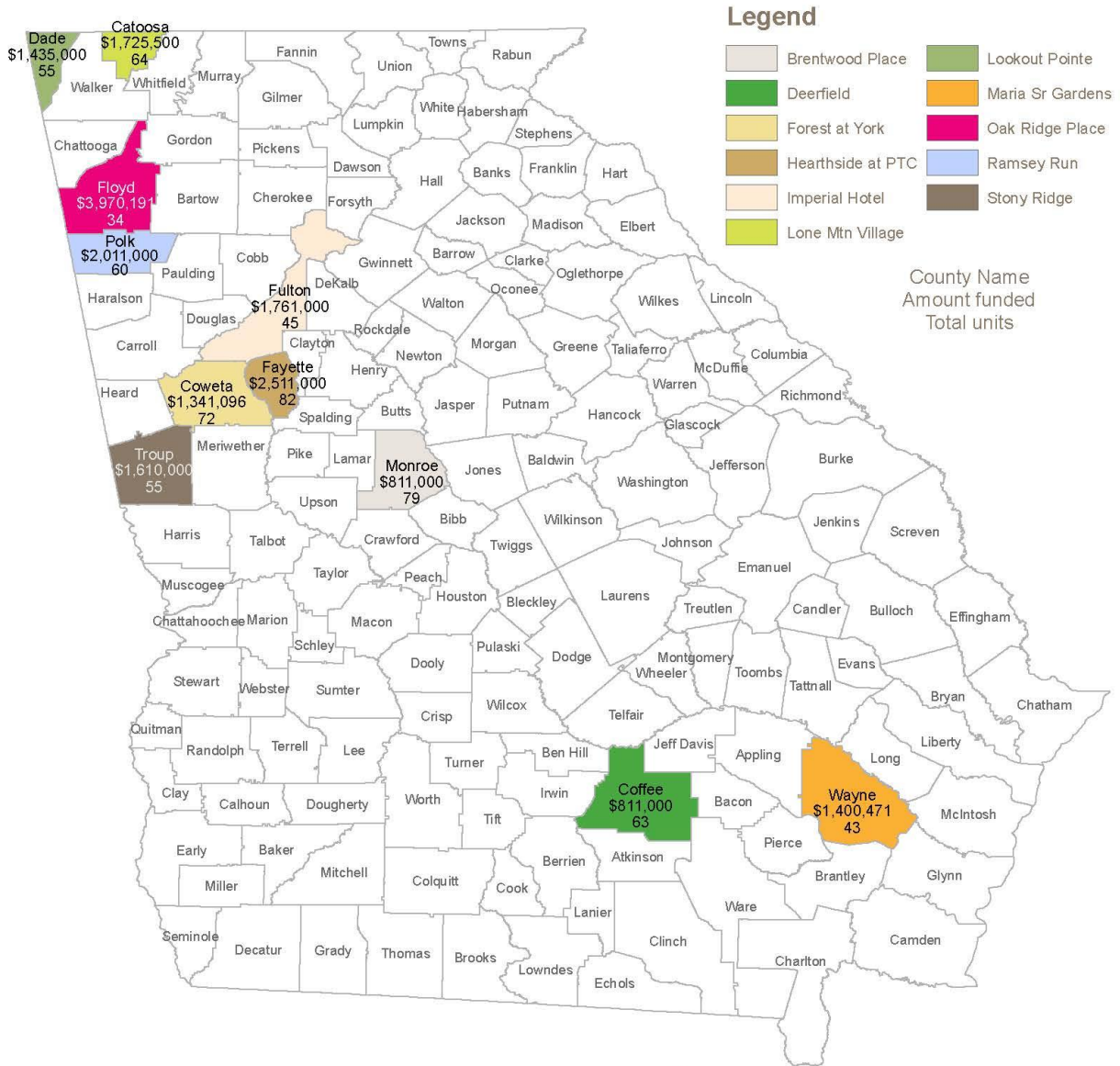
ESG Geographic Distribution & Location of Assistance



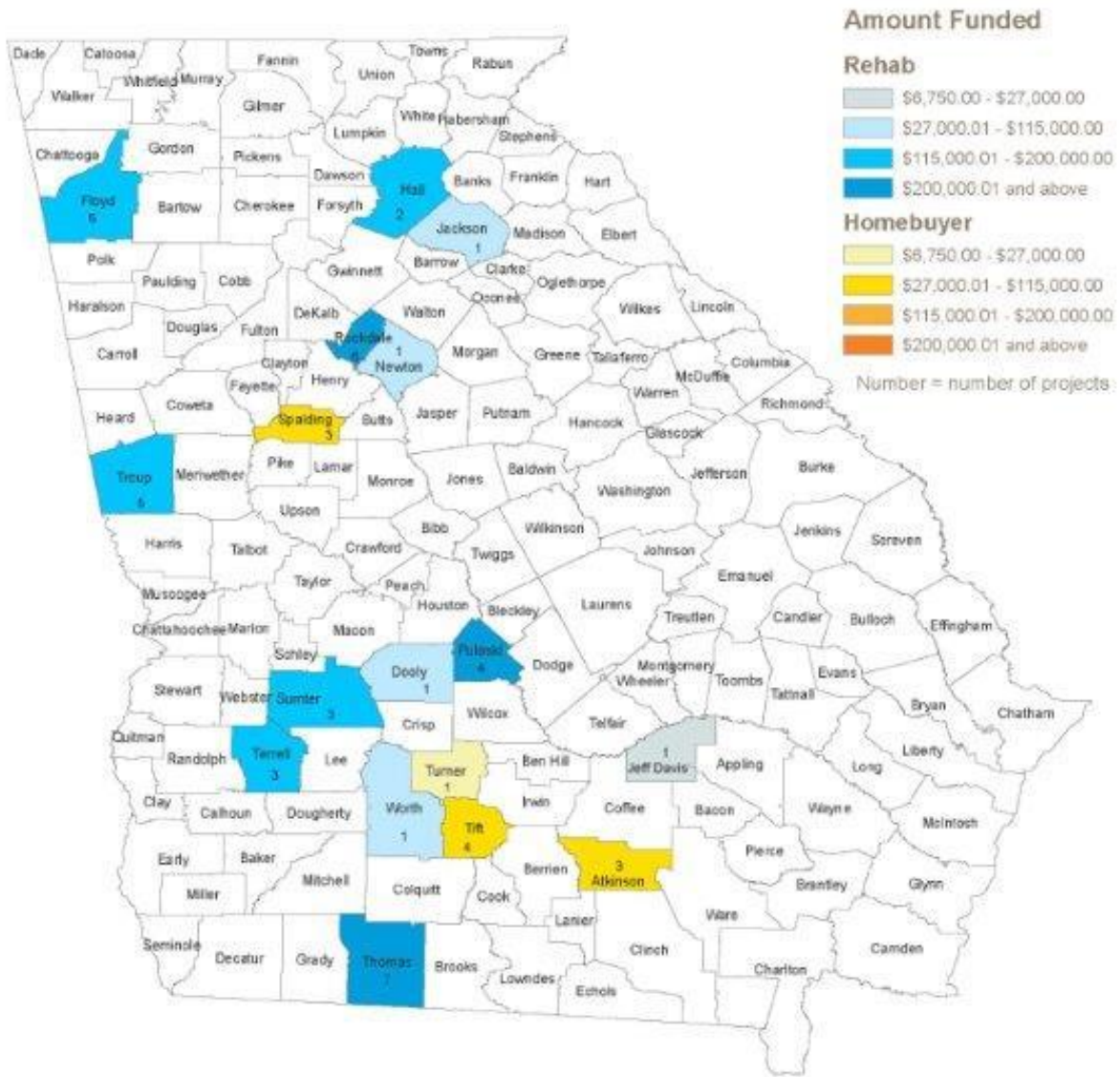
HOME: GA Dream Homeownership Program Geographic Distribution & Location of Assistance



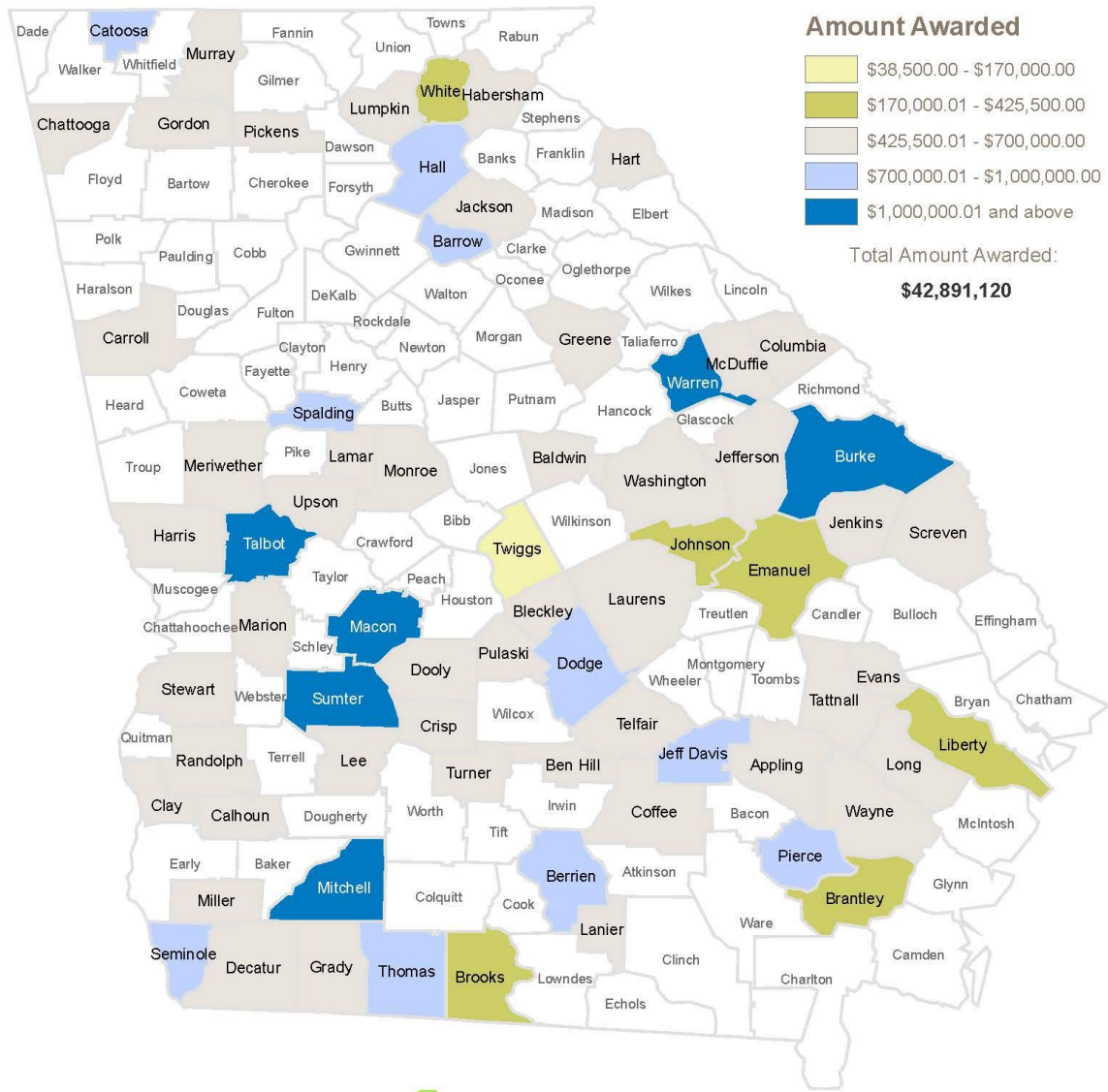
HOME Multifamily Distribution & Location of Assistance



CHIP Geographic Distributions & Location of Assistance



CDBG Geographic Distribution & Location of Assistance



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 Federal Fiscal Year 2014. The CAPER is the annual review of the State's performance in meeting the goals and objectives identified in the 2013-2017 Consolidated Plan and FY 2014 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 11, 2015 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 by calling (404) 679-4840 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 Monday, September 28, 2015 at 5:00 p.m.

Georgia Department of Community Affairs
Housing Finance and Development
Attn: CAPER – GHFA HOME Admin
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.

The State posted a legal notice to inform citizen that the draft CAPER was available on the website on September 11, 2015. The notice informed the public of its availability to review and to submit comments. The review period began September 11 – 28, 2015.

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.

CITIZEN WRITTEN COMMENTS

COMMENTS ON THE STATE OF GEORGIA'S DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FEDERAL FISCAL YEAR 2014 FROM SOPOS COALITION

September 26, 2015

INTRODUCTION

The SOPOS Coalition is a multi-disciplinary group of experts who are committed to implementing the recommendations of the SOPOS Report. They represent architects, developers, builders, lenders, professors, attorneys, disability advocates, government agencies, nonprofits, and other individuals and organizations. The Coalition includes people who were involved in writing the report as well as others who want to help implement it. The Coalition took its name from the title of the SOPOS Report: "Shut Out, Priced Out and Segregated."

The SOPOS Report was published September 2011. This report noted that there are three elements necessary to ensure that all people with disabilities have access to appropriate housing: accessibility, affordability and integration. Our comments on the CAPER reflect these concerns.

GENERAL OBSERVATIONS

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.

We are also pleased that this year's DRAFT CAPER is well organized and readable. It is apparent that a lot of hard work has gone into its preparation. We are surprised, however, that the notice of the DRAFT CAPER was not sent out until September 16th and requires that comments be submitted by September 28th. This is far too short of a time-frame for us to give an adequate response, and we respectfully request that in the future, the public be given a minimum of 3 weeks' notice.

We are particularly concerned about these statements on page 45:

1. "Several obstacles exist that prevent the State from meeting some of its goals. One such obstacle relates to the home buyer down payment assistance program. Outreach to lenders continues to be a challenge with the ongoing changing market and mortgage product available to low-income households. It is difficult to recruit lenders to participate in the program. However, the State continues to meet with lenders to educate them about the program and will work to revise program procedures to meet of the home buyer." (emphasis of reviewer).

The typos underlined by this reviewer in the last sentence above do not reveal whether the State's plan to overcome this obstacle is to revise program procedures to meet the needs of the home buyer or if it will work to meet the needs of the lenders, or something else. The SOPOS Coalition would be interested in knowing what sorts of research the State has done, if any, among home seekers, real estate agents, housing counselors, advocates and lenders to determine what would make this program work better.

We would like to be consulted about this, as it may be a Community Reinvestment Act issue.

2. "The State is challenged to expand housing opportunities for individuals with disabilities, ensuring that housing opportunities that are integrated into the community are made available.

CITIZEN WRITTEN COMMENTS

DCA will continue to implement its HOME-funded TBRA program and explore the removal of barriers for individuals with disabilities. Additionally, the State will work with other state agencies to remove barriers to access supportive services.”

To address the critical need mentioned above, we would urge the State to invest its own funds to pay for home modifications needed by low-income persons with disabilities who cannot afford to make needed modifications. This is an extremely cost effective way to increase affordable housing for people with disabilities. The SOPOS Coalition urges 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 SOPOS report that go beyond just people with mental health issues. SOPOS is ready and willing to assist in such an effort. Please clarify to us which, if any, department has responsibility for assuring the requisite barrier-free access.

Additionally, we take this opportunity to urge the State to educate and incentivize developers and rehabbers in any way possible to design, construct and renovate single-story residences with at least one barrier free entrance and bathroom on the main floor. While not legal requirements, this would prevent un-necessary renovations, nursing home placements and social isolation when a person becomes disabled or mobility impaired. With the population aging and more people living with disabling injuries than ever before in history, this is a low-cost and sensible approach that needs a higher priority by the State.

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

The SOPOS Coalition applauds 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

Does the Georgia Work Ready certification also include persons with disabilities supported employment efforts? Do the programs in the Continuum of Care also include persons with disabilities addressed under the Olmstead-based DOJ/State Settlement Agreement?

CITIZEN WRITTEN COMMENTS

ELIMINATING BARRIERS TO AFFORDABLE HOUSING

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.

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, these projects make it difficult and more costly to deliver needed supportive services to this population.

CDBG 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. The SOPOS Coalition 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 the 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.

CITIZEN PARTICIPATION PLAN

There are many more organizations 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 3 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 Metro Fair Housing Services, Inc. and Georgia ACT. To contact the SOPOS Coalition, you may write Ms. Marty Collier, Project Coordinator, at 2mcollier@comcast.net or 404-378-7544.

SOPOS Coalition Steering Committee members, 2015, include the following: Eric Jacobson, Ga Council on Developmental Disabilities (GCDD); Kate Little, Georgia Advancing Communities Together (Ga ACT); Pat Puckett, The Statewide Independent Living Council of Ga (The SILC of GA); Shelly Simmons, The SILC of GA; Gail Williams, Metro Fair Housing Services, Inc., Dave Zilles, Advocate.

CITIZEN WRITTEN COMMENTS

COMMENTS ON THE STATE OF GEORGIA'S DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FEDERAL FISCAL YEAR 2014

Submitted by Georgia Advancing Communities Together, Inc. September 28, 2015

INTRODUCTION

Georgia Advancing Communities Together, Inc. (Georgia ACT) represents nonprofit housing and community development organizations operating across the state. We work to build and support a statewide network of thriving member organizations and trained professionals engaged in housing and community development to benefit low- to moderate-income families in particular.

GENERAL OBSERVATIONS

We are pleased to have this opportunity to comment on DCA's administration of so many housing and community development programs of such importance 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 can also serve to strengthen the fabric of our communities and our economy as well.

We congratulate DCA on meeting or exceeding its unit production goals in almost every category. These successes reflect well on the dedicated staff working at the department.

We are also pleased to note that this year's DRAFT CAPER is well organized and readable. It is apparent that a lot of hard work has gone into its preparation. We are disappointed, however, that the notice of the DRAFT CAPER was not sent out until September 16th and requires that comments be submitted by September 28th. This leaves little time to digest the CAPER and all of the information that it contains, so as to give a studied and thoughtful response as required of such an important document. We realize that federal rules require only a two-week notice, however, we respectfully request that in the future, DCA provide the public a minimum 3-week notice or utilize its distribution notice at the same time as placing the announcement in local newspapers.

In view of the short-timeframe for review, we will focus our comments primarily on page 45: 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)

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

- Several obstacles exist that prevent the State from meeting some of its goals. One such obstacle relates to the home buyer down payment assistance program. Outreach to lenders continues to be a challenge with the ongoing changing market and mortgage product available to low-income households. It is difficult to recruit lenders to participate in the program. However, the State continues to meet with lenders to educate them about the program and will work to revise program procedures to meet of (sic) the home buyer.

It would help in responding to know what research the State has done, if any, among home seekers, real estate agents, housing counselors, advocates and lenders to determine what would make this program work better. We would like to be consulted about this, as it may be a Community Reinvestment Act issue.

As DCA works to revise the program procedures, Georgia ACT recommends that DCA also evaluate why Georgia Dream funds are used predominantly in urban areas and Urban PJs. Are the lenders DCA recruits based predominantly in urban areas? Are there program criteria impacting rural residents that keep them from qualifying for Georgia Dream? Could DCA attempt to partner with

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USDA Rural Development to expand the range of its program? How can DCA partner with the wide range of community development organizations serving rural Georgia to increase the range and effectiveness of the program?

- The State is challenged with providing the needed affordable rental units throughout the entire state. The State sponsored the Georgia Housing Search website that provides a real - time assessment of units that are available with details including addresses, numbers of bedrooms, security deposits required, proposed rents, and eligibility criteria. Developers are required to enroll their units on the website at the start of lease - up for properties funded with LIHTC and HOME funds.

What factors has DCA identified that allow the CDBG and the CHIP program to utilize the program funds where they are intended (in the balance of state) and throughout the entire state, but preclude the rental housing and Georgia Dream programs from meeting these goals?

To address the critical issue of providing Georgia's balance of state HOME funds for needed affordable rental units throughout the entire balance of state, Georgia ACT urges DCA to review the program design and the scoring criteria to identify the factors resulting in its award of scarce resources overwhelmingly to the Northwest region of the state, including Urban PJs.

- The State is challenged to expand housing opportunities for individuals with disabilities, ensuring that housing opportunities that are integrated into the community are made available. DCA will continue to implement its HOME - funded TBRA program and explore the removal of barriers for individuals with disabilities. Additionally, the State will work with other state agencies to remove barriers to access supportive services.

To address the critical need mentioned above, we urge the State to invest its own funds to pay for home modifications needed by low-income persons with disabilities who cannot afford to make needed modifications. This is an extremely cost effective way to increase affordable housing for people with disabilities. As a member of the SOPOS Coalition, we support their recommendation that DCA put 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 SOPOS report that go beyond just people with mental health issues. Again, as part of the SOPOS Coalition, we can assure DCA that SOPOS is ready and willing to assist in such an effort. We would also like to know which, if any, department has responsibility for assuring the requisite barrier-free access.

Additionally, we take this opportunity to urge the State to educate and incentivize developers and rehabbers in any way possible to design, construct and renovate single-story residences with at least one barrier free entrance and bathroom on the main floor. While not legal requirements, this would prevent unnecessary renovations, nursing home placements and social isolation when a person becomes disabled or mobility impaired. With the population aging and more people living with disabling injuries than ever before in history, this is a low-cost and sensible approach that needs a higher priority by the State.

- Under the CHIP Program has become (sic) a primary source of affordable housing assistance with the local government and nonprofit organization and public housing authorities. Therefore is (sic) critical that the State continue to meet unmet housing needs throughout the state, particularly

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in rural areas. The State will continue to expand the housing eligible activities under the federal funded programs and coordinate with other resources.

Georgia ACT was unable to locate the amount of FY 2014 CHIP funds expended in this CAPER. Georgia ACT is also unclear as to whether DCA intends to expand the housing eligible activities under all of the Federal Programs addressed in the CAPER or just in the CHIP program.

Given that the CHIP Program has become “a primary source for affordable housing assistance” and is the most effective HOME funded program in meeting “unmet housing needs throughout the state,” Georgia ACT urges DCA to increase the funding for this program and to allow a higher administrative fee. While recognizing that more money for overhead results in less money for sticks and bricks, the fact remains that there are inherent costs associated with operating any program and nonprofits should not have to choose between operating a program in the red and providing needed services to their constituents. At a minimum they should be allowed to recoup their cost of doing business. CHIP also could benefit from additional staffing to enable more timely and efficient review and approval of required program documents, procedures, etc.

Georgia ACT notes that DCA did not make any progress during the past year in meeting its goals for CHDO Operating Assistance and CHDO Pre-development Loans. We firmly believe that building the capacity of qualified CHDO organizations will enable DCA to meet these goals as well as address some of the needs of the state’s most urgent housing priorities. As pointed out at the beginning of our comments, Georgia ACT’s reason for being is to build and support a statewide network of thriving member organizations and trained professionals engaged in housing and community development. We would welcome the opportunity to work with DCA to develop a training and technical assistance program to ensure that the state has a sufficient number of nonprofit organizations qualified as CHDOs operating throughout the state, especially in the non-metro areas, and capable of producing units.



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