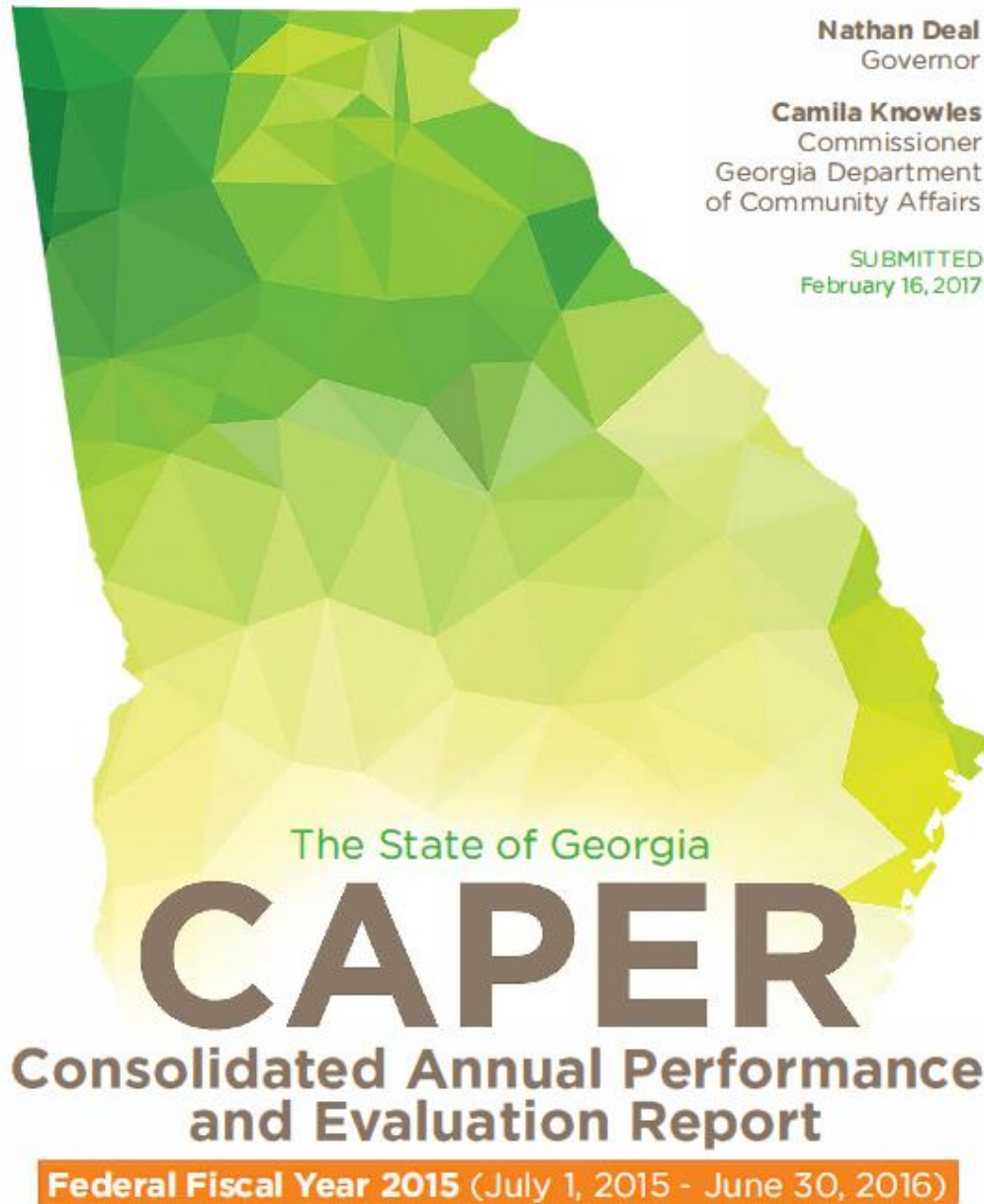


**Nathan Deal**  
Governor

**Camila Knowles**  
Commissioner  
Georgia Department  
of Community Affairs

SUBMITTED  
February 16, 2017



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## Goals and Outcomes

### **The State of Georgia has made progress in carrying out its strategic plan and its action plan**

The Georgia Housing & Finance Authority (GHFA) was statutorily created to provide financing and financial assistance for the provision and preservation of safe, decent, energy efficient, and affordable housing, and an adequate system of finance for housing and housing related concerns within Georgia. GHFA's various programs are administered by the Georgia Department of Community Affairs (DCA). The Georgia Department of Community Affairs (DCA) is the lead agency overseeing the administration and implementation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports. Throughout this report, the Georgia Department of Community Affairs (DCA) will herein be referenced as DCA, the State, or the State of Georgia.

This report discusses program outcomes for the 2015-2016 fiscal year utilizing the State's federally funded U.S Department of Housing and Urban Development (HUD) programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). These federally funded programs have enabled the State of Georgia to continue to make progress toward increasing the supply of affordable permanent housing, transitional housing, rapid-rehousing, improving public infrastructure, increasing public services, public facilities, job creation and retention and crisis response services for persons and households that are that are extremely low-income, very low-income and moderate low-income. In addition, the State continues to analyze and address regional and local fair housing issues; the contributing factors that affect fair housing choice; and set goals that work towards increasing opportunities to affirmatively furthering fair housing.

The State received \$57,148,215 from HUD during this fiscal year, which was used to achieve the goals and objectives identified in the FY2015 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**

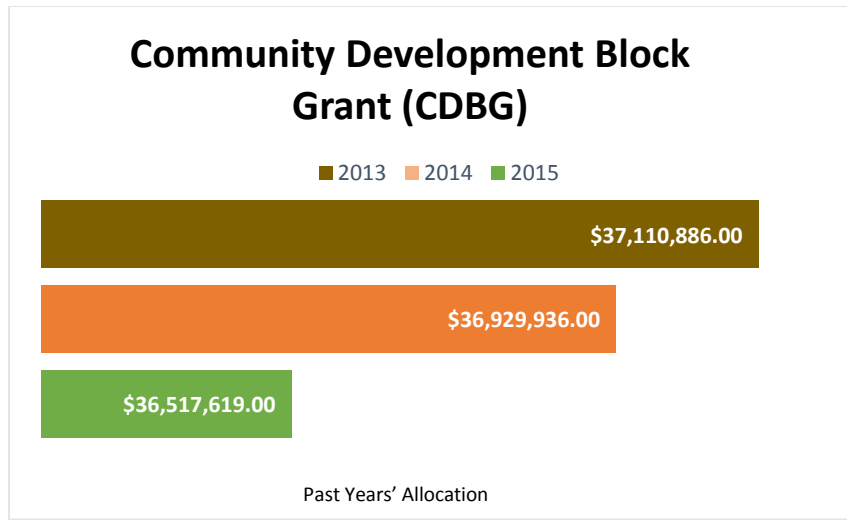
The State's community development and housing strategy consists of expanding economic growth opportunities in local communities with assistance from private sector businesses and providing housing program assistance for underserved populations throughout the state. The State intends to accomplish this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

- Increase the number of jobs created and retained through DCA's community development, economic development, and housing development programs
- Demonstrate small business expansion in local communities through the State's Small Business Credit Initiative and Downtown Development Revolving Loan Fund
- Increase access to affordable housing for persons living with a disability
- Increase stable housing outcomes for homeless persons
- Continue to provide decent, sustainable, and affordable housing and housing related services through the HOME, CDBG, ESG, and HOPWA programs
- 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

Below is a summary the State of Georgia’s community development and affordable housing program outcomes and a snapshot of the amount awarded for each of the program areas.

### **Community Development Block Grant (CDBG) Program**

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



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

Results for the FFY 2015 program year include the following:

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

## **HOME Investment Partnerships (HOME) Programs**

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

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

- ***DCA Rental Housing Program***

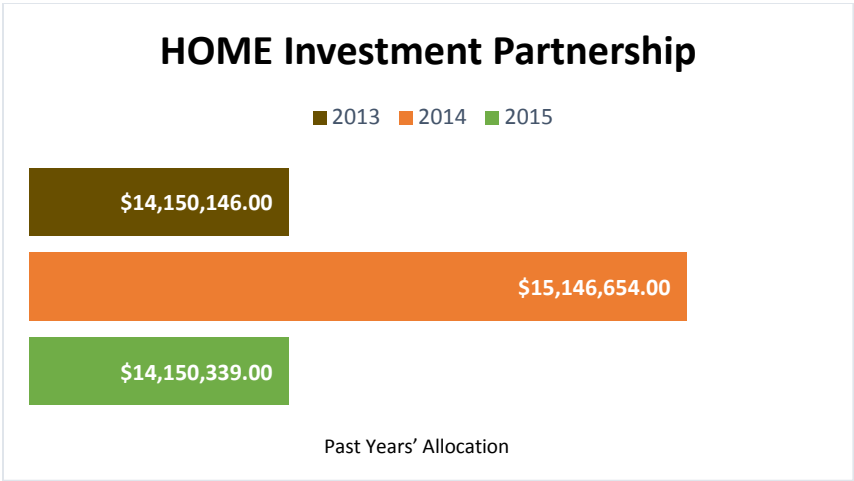
DCA's Multifamily Housing Programs administer funding to for-profit and non-profit developers, and qualified CHDOs for the construction and/or rehabilitation of affordable multifamily rental housing in communities across Georgia.

- The DCA Multifamily rental-housing program committed \$21,641,239 in HOME funds to 11 multifamily developers, which produced 672 of affordable rental housing during this fiscal reporting period.
- The DCA CHDO program committed \$3,447,624 in HOME funds to one (1) multifamily property that produced 28 units of affordable housing. These units were funded under the Permanent Supportive Housing Program, which assisted persons that were chronically homelessness with disabilities.
- The multifamily units completed under the multifamily rental-housing program and the CHDO program total 700 units for FFY2015. At the time of this report, there were 10 vacant units and 690 units were occupied by households that are 80% or below of the AMI.

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

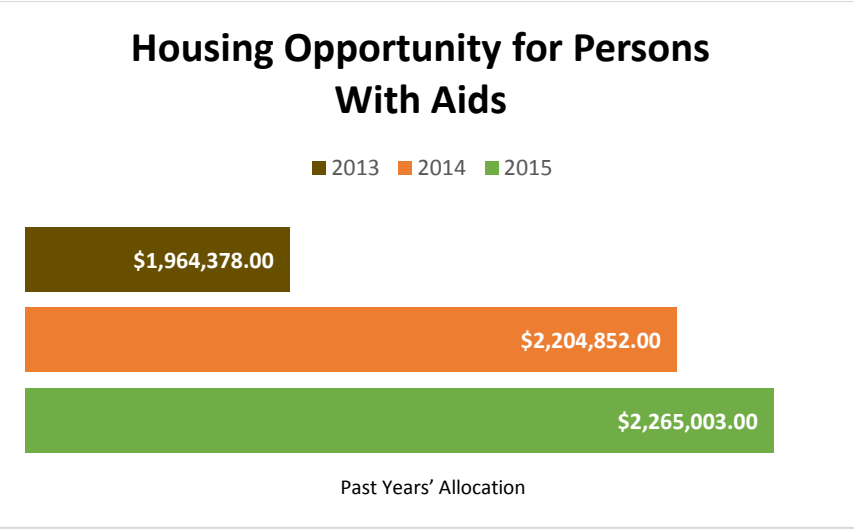
The Community HOME Investment Program (CHIP) is designed under the subrecipient model that awards HOME entitlement funds to awards to local governments and nonprofit organizations to address the needs of affordable housing and development in their communities.

- For FFY 2015, the CHIP Program committed funds to twelve (12) local governments, two (2) public housing authorities, and two (2) nonprofits recipients totaling \$6,244,884.
- Subreceipts completed 39 units assisted with rehabilitation and 15 households received direct financial assistance in the form of the deferred down payment assistance loan to first time homebuyers.
- The Community HOME Investment Program (CHIP) completed 54 units in FY2015. The total units completed under the entire HOME Program during this reporting period were 754 units: 744 units were occupied and 10 units were vacant at the time this report had been completed.



**Housing Opportunities for Persons with AIDS (HOPWA) Program**

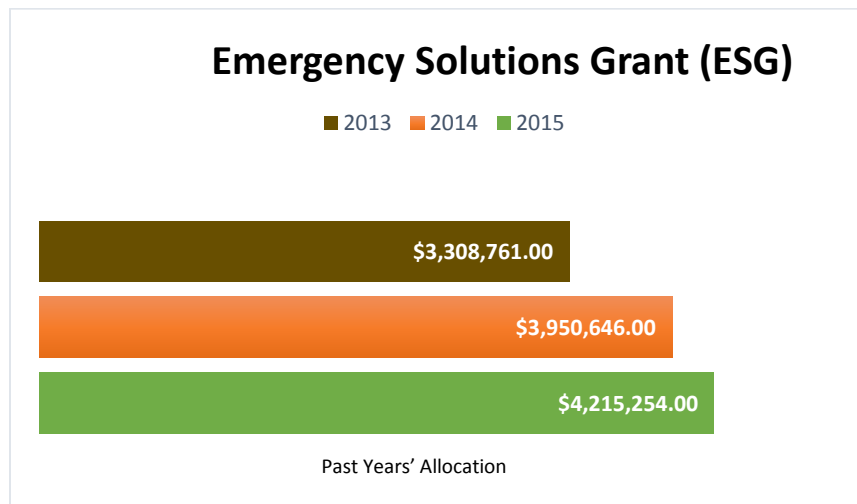
In Georgia, the HOPWA program provides supportive housing opportunities for persons living with AIDS and related diseases through direct subsidies to organizations operating housing and service programs for this population. During FFY 2015, the State awarded \$2,378,000 in HOPWA funds and 1,120 persons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



**Emergency Solutions Grant (ESG) Program**

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

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



**Program Year 2015**  
**July 1, 2015 – June 30, 2016**  
**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 & FY14)	Percent Complete (Overall)	Expected Program Year (FY15)	Actual 2015	Percent Complete (FY15)
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	26,551	316%	5,000	52,382	1047%
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	33%	1	0	0.00%
Construction - Rental Units	Affordable Housing	HOME: \$22,675,289	Rental units constructed	Household Housing Unit	1,800	756	81%	328	700	213%
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	1,131	45%	800	672	84%
Emergency Shelter & Transitional Housing	Homeless	ESG: \$2,600,000	Homeless Person Overnight Shelter	Persons Assisted	80,000	29,216	52%	16,000	12,289	77%
Homeless Outreach Assistance	Homeless	ESG: \$500,000	Other	Other	3,375	1,640	66%	675	571	85%
Homeless Prevention Assistance	Non-Homeless Special Needs	ESG: \$1,000,000	Homelessness Prevention	Persons Assisted	2,500	1,250	104%	500	1,351	270%
Homeownership Assistance	Affordable Housing	CDBG: \$3,084,472	Rental units rehabilitated	Household Housing Unit	0	0	0.00%	0	4	
			Homeowner Housing Added –	Household Housing Unit	N/A	N/A	0.00%	0	0	
		HOME: \$8,643,889	Homeowner Housing Rehabilitated	Household Housing Unit	490	193	53%	101	66	65%
			Direct Financial Assistance to Homebuyers	Households Assisted	400	281	74%	51	15	29%
HOPWA Housing Assistance	Non-Homeless Special Needs	HOPWA: \$4,901,538	HIV/AIDS Housing Operations	Household Housing Unit	2,300	915	54%	460	336	70%
HOPWA Tenant-based Rental Assistance	Non-Homeless Special Needs	HOPWA: \$713,242	Tenant-based rental assistance / Rapid Rehousing <sup>1</sup>	Households Assisted	600	290	76%	120	166	138%
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	11,875	48%	5,000	0	0.00%
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	35,946	105%	9,000	11,398	126%
Rapid Re-housing Assistance	Homeless	ESG: \$3,000,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	4,365	1,668	59%	873	912	104%
Redevelopment	Non-Housing Community Development	CDBG: \$3,162,048	Jobs created/retained	Jobs	450	88	30%	127	46	36%
Tenant-based Rental Assistance	Affordable Housing	HOME: \$653,905	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	7	7	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.**

### **CDBG**

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

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

### **HOME**

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

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

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

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

### **ESG/HOPWA**

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

county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

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

The competitive process prioritizes funding in part to applicants that describe and document a significant health and safety need in their low- to moderate-income areas. As well as, to increase access to affordable housing; meet the need and continue to provide quality housing and housing related services; foster inclusive communities free of barriers to individuals underserved by existing housing programs and increase stable housing outcomes for homeless persons. This competitive process prevents DCA from predicting the ultimate geographic distribution of assistance but programs and activities have been developed to meet the needs identified in the Consolidated Plan.

## CR-10 Racial and Ethnic composition of families assisted

	CDBG	HOME	HOPWA	ESG
White	33,979	299	107	4,738
Black or African American	27,184	401	419	10,815
Asian	24	4	0	77
American Indian/ Alaskan Native	9	6	0	130
American Indian/Alaskan Native & White	28	1	0	35
	2,556		20	
Hispanic	194	12	26	612
Not Hispanic	63,586	732	520	15,247
<b>Total</b>	<b>63,780</b>	<b>744</b>	<b>546</b>	<b>15,859</b>

Assistance based on racial and ethnic populations by source of funds

## CR-15 Resources and Investments

Source of Funds	Source	FY2015 Expected Amount Available	FY2015 Actual Amount Expended
CDBG	Federal	\$43,057,619	\$35,306,181
HOME	Federal	\$19,150,399	\$21,660,676
HOPWA	Federal	\$2,265,003	\$2,401,776
ESG	Federal	\$4,215,254	\$8,602,008

## Geographic Distribution and Location of Investments

In accordance to the chart below, the State will allocate 51% of the federally funded program allocations towards non-entitlement areas of the State and 49% of the funds may be allocated to entitlement and non-entitlement areas of the State. The competitive process prioritizes funding for those communities, for-profits, non-profits, subrecipients, Community Housing Development Organizations, and public entities that apply for funding during annual competition.

### CDBG

For CDBG, funding is provided to eligible applicants that are units of general local government, excluding metropolitan cities, urban counties, and units of government eligible to participate in the urban counties or metropolitan cities programs of the U.S. Department of Housing and Urban Development. Eligible applicants selected for funding will be those with applications that have most adequately address the needs of low and moderate-income persons and have the greatest impact. As well as showing the greatest need as evidenced by poverty and per capita income.

### HOME

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 that is defined as having low

poverty rates and high-income residents.

**ESG/HOPWA**

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

<b>Target Area</b>	<b>Percentage of Funds</b>
Non-entitlement Areas within the State	51
Entitlement and Non-entitlement Areas within the State	49

## **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 does have criteria in its programs to ensure that program funds are distributed to meet the identified needs in different geographic areas of Georgia.

### **CDBG**

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

### **HOME**

Under the HOME Program, the HOME Multifamily Rental Program/Georgia Housing Credit Program has a 30% set aside for rural areas. Funds are not provided for projects to be carried out in HOME participating jurisdictions with three exceptions. A more balanced geographic distribution is implemented through the use of competitive factors such as points for proposed projects located in areas that have not had an award within a specified period of time. Additionally, DCA uses a complex set of Georgia public health demographic data to competitively encourage applications located in communities of opportunity that include factors such as proximity to transportation, good schools, jobs, and community resources.

### **ESG/HOPWA**

Under 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.**

### **CDBG**

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 2015 program year, the State received commitments for leveraged funds in the amount of \$94,284,201.

### **HOME**

The HOME Program also rewards developers and communities that leverage DCA HOME funds through the Georgia Housing Credit Programs as well as through a specific competitive point category for leveraged funds.

The developments completed during this fiscal year were leveraged with \$352,521,211 of additional sources from both private sources, government sources as well as Georgia housing credit sources.

### **Georgia Housing Credit**

Unlike many states, Georgia has a state housing credit that matches the federal low income housing tax credit making more than \$22 million dollars of additional leveraged funds available over the ten-year credit period for all federal housing credit allocations as well as HOME multifamily rental awards.

### **Tax Credit Assistance Funds**

The Tax Credit Assistance Program (TCAP) authorizes HUD to address financing gaps in eligible Low Income Housing Tax Credit (LIHTC) projects via a formula-based allocation to State housing credit allocation agencies. The housing credit agencies in each State shall distribute these funds competitively and according to their qualified allocation plan.

### **Housing Choice Voucher**

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**

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 too 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).

### **811 Program**

The State of Georgia was awarded \$14.4 Million from HUD to provide long-term project-based rental assistance to persons with disabilities. The HUD 811 PRA grant will provide 484 units of housing that will be attached to new and existing tax-credit apartment developments around the state. This program expands DCAs inventory of housing resources through the Section 811 PRA

Demonstration Program in furtherance of its commitment to provide integrated housing opportunities with support services to extremely low-income persons with disabilities and their families.

### **Georgia Dream**

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

### **Homeless Programs**

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**

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)	\$310,248,879
2. Match contributed during current Federal fiscal year	\$45,473,989
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$355,722,869
4. Match liability for current Federal fiscal year	\$3,201,658
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$352,521,211

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
<b>This report is submitted to HUD in a separate document.</b>								

Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$38,991.45	\$11,408,475.10	\$9,646,276.55	\$0	\$2,264,879.39

Program Income



<b>Minority Business Enterprises and Women Business Enterprises (# and dollar value of contracts for HOME projects completed)</b>						
	<b>Total</b>	<b>Minority Business Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Contracts</b>						
Number	18			8		10
Dollar Amount	\$563,685			\$247,463		\$316,222
<b>Sub-Contracts</b>						
Number	72			5	11	56
Dollar Amount	\$11,407,743			\$22,778	\$1,247,536	\$10,137,429
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Number	18		18			
Dollar Amount	\$563,685		\$563,685			
<b>Sub-Contracts</b>						
Number	72	9	63			
Dollar Amount	\$11,407,743	\$1,243,441	\$10,164,302			

Minority Business and Women Business Enterprises

<b>Minority Owners of Rental Property (# of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted)</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	7					7
Dollar Amount	\$11,939,385					\$11,939,385

Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition (# of persons displaced, the cost of relocation payments, the # of parcels acquired, and the cost of acquisition)</b>						
Parcels Acquired			7	\$2,836,800		
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
<b>Households Displaced</b>	<b>Total</b>	<b>Minority Property Enterprises</b>			<b>White Non-Hispanic</b>	
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	\$0					
Cost	\$0					

Relocation and Real Property Acquisition

## CR-20 Affordable Housing

The one-year goals vary by program. Some of the data in the following tables may overlap due to some programs quantify assistance by households while other programs quantify assistance by persons/individuals assisted. The numbers below represent the affordable housing provided, the number of homeless persons assisted and number of families served by income level. The HOME Program solely concentrates on the production and preservation of affordable housing.

In addition to the economic growth opportunities and community development activities, the CDBG Program offers housing assistance to the elderly and the disabled. The ESG and HOPWA not only offers outreach, shelter, homeless prevention and other supportive services, but the programs offer rapid re-housing and TBRA assistance for households or persons that are homeless or at imminent risk. The FY2015 goals below were based upon the anticipated completion numbers for projects in each of the categories. The FY2015 Actuals are the completions for the period of 7/1/2015-6/30/2016.

One Year Goals for the Number of Households to be Supported			SOURCE
	FY15 GOALS	FY15 ACTUAL	
Homeless	873	912	ESG ONLY
Non-Homeless	460	766	HOME MF: <u>700</u> HOME SF: <u>39</u> CHIP/GA DREAM: <u>15/0</u> CDBG Rehab: <u>12</u>
Special-Needs	140	355	CDBG Elderly: <u>19</u> TBRA: <u>0</u> HOPWA: <u>336</u>
<b>Total</b>	<b>1,473</b>	<b>2,033</b>	

One-Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported			SOURCE
	FY15 GOALS	FY15 ACTUAL	
Rental Assistance	993	1,248	ESG: <u>912</u> TBRA: <u>0</u> HOPWA: <u>336</u>
Production of New Units	328	700	HOME MF: <u>700</u>
Rehab of Existing Units	101	70	HOME CHIP: <u>39</u> CDBG: <u>31</u>
Acquisition of Existing Units	51	15	HOME CHIP/ GA Dream: <u>15/0</u>
<b>Total</b>	<b>1,473</b>	<b>2,033</b>	

## **CR- 20 Affordable Housing Narrative**

The one-year goals identified in the tables above have been revised under the amended 2013-1017 Consolidated Plan which changed the projected unit outcome for the year from 2,600 to 1,473. The amended plan changed the projected number of homeless persons to homeless households from 2,000 persons to 873 households. The first table list the goals by the type of population and the second table list the goals by the type of housing assistance. The actual households assisted during this reporting period were 2,033.

The projected amended FY2015 one-year goals (housing assistance) 1,473 households. The actual outcomes were 2,033 households.

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

Through this comparison, we see that the production of new rental units have increased and homewonership activities have decreased. DCA can continue to have open dialogue with outreach teams, conduct housing forums, and trainings throughout the region to address homeownership concerns. DCA can collaborate with housing counseling agencies and homebuyer educatin entites to encourage and promote homeownership.

**Discuss how these outcomes will impact future annual action plans.**

Overall, DCA has exceeded the amended projected FY2015 goal of 1,473 for household supported under CDBG, ESG, HOPWA, and the HOME programs by 560 additional households and/or persons assisted. There are a few program areas that DCA will continue to monitor production and offer technical assistance. DCA will continue to study the trends and adjust the projected outcomes accordingly.

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

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	13	217
Low-income	15	437
Moderate-income	3	90
<b>Total</b>	<b>31</b>	<b>744</b>

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 were 97%. Permanent destination rates for rapid re-housing projects were 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 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. Collaborative Solutions provided technical assistance to HOPWA sponsors regarding reporting incomes in HMIS during both the December 2014 and February 2015 training sessions. 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. Lastly, targeted TA was 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;
- Case Management should lead to one goal and that is to support homeless households in achieving some form of permanent, sustainable housing; and Street Outreach should be strongly targeted on street-based engagement. 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)

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

### **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**

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

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

The following sections will provide an overview of demographics in Georgia. These sections will highlight different areas of DCA's work to achieve fair housing goals and conclude with a more comprehensive list of fair housing actions. The activities conducted by DCA across the different

categories described below include research; outreach; partnerships; training; oversight and monitoring; and other efforts towards providing access to opportunity, encouraging concerted revitalization efforts, and mitigating barriers to fair housing.

**Data Highlights:**

Before reviewing the fair housing work of the agency, this section will provide the demographic context for DCA’s efforts. While these data overview shows only a portion of the work included in the AI and other research documents, these data provide a glimpse of the context in which DCA works to create a climate of success for Georgia’s households and businesses. The numbers represented below are for Georgia’s total population. In accordance to the U. S. Census Bureau American Community Survey, the state’s racial demographics are as follows:

<b>Race</b>	<b>Total Race</b>	<b>Hispanic or Latino</b>
American Indian or Alaska Native	25,137	6,864
Asian	344,195	1,689
Black or African American	3,056,726	42,493
White	5,989,234	540,517
American Indian or Alaska Native and White	28,879	X
Asian and White	32,938	X
Black or African American and White	70,249	X
American Indian or Alaska Native and Black or African American	9,805	X
Other multiple race combination greater than one percent (Specify)		X
Balance of Individuals Reporting More Than One Race	200,871	37,753
<b>Total</b>	<b>9,907,756</b>	<b>896,717</b>

U. S. Census Bureau -American Community Survey

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

The CHAS data from the 2009-2013 period shows that there are 3,518,095 low-income persons in Georgia. Of those low-income individuals, a total of 563,155 individuals have incomes not greater than 80% of the area median income. This represents 16% of all Georgia individuals that have been identified as low-income individuals. There are also a total of 132,055 households (includes renters and owners) that have at least one household member age 62 and older. These households have incomes that are less than 80% of the area median income. The number of households experiencing one or more housing problems is far greater for those at the lowest income levels below 50% of the area medians. For those experiencing moderate or severe housing problems related to overcrowding, cost burdens, or having incomplete facilities, it appears that this problem is more prevalent for Asian, Pacific Islander, and Hispanic households. Overcrowding is an issue for approximately 20,985 renters/owners households with 21% of these households being cost burdened.

Among those that are cost burdened or severely cost burdened, African American and Hispanic households are disproportionately represented. The data show that both African American and Hispanic renters are cost burdened or severely cost burdened at 53%. This rate is 14% higher than the percentage of other households that experiencing the same issue.

In Georgia, all nine of the state's homeless program regions, called Continuum of Care, conducted a count of individuals and families who are homeless in their respective jurisdictions. In accordance with HUD guidelines, for the 2015 Point in Time Count, Continuum of Care used the following categories to define homelessness:

1. Literally Homeless
  - Sheltered Homeless – lives in emergency shelter, transitional housing for homeless persons, or a hotel or motel with the stay being paid for by an organization
  - Unsheltered Homeless – lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location
2. Imminently Homeless – is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing
3. Other Homeless – is in jail, a hospital, or a detox program, but would otherwise have been homeless

Of the 3.5 million Georgians, there are approximately 14,000 homeless citizens. Of the homeless citizens reported on record 65% of the state's homeless population is African American. Four percent of the homeless population is Hispanic or Latino. Children under the age of 18 comprise of 18% of the homeless population; 13% of the homeless population are youth between the ages of 18 and 24. Overall, 64% of the people who are homeless are men; however, that percentage increases when looking at those who are unsheltered, as three out of four of the people who are unsheltered homeless are men. Looking at family composition, 30% of the total homeless population is with families with children. In 2015, 36% of the total homeless population are unaccompanied adults.

People with special needs are the most vulnerable subset of the homeless population. Sixteen percent (16%) of the people who are homeless are chronically homeless, meaning that they have a disability and have been homeless for one full year or longer, or have experienced multiple occasions of homelessness in the past. Moreover, 12% of Georgia's homeless population are veterans, which is striking as only 7% of Georgia's overall population are veterans.

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

- *DCA and Olmstead Planning for Supportive Housing for Persons with Disabilities* – Since the last reporting period, DCA received a Housing and Urban Development, HUD Section 811 Project Rental Assistance, PRA, Demonstration Grant and this award will fund 134 units of supportive housing for these two designated disability populations. The amount of this award was \$4.1 million. To further develop capacity under this Section 811 initiative, DCA applied for a second round of funding and received an additional award of \$10.1 million which will produce another 350 units. Planning and implementation of this program has continued and is expected to provide permanent housing placement for individuals with disabilities to be served under the provisions of the Department of Justice Settlement Agreement and the Department of Community Health's, Money Follows the Person Demonstration Project.

- Rental Housing Availability – 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. For this reporting period, the service had 197,522 registered units statewide. There were 2,149,502 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 receive the benefits of the program as there are so many unmet housing needs throughout the state, particularly in rural areas. The State released a Notice of Funding Availability to expand the housing activity to include small rental development and homeownership to local governments during the year. The CDBG program also continues to assist homeowners through its annual competition. In order to be sure local communities are aware of this opportunity, DCA holds an annual applicants' workshop in order to inform local governments of the "best practices" needed in order to submit a competitive application for homeowner assistance.
- Limited English Proficiency/ Language Access Plan (LAP) - Limited English Proficient (LEP) persons are individuals who are unable to communicate effectively in English because their primary language is not English and they have not developed fluency in the English language. A person with Limited English Proficiency may have difficulty speaking or reading English. An LEP individual may also need documents written in English translated into his or her primary language so that person can understand important vital documents pertaining to the State's federally funded programs, activities, and services. The State is in the process of revising this plan and has identified 46 counties and 93 cities as containing LEP populations exceeding the HUD safe harbor threshold requirements. Future actions will require the following but limited to: staff to be trained on the LEP Guidance and the LAP; including specific provisions for training staff who are responsible for monitoring the non-entitlement/subrecipients; a list of vital documents to be translated for non-entitlement/subrecipients; translating information that details services and activities provided to households or persons assisted; developing community resources, partnerships, and other relationships to help with provisions of language services.

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

The State continued to collaborate 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 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.

Developers working with the HOME Program during this reporting period awarded 15 construction contracts to Section 3 businesses, which in turn promoted the training of 20 and employment of 49 new Section 3 residents.

Developers working with the CDBG Program during this reporting period awarded eight (8) construction contracts to Section 3 businesses, which in turn promoted the training of three (3) and employment of nine (9) new Section 3 residents.

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

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

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

Specifically, DCA strongly encourages "non-entitlement" communities to adopt the comprehensive plan Housing Elements that are required for Community Development Block Grant Entitlement Communities. Items addressed in a Housing Element (as specified in rules adopted by the Board of the Georgia Department of Community Affairs) provide detailed analysis and evaluation of the

adequacy and suitability of existing housing stock to serve current and future community needs. The list includes the following: housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs housing balance, housing needs of special populations, and availability of housing options across an individual's life cycle. A Community Work Program is developed and submitted which lists the activities that will address any identified needs or opportunities.

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

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

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

- 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 ACT, 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

## Fair Housing Costs:

This section lays out the financial investment made by DCA as part of our affirmatively furthering fair housing mission. For FFY 2015, the State received \$57,148,215 in federal funds for activities that are designated to assist extremely low-income, low-income, and moderate-income persons and households through the CDBG, ESG, HOPWA, and HOME programs. Fair housing-related costs for these programs include, but are not limited to, the following:

- The preparation and data collection for the new 2016 AI was \$81,333.
- The State allocated approximately \$40,000 towards costs of public hearing and engagement sessions as well as solicitations for citizen comments throughout Georgia to both the public and specifically in minority concentrated and Limited English Proficiency areas.
- With adherence to fair housing, fair housing choice and affirmatively furthering fair housing being required for these activities, the state conducts several fair housing-related trainings, outreach efforts, and education sessions during this reporting period. In the past DCA has not associated a cost for production of resource materials that are provided during training/outreach sessions nor has the State captured the cost for training facilities, as space has been provided in most instances as an in-kind resource. The cost for all aforementioned activities was approximately \$110,000. As a part of the future planning process, we have made adjustments to account for and track the cost of these efforts.

## FY2015 and Ongoing Fair Housing Activities:

The following sections provide a fuller overview of the ongoing fair housing-related initiatives for fiscal year (FY) 2015, future initiatives, and trainings that DCA is undertaking or has completed for the program period to address and increase awareness of identified fair housing impediments and to affirmatively further fair housing.

- 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 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.

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

- 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. In addition, DCA collaborated 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.
- The Housing Outreach teams distributed Fair Housing Materials: at a Family Financial Wellness Fair in Macon, at a housing presentation in Jones County; at Congressman David Scott's Twelfth Annual Jobs Fair; at a Housing Fair at Stonecrest Mall; at the Congressional Grants Fair in Sandersville hosted by Congressman Hice; at a presentation made in Terrell County; to the City of Fairburn and Union City; at the GMA Annual Convention; to the Library, DFCS, DOL and Health Department offices in Cobb, and Gwinnett counties; They distributed Spanish Language Fair Housing materials to: Echols, Evans and Telfair counties; to the Colquitt County Cooperative Extension Service; to the Moultrie YMCA and the Old Mexico Mexican Restaurant in Moultrie; in Cairo to El Tarasco Mexican Restaurant, Los Reyes Mexican Restaurant, Guate Mex Hispanic Grocery Store, Tiende Latina Hispanic Grocery Store, Congregacion Hispanica el Camino, and Hispanic Social Services; to the DFCS, Libraries and Health Departments in Atkinson and Tift counties.
- For Fair Housing Month DCA also notified and engaged constituents through the website, newsletter, Facebook and twitter. Provided below are the links:

Twitter: [https://twitter.com/GA\\_DCA/status/725755989522305026/photo/1](https://twitter.com/GA_DCA/status/725755989522305026/photo/1)

<https://twitter.com/HUDgov/status/722844771396501504/photo/1>

<https://twitter.com/HUDgov/status/719616380543352832>

<https://twitter.com/HUDgov/status/721367847386161153/photo/1>

Facebook:

[https://www.facebook.com/permalink.php?story\\_fbid=1040741765999273&id=863762893697162](https://www.facebook.com/permalink.php?story_fbid=1040741765999273&id=863762893697162)



# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

Newsletter: <http://dca.state.ga.us/main/News/downloads/newsletters/April2016.pdf>

Website: <http://dca.state.ga.us/main/FairHousingMonth.asp>

## Ongoing Initiatives:

- Research
  - DCA continues working with the Georgia Health Policy Center at the Georgia State University to build on research and input regarding healthy outcome in the Low Income Housing Tax Credit program and HOME Multi-family loan program.
  - DCA began the process and continues to update research on Limited English Proficiency individuals pursuant to the update of the DCA Language Assistance Plan. This process includes extensive review of Census data as well as outreach to organization such as Friends of Refugees, the Clarkston Community Center, and the African Community Center in the Atlanta area.
  - DCA records and compares on an annual basis the ratings of the schools as well as the concentration of race and poverty in the area around our Housing Credit properties in order to inform policy decisions in the Qualified Allocation Plan.
  
- Outreach
  - Outreach teams and expansion of public notice through Georgia Press Association
  - DCA disseminates Fair Housing brochures, informational packets and or other promotional materials to area housing counseling agencies, homebuyer classes and in other housing workshops and conferences that DCA sponsors.
  - DCA's fair housing domain name, [www.fairhousinggeorgia.com](http://www.fairhousinggeorgia.com), allows users access to the fair housing resources on DCA's webpage.
  - DCA maintains a housing outreach staff with no less than five (5) designated members to conduct targeted outreach to communities least likely to apply for housing resources.
  - DCA maintains a community development outreach staff with no less than five (5) designated members to conduct outreach and provide technical assistance to local communities regarding the CDBG Annual Competition and the CDBG set-asides for economic development and the elimination of slum and blight.
  - DCA maintains a regional services outreach team with no less than 12 designated members that conducts outreach and provides technical assistance on a wide variety of issues pertaining to delivering better local government services to Georgia's citizens as well as providing technical assistance in the areas of community and economic development.
  - 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. Further, the program provides enhanced down payment assistance through the CHOICE initiative for persons with disabilities. In FY 2015, the CHOICE initiative provided 48 loans, totaling \$357, 000.
  - Expanding reach of outreach efforts, such as engaging the Georgia Press Association to distribute public notices for the Annual Action Plan (AAP) and the Consolidated Annual Performance and Evaluation Report (CAPER) in both English and Spanish
  - DCA continues to bolster affirmatively furthering fair housing efforts to reach every corner of the state. To highlight some examples, DCA engaged the Georgia Press

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

Association to distribute public notices for the Annual Action Plan (AAP) and the Consolidated Annual Performance and Evaluation Report (CAPER) in both English and Spanish. The Georgia Press Association reaches over 148 counties in their distribution areas. DCA has also engaged El Nuevo Georgia and the Atlanta Voice for additional outreach in the Limited English Proficiency and minority concentrated areas throughout Georgia.

- Partnerships
  - In response to DCA's effort to work with small and mid-size PHAs to enter the RAD program and efforts to encourage positive health outcomes across our rental housing programs, the Kresge Foundation invited DCA in March of 2016 to apply for \$11 million of funding to spur bond development with a health component in partnership with Georgia PHA's.
  - DCA participates in regular meeting of the TransFormation Alliance and has invited the group to comment on the development of multi-family rental policy. DCA most recently met on the Housing Credit program with the Alliance in August of 2016. The TransFormation Alliance "is a diverse collaboration working toward creating thriving mixed income communities integrated into transit and connected to the opportunities people need to prosper."
  - DCA collaborates 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 2015, the Disability Housing Coordinator participated in a wide-array of networking and meeting opportunities with organizations across Georgia.
  - 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 FY2015, the partnership assisted 14 homeowners, providing \$122,680 in resources.
  - 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 ACT, 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.
  - DCA also continues to engage stakeholders in planning and policy efforts. For example, the Georgia ACT, Metro Fair Housing, the SOPOS Coalition (whose members consist of persons from the Statewide Independent Living Council, Georgia Council on Developmental Disabilities and other advocate groups) continue to provide comments through DCA's citizen participation processes for the AAP and the CAPER. In addition, these groups have also participated in round tables discussions and housing forums that DCA held for the new AI and the National Housing Trust Fund (NHTF) activities throughout this reporting period.

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

- **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 10-11, 2015 and a CDBG Applicants' Workshops on December 2-4, 2015. At these workshops, information was presented on FHEO, Section 3, and Section 504 compliance. DCA's Director of Legal Services presented on the federal requirements to Affirmatively Further Fair Housing at the Applicants' Workshop, December 2-4, 2015.
  - On March 3, 2015, DCA provided training to sponsors administering Shelter Plus Care grants on Landlord-Tenant Law and Fair Housing.
  - The RAD Fair Housing trainings were on April 19th and April 21st. The Fair Housing trainings for the Housing Trust Fund were on May 5th and May 6th.
  - 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 Atlanta Legal Aid.
  - The CHIP program provided a Fair Housing information during the application webinar on January 29, 2016.
  - Through the Housing Credit workshop conducted in February of 2016, DCA presented on fair housing topics to the affordable multi-family rental housing industry.
  
- **Monitoring and Oversight**
  - 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.
  - As a condition of grant awards meeting DCA's Language Access Plan criteria, 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.
  - The State adopted Minimum Standards and Procedures for Local Comprehensive Planning.
  
- **Concerted Revitalization Efforts**
  - 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

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES

comprehensive community revitalization strategies that target revitalization efforts to areas of high poverty and disinvestment. In addition, DCA administers the Opportunity Zone program 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.

- Removal of Barriers to Fair Housing
  - DCA is developing materials to educate and support sub-recipient in conducting a Four-Factor Analysis as part of an effort to remove barrier to program access for individuals with Limited English Proficiency.
  - 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.
  - 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 continues to provide an on-line resource, [www.GeorgiaHousingSearch.org](http://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, 2015 – June 15, 2016, a total of 12,149,502 searches were completed on GeorgiaHousingSearch.org.
  - 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.
  - 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.
  - Require funding recipients to create and maintain an Affirmative Fair Housing Marketing Plan identifying potentially underserved populations and efforts to market to those constituencies and document a process to inform potential program participants of their fair housing rights.
  - Include a fair housing component in all grantee, developer and property manager training.

## **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICES**

- Continued to provide housing educational opportunities to communities throughout the state through the Georgia Municipal Association. In addition to continuing the Georgia Initiative for Community Housing (GICH) program that offers participating jurisdictions technical assistance to develop local housing plans designed to enhance affordability and to address barriers to affordable housing.
- Allowed CDBG applicants that participate in the Georgia Initiative for Community Housing (GICH) or PlanFirst to apply for CDBG funding every year provided certain timeliness requirements have been met. This encourages communities to prepare comprehensive plans and address their affordable housing issues.

# 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 homebuyer 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 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 five (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.

# MONITORING

## Georgia Dream Homeownership Program Monitoring

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

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

All homebuyers 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 review 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, 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,

## MONITORING

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 samplings 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 closeout letter.

During this reporting period of July 1, 2015-June 30, 2016, a total of 20 State Recipients and Sub-recipients received on-site CHIP monitoring visits as part of the grant closeout process.

### *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.



# MONITORING

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.

## 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, 2016, CDBG Program Representatives conducted 933 site visits. In addition, DCA updated both its CDBG Environmental Review checklist and its Labor Standards checklist in order to more thoroughly monitor recipients' use of CDBG funds.

# 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 statewide 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.

Large number of persons, some 30,000+ this program year, benefiting from the program, evidences the program impact.

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	Inspection date during current FY: 7/1/15-6/30/16	Passed Inspection? Yes, No, Pending/Under Review	Comments/Status of Inspection
1	Abbington Woods	09/16/15	YES	
2	ALBANY SPRINGS	05/10/16	UNDER REVIEW	CURES DUE DATE 7/26/16
3	ASHLEY WOODS	11/12/15	YES	
4	ASHTON HILLS	06/21/16	PENDING	
5	ASHTON MEADOWS	05/16/16	UNDER REVIEW	CURES DUE DATE 7/27/16
6	ASHTON PLACE AKA WESTGATE	06/16/16	PENDING	
7	AUBURN RIDGE	06/08/16	PENDING	
8	AUGUSTA SPRINGS	05/11/16	UNDER REVIEW	CURES DUE DATE 8/8/16
9	Bartlett Crossing	04/18/16	UNDER REVIEW	CURES DUE DATE 7/21/16
10	BEDFORD PLACE	06/07/16	PENDING	
11	Braselton Court aka Mainstreet Braselton	09/29/15	YES	
12	Bridgeway Village	12/21/15	YES	
13	BRIGHTWOOD	05/12/16	UNDER REVIEW	CURES DUE DATE 8/9/16
14	CAMILLA HOUSING (CVI Rental)	06/14/16	PENDING	
15	CAMPBELL CREEK	06/10/16	PENDING	

# AFFORDABLE RENTAL HOUSING INSPECTIONS

16	CEDARWOOD APARTMENTS	05/10/16	UNDER REVIEW	CURES DUE DATE 8/4/16
17	COLLEGE SQUARE	06/23/16	PENDING	
18	COLONY WEST	10/15/15	YES	
19	COLUMBIA HILL	06/14/16	PENDING	
20	COLUMBIA MECHANICSVILLE	05/09/16	UNDER REVIEW	CURES DUE DATE 7/15/16
21	COLUMBIA SENIOR RESIDENCES AT EDGEWOOD	05/09/16	NO	NON-COMPLIANCE NOT CURED; OPEN ACCESSIBILITY FINDINGS, UNIT 1108 PANEL BOX ABOVE 48 INCHES
22	CONNERS SENIOR VILLAGE	05/10/16	UNDER REVIEW	CURES DUE DATE 7/15/16
23	CONSTITUTION AVE	05/10/16	UNDER REVIEW	CURES DUE DATE 8/2/16
24	COURTES DE EMERALD	11/09/15	YES	
25	COURTES DE EMERALD II	11/09/15	YES	
26	CREEKSTONE APTS PHASE I	06/10/16	PENDING	
27	DOUGLASVILE PROPER	06/14/16	PENDING	CURES DUE DATE 10/15/16
28	DRESDEN	10/13/15	NO	NON-COMPLIANCE NOT CURED; ENTRY GATE, CEILING FANS, ACCESSIBILITY ISSUE IN COMMUNITY KITCHEN AND BATH
29	DUTCHTOWN CAMPUS	04/20/16	UNDER REVIEW	CURES DUE DATE 7/8/16
30	EAGLES NEST I	11/21/15	YES	
31	EAGLES NEST II	11/11/15	YES	
32	EDGEWOOD PARK	05/10/16	PENDING	
33	ETOWAH VILLAGE	11/17/15	YES	

## AFFORDABLE RENTAL HOUSING INSPECTIONS

34	FOREST MILL	03/16/16	YES	
35	HARMONY GROVE	06/09/16	PENDING	
36	HENDERSON PLACE	02/09/16	YES	
37	HIGHLAND WEST	09/22/15	YES	
38	IMPERIAL PLACE	04/11/16	YES	
39	JT Deerfield, LP	05/17/16	YES	
40	KIRKWOOD GARDEN	10/13/15	YES	
41	KIRKWOOD TRAIL	05/19/16	PENDING	
42	LAFAYETTE VILLAGE	11/13/15	YES	
43	LAUREL OAKS	07/09/15	YES	
44	LIBERTY GARDEN	06/17/16	PENDING	
45	MARIAN POINT	02/11/16	YES	
46	MAXWELL HOUSE	02/22/16	YES	
47	MILLENNIUM 2012	05/27/16	YES	
48	MORELAND SQUARE aka REYNOLDS TOWN	11/19/15	YES	
49	New Forrest Heights	09/14/15	YES	
50	NORMAN BERRY VILLAGE	06/13/16	PENDING	CURES DUE DATE 10/13/16
51	NORTHGATE	11/12/15	NO	NON-COMPLIANCE NOT CURED; Owner foreclosed DCA HOME loan in MAY 2016, however, LURA was not foreclosed because Owner remained the same; DCA continuing with enforcement, INSPECTION SCHEDULED FOR 11/2016

## AFFORDABLE RENTAL HOUSING INSPECTIONS

52	Oak Ridge Apartments AKA Oak Ridge Place	02/10/16	YES	
53	OCONEE SPRINGS	06/13/16	PENDING	
54	ORCHARD GROVE	05/09/16	UNDER REVIEW	CURES DUE DATE 7/26/16
55	PALMETTO PRESERVE fka GENESIS GARDEN	10/16/15	YES	
56	PARK PLACE	05/17/16	PENDING	CURES DUE DATE 10/11/16
57	PATEVILLE ESTATES	06/14/16	PENDING	
58	PECAN HILLS	05/09/16	UNDER REVIEW	CURES DUE DATE 7/29/16
59	PHOENIX HOUSE	10/14/15	NO	PROPERTY APPLIED FOR AND WAS SELECTED FOR A 2015 TAX CREDIT AWARD FOR REHABILITATION; NEXT INSPECTION WILL OCCUR AT COMPLETION OF REHAB.
60	PINE MEADOWS APTS	05/17/16	UNDER REVIEW	CURES DUE DATE 8/5/16
61	PINE POINT	02/23/16	YES	
62	PINES BY THE CREEK	05/09/16	UNDER REVIEW	CURES DUE DATE 8/19/16
63	PINES FAMILY CAMPUS	07/21/15	NO	NON-COMPLIANCE NOT CURED, CURE DOCUMENTATION NOT SATISFACTORY AS RELATES TO OPEN ACCESSIBILITY ITEMS
64	PINEWOOD PARK	06/10/16	PENDING	
65	Pinewood Village	09/17/15	YES	
66	PRESLEY WOOD	10/13/15	NO	NON-COMPLIANCE NOT CURED: ACCESSIBILITY FINDINGS WERE DISPUTED BY OWNER REGARDING COMMUNITY KITCHEN AND BATHROOM

## AFFORDABLE RENTAL HOUSING INSPECTIONS

67	PRINCE AVONDALE AKA NOTTINGHAM FOREST	05/11/16	NO	NON-COMPLIANCE NOT CURED; OWNER DISPUTED ACCESSIBILITY FINDINGS COMMUNITY GARDEN AND COMMUNITY BATHROOM
68	Quality Living Service (QLS) aka GRANADA PARK	02/09/16	YES	
69	Quest Village III	02/10/16	YES	
70	Ramsey Run	09/16/15	YES	
71	RIDGECREST	03/11/16	YES	
72	Saddle Creek	06/15/16	PENDING	FINDINGS LETTER TO BE COMPLETED AFTER MISSING TENANT FILES ARE SUBMITTED BY OWNER
73	SANTA FE VILLAS	07/27/15	NO	NON-COMPLIANCE NOT CURED: PASSED INSPECTION: NO, FAILED TO SUBMIT CURES TIMELY AND ACCORDING TO DCA REQUIREMENTS
74	SELMAN PLACE	05/09/16	YES	
75	SEVEN COURTS	11/10/15	NO	NON-COMPLIANCE NOT CURED; DOOR LATCHES AND DOOR REPAIRS, UNCORRECTED ACCESSIBILITY FINDINGS IN SOME UNIT KITCHENS
76	SHOAL CREEK MANOR	05/12/16	PENDING	
77	SPRINGHAVEN	05/19/16	UNDER REVIEW	CURES DUE DATE 7/25/16
78	ST CHARLES PLACE	06/10/16	PENDING	
79	ST MARYS (Old Jefferson)	06/09/16	UNDER REVIEW	CURES DUE DATE 10/11/16
80	Stony Ridge	09/16/15	YES	
81	SUMMERVILLE GARDENS APTS	06/08/16	PENDING	

## AFFORDABLE RENTAL HOUSING INSPECTIONS

82	SUNSET POINTE	06/16/16	PENDING	CURES DUE DATE 10/15/16
83	SUWANEE HOTEL	05/09/16	UNDER REVIEW	CURES DUE DATE 7/12/16
84	Tallokas Pointe	09/11/15	YES	
85	TERRACES AT PARKVIEW	05/12/16	UNDER REVIEW	CURES DUE DATE 8/9/16
86	VERANDA VILLAGE	06/17/16	PENDING	
87	VILLAGE SQUARE	05/18/16	UINDER REVIEW	CURES DUE DATE 8/1/16
88	WALNUT SQUARE	10/10/15	UNDER REVIEW	
89	WHITEHALL COMMONS	05/13/16	PENDING	
90	WHITEHALL MANOR	05/13/16	PENDING	
91	WILDWOOD APARTMENTS	05/11/16	UNDER REVIEW	CURES DUE DATE 8/2/16
92	WOODLANDS VILLAGE	02/10/16	NO	NON-COMPLAINCE NOT CURED; CURE DOCUMENTATION IS SATISFACTORY, EXCEPT ACCESSIBILITY ISSUES IN BUILDING 400
93	WOODLANDS VILLAGE II	09/17/15	YES	
94	WOODWARD APARTMENTS	03/10/16	YES	

### Summary of Inspection Issues:

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 most common physical findings detailed in an audit report include routine maintenance issues including; dirty HVAC filters, GFI not functioning properly, 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.



# 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 his or her 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 \$8,611,096.00 to fund 14 rental housing projects. The chart below lists all projects that received program income expenditures during this reporting period.

<b>Project Name</b>	<b>Program Income</b>
Autry Pines Senior Village	\$754,954.00
Heather Highlands	\$29,411.00
Forest Mills	\$438,590.00
Horizon Sr Village	\$1,264,822.00
Providence at Parkway Village	\$288,000.00
Meriwether Redevelopment (Phase I)	\$262,600.00
Mills Creek Crossing	\$2,025,499.00
City Lights Seniors	\$583,472.00
Willingham Village	\$40,000.00
Summer Breeze Park	\$12,400.00
Water Tower Park Senior Village	\$2,090,000.00
Park Senior Village	\$62,400.00
The Groves Place	\$23,600.00
Silver Lakes	\$735,348.00
<b>Total</b>	<b>\$8,611,096.00</b>

## 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 by other interagency meetings to plan and review collaborative efforts related to housing. Additionally, the State sends out email blasts and Constant Contact notices for upcoming events held by different stakeholders. Such activities are taken with LIHTC to foster, maintain and coordinate the development of affordable housing:

- 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.
- DCA has a strong commitment to providing integrated housing options for Persons with Disabilities. DCA's commitment to providing a full range of housing options drive the decision to focus funding on providing an adequate supply of housing in an integrated setting. Characteristics of integrated housing include, but are not limited to: the project's proximity to community resources and activities; opportunities for tenants with disabilities to live independently and interact with non-disabled persons; the same tenancy rights as non-disabled individuals including eviction protection, choice of roommates, and choice of service providers; and the absence of restrictive, regimented rules that limit residence activities or impede residents' ability to interact with non-disabled individuals.
- Preservation is a key component of DCA's work to ensure an adequate supply of affordable rental housing, advance sustainability, and retain historic structures through adaptive reuse. Most importantly, preservation is a vital tool for maintaining affordability through the retention of federal rental assistance. In addition, preservation allows DCA to mitigate the risk of losing affordable housing projects due to market conversion, physical deterioration, or financial instability. Regarding sustainability, renovating existing buildings produces less construction waste, uses fewer new materials, and requires less energy than new construction. Further, little to no new utility or transportation infrastructure investments are required when existing buildings are rehabbed. Combined with energy-efficient upgrades, rehabbing and preserving both aging rental and historic buildings is a conservative, cost effective way to meet growing demand for good quality housing. Finally, historic preservation advances DCA's stewardship of historic buildings and locations while maintaining cultural and community diversity. Additionally, DCA seeks to utilize its 4% Bond Allocation to the maximum extent possible for preservation of affordable housing.
- Across all affordable housing programs including the Tax Credit, DCA's fair housing priority aligns with HUD's mission to promote non-discrimination and ensure fair and equal housing opportunities for all. In an ongoing effort to provide services and activities in a nondiscriminatory manner and to affirmatively further fair housing, DCA strives to prevent, avoid, and correct discrimination in housing or services directly or indirectly based on race, color, religion, sex, national origin, age, familial status, or disability.

# 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 (FY15)	Actual (FY15)
Short-term rent, mortgage, and utility assistance payments	165	69
Tenant-based rental assistance	120	166
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	50	63
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	100	34
<b>Total</b>	<b>435</b>	<b>332</b>

**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:** 10000

**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:** 40000

**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:** 120000

# 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:** 100000

**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:** 100000

**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:** 37500

**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



# HOPWA OUTCOMES & ESG SUPPLEMENT

**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:** 47500

**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:** 41875

**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:** 45000

**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:** 73000

# HOPWA OUTCOMES & ESG SUPPLEMENT

**Subrecipient or Contractor Name:** GEORGIA MOUNTAIN WOMEN'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:** 40500

**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:** 100000

**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:** 50000

**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:** 21900

**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:** 123000

**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

**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:** 50000

# HOPWA OUTCOMES & ESG SUPPLEMENT

**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:** 93750

**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:** 35000

**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:** 40000

**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:** 120000

# HOPWA OUTCOMES & ESG SUPPLEMENT

**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:** 45000

**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:** 37500

**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:** 48000

**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:** 45000

# 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:** 35000

**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:** 90000

**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:** 170000

# HOPWA OUTCOMES & ESG SUPPLEMENT

**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:** 72000

**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

**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:** 396200

**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:** 48000

# HOPWA OUTCOMES & ESG SUPPLEMENT

**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:** 55000

**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:** 155800

**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:** 28000



# HOPWA OUTCOMES & ESG SUPPLEMENT

**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:** 146000

**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:** 40000

**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:** 99000

**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:** 70000

# HOPWA OUTCOMES & ESG SUPPLEMENT

**Subrecipient or Contractor Name:** Albany, City of

**City:** Albany

**State:** GA

**Zip Code:** 31701

**DUNS Number:** 15863749

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Local Government

**ESG Subgrant or Contract Award Amount:** 35000

**Subrecipient or Contractor Name:** Avita Community Partners

**City:** Flowery Branch

**State:** GA

**Zip Code:** 30542

**DUNS Number:** 900904905

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 7000

**Subrecipient or Contractor Name:** Covenant House Georgia, Inc.

**City:** Atlanta

**State:** GA

**Zip Code:** 30318

**DUNS Number:** 008679905

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith Based Organization

**ESG Subgrant or Contract Award Amount:** 40000

**Subrecipient or Contractor Name:** Hinesville, City of

**City:** Hinesville

**State:** GA

**Zip Code:** 31313, 3633

**DUNS Number:** 026758151

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Local Government

**ESG Subgrant or Contract Award Amount:** 50000

# HOPWA OUTCOMES & ESG SUPPLEMENT

**Subrecipient or Contractor Name:** Lutheran Services of Georgia

**City:** Atlanta

**State:** GA

**Zip Code:** 30303, 3066

**DUNS Number:** 169890894

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith Based Organization

**ESG Subgrant or Contract Award Amount:** 25000

**Subrecipient or Contractor Name:** NOA's Ark, Inc.

**City:** Dahlonega

**State:** GA

**Zip Code:** 30533

**DUNS Number:** 828487900

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Faith Based Organization

**ESG Subgrant or Contract Award Amount:** 43750

**Subrecipient or Contractor Name:** Open Arms, Inc.

**City:** Albany

**State:** GA

**Zip Code:** 31701

**DUNS Number:** 929945681

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 22000

**Subrecipient or Contractor Name:** Partnership Against Domestic Violence

**City:** Atlanta

**State:** GA

**Zip Code:** 30317

**DUNS Number:** 151024999

**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:** Rockdale County Emergency Relief Fund, Inc.

**City:** Conyers

**State:** GA

**Zip Code:** 30013, 8369

**DUNS Number:** 007356186

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 99000

**Subrecipient or Contractor Name:** Safe Harbor Children's Shelter

**City:** Brunswick

**State:** GA

**Zip Code:** 31521

**DUNS Number:** 839624038

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 60000

**Subrecipient or Contractor Name:** Tri-County Protective Agency

**City:** Hinesville

**State:** GA

**Zip Code:** 31310

**DUNS Number:** 160267555

**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:** United Way of the Chattahoochee Valley

**City:** Columbus

**State:** GA

**Zip Code:** 31902

**DUNS Number:** 020649484

**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:** Waycross Area Shelter for Abused Persons

**City:** Waycross

**State:** GA

**Zip Code:** 31502

**DUNS Number:** 055573559

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 40000

**Subrecipient or Contractor Name:** Wayne County Protective Agency

**City:** Jesup

**State:** GA

**Zip Code:** 31598, 1153

**DUNS Number:** 839270824

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 95000

**Subrecipient or Contractor Name:** YWCA of Northwest Georgia

**City:** Marietta

**State:** GA

**Zip Code:** 30064

**DUNS Number:** 364141903

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Faith Based Organization

**ESG Subgrant or Contract Award Amount:** 35000

**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	913
Children	437
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>1,351</b>

**Table 2 – Household Information for Homeless Prevention Activities**

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	1,016
Children	907
Don't Know/Refused/Other	1
Missing Information	0
<b>Total</b>	<b>1,924</b>

**Table 3 – Household Information for Rapid Re-Housing Activities**

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	6,430
Children	3,089
Don't Know/Refused/Other	0
Missing Information	12
<b>Total</b>	<b>9,531</b>

**Table 4 – Shelter Information**

# ESG PERSONS ASSISTED

## 4d. Street Outreach

Number of Persons in Households	Total
Adults	449
Children	121
Don't Know/Refused/Other	0
Missing Information	1
<b>Total</b>	<b>571</b>

Table 5 – Household Information for Street Outreach

## 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	11,167
Children	4,952
Don't Know/Refused/Other	2
Missing Information	14
<b>Total</b>	<b>16,135</b>

Table 6 – Household Information for Persons Served with ESG

## 5. Gender—Complete for All Activities

	Total
Male	7,229
Female	8,807
Transgender	15
Don't Know/Refused/Other	81
Missing Information	3
<b>Total</b>	<b>16,135</b>

Table 7 - Gender Information

## 6. Age—Complete for All Activities

	Total
Under 18	4,961
18-24	1,680
25 and over	9,483
Don't Know/Refused/Other	0
Missing Information	11
<b>Total</b>	<b>16,135</b>

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	28	60	411	499
Victims of Domestic Violence	84	524	3,425	3,853
Elderly	16	29	294	339
HIV/AIDS	9	8	54	71
Chronically Homeless	111	116	541	768
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	215	246	1,445	1,906
Chronic Substance Abuse	97	195	1,606	1,898
Other Disability	151	213	1,426	1,790
<b>Total (unduplicated if possible)</b>	<b>711</b>	<b>1,391</b>	<b>9,022</b>	<b>11,124</b>

**Table 9 – Special Population Served**

ESG sub-grantees that are victim service providers were unable to produce reports from Apricot, the HMIS comparable database, that were compatible with the new eCart. As a result, the eCart submitted with this CAPER does not include data from these agencies. Apricot indicated that there have been difficulties building CSV reports in accordance with the HUD technical specifications. These difficulties are expected to be resolved by October 1, 2016. Based on this timeline, the reports compatible with the eCart will not be available for this CAPER.

DCA requested HUD Annual Performance Reports (APR) from Apricot for each program at a victim service provider agency. Data from these APRs was combined with data from the eCart to obtain the numbers reported in the tables for CR-65. Data reported in the tables is inclusive of all ESG activities.



# ESG ASSISTANCE PROVIDED, OUTCOMES & EXPENDITURES

## 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	971,265
Total Number of bed - nights provided	875,642
Capacity Utilization	90%

**Table 10 – Shelter Capacity**

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

#### CR-75 – Expenditures

#### ESG Expenditures for Homelessness Prevention

	Expenditures in Program Year		
	FY 2013	FY 2014	FY 2015
Expenditures for Rental Assistance	\$289,303	\$356,166	\$280,965
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$48,490	\$59,641	\$60,948
Expenditures for Housing Relocation & Stabilization Services - Services	\$103,222	\$144,936	\$128,277
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
<b>Subtotal Homelessness Prevention</b>	<b>\$441,015</b>	<b>\$560,743</b>	<b>\$470,190</b>

**Table 11 – ESG Expenditures for Homelessness Prevention**

### ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	FY 2013	FY 2014	FY 2015
Expenditures for Rental Assistance	\$965,362	\$673,149	\$731,357
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$386,457	\$353,863	\$396,015
Expenditures for Housing Relocation & Stabilization Services - Services	\$574,178	\$490,363	\$568,231
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
<b>Subtotal Rapid Re-Housing</b>	<b>\$1,925,997</b>	<b>\$1,517,375</b>	<b>\$1,695,603</b>

Table 12 – ESG Expenditures for Rapid Re-Housing

### ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	FY 2013	FY 2014	FY 2015
Essential Services	\$389,178	\$392,651	\$384,313
Operations	\$1,277,645	\$843,144	\$893,041
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$1,666,823</b>	<b>\$1,235,795</b>	<b>\$1,277,354</b>

Table 13 – ESG Expenditures for Emergency Shelter

### Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	FY 2013	FY 2014	FY 2015
Street Outreach	\$277,951	\$164,045	\$178,772
HMIS	\$36,662	\$11,020	\$94,722
Administration	\$280,638	\$211,842	\$179,079

Table 14 - Other Grant Expenditures

### Total ESG Grant Funds

	FY 2013	FY 2014	FY 2015
<b>Total ESG Funds Expended</b>	<b>\$4,629,086</b>	<b>\$3,700,820</b>	<b>\$3,895,720</b>

Table 15 - Total ESG Funds Expended

# ESG MATCH SOURCE

## Match Source

	FY 2013	FY 2014	FY 2015
Other Non-ESG HUD Funds	\$75,639	\$5,000	\$355,250
Other Federal Funds	\$19,375	\$0	\$81,862
State Government	\$1,676,308	\$2,426,151	\$2,693,157
Local Government	\$349,263	\$245,751	\$301,280
Private Funds	\$2,002,197	\$1,990,828	\$2,232,347
Other	\$1,260,535	\$1,592,723	\$2,288,983
Fees	\$52,918	\$117,042	\$40,000
Program Income	\$0		\$0
<b>Total Match Amount</b>	<b>\$5,436,235</b>	<b>\$6,377,495</b>	<b>\$7,992,879</b>

**Table 16 - Other Funds Expended on Eligible ESG Activities**

## Total

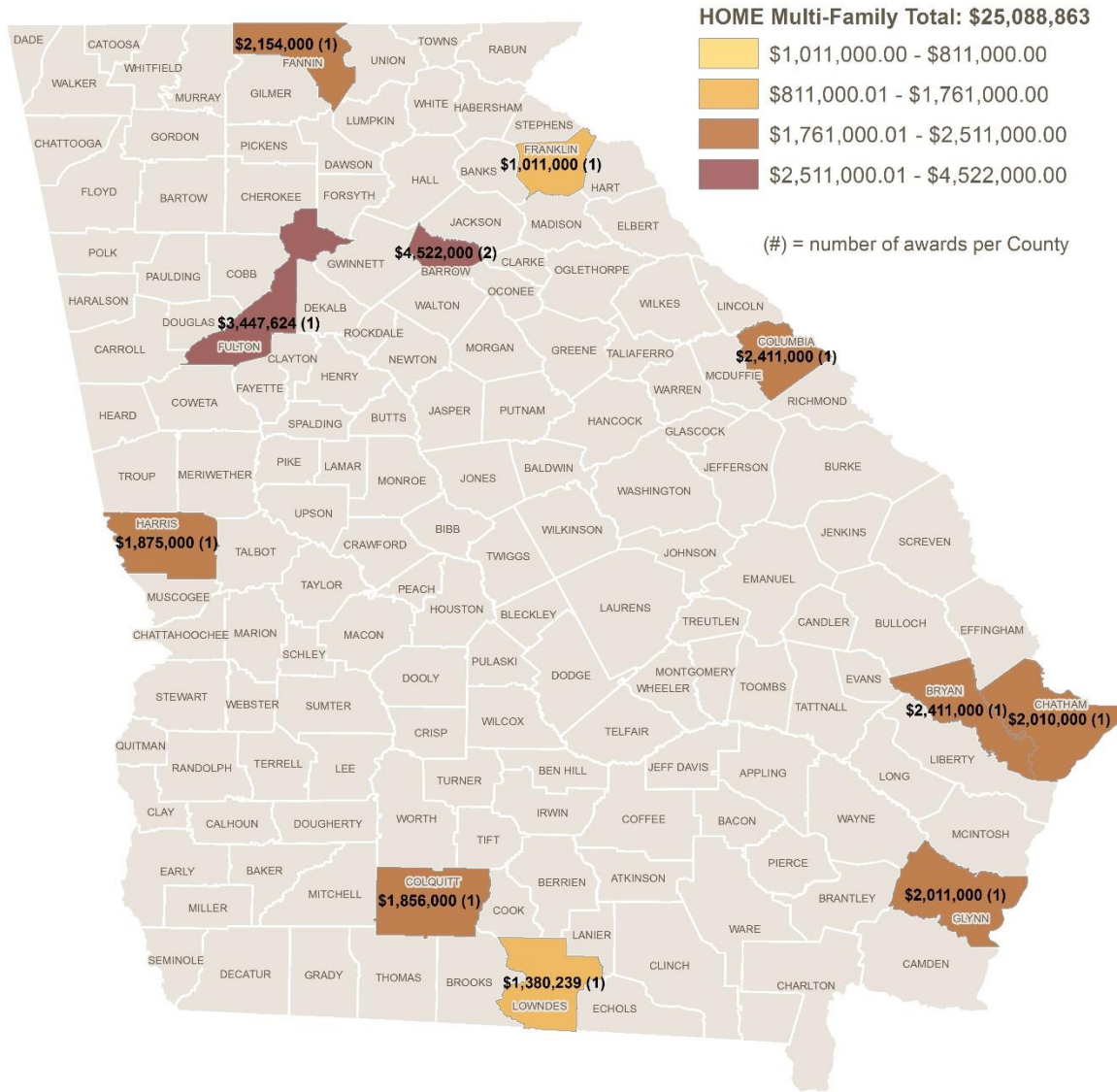
	FY 2013	FY 2014	FY 2015
<b>Total Amount of Funds Expended on ESG Activities</b>	<b>\$10,065,321</b>	<b>\$10,078,315</b>	<b>\$11,888,599</b>

**Table 17 - Total Amount of Funds Expended on ESG Activities**

# MAPS: GEOGRAPHIC DISTRIBUTION OF HUD FUNDS BY COUNTY

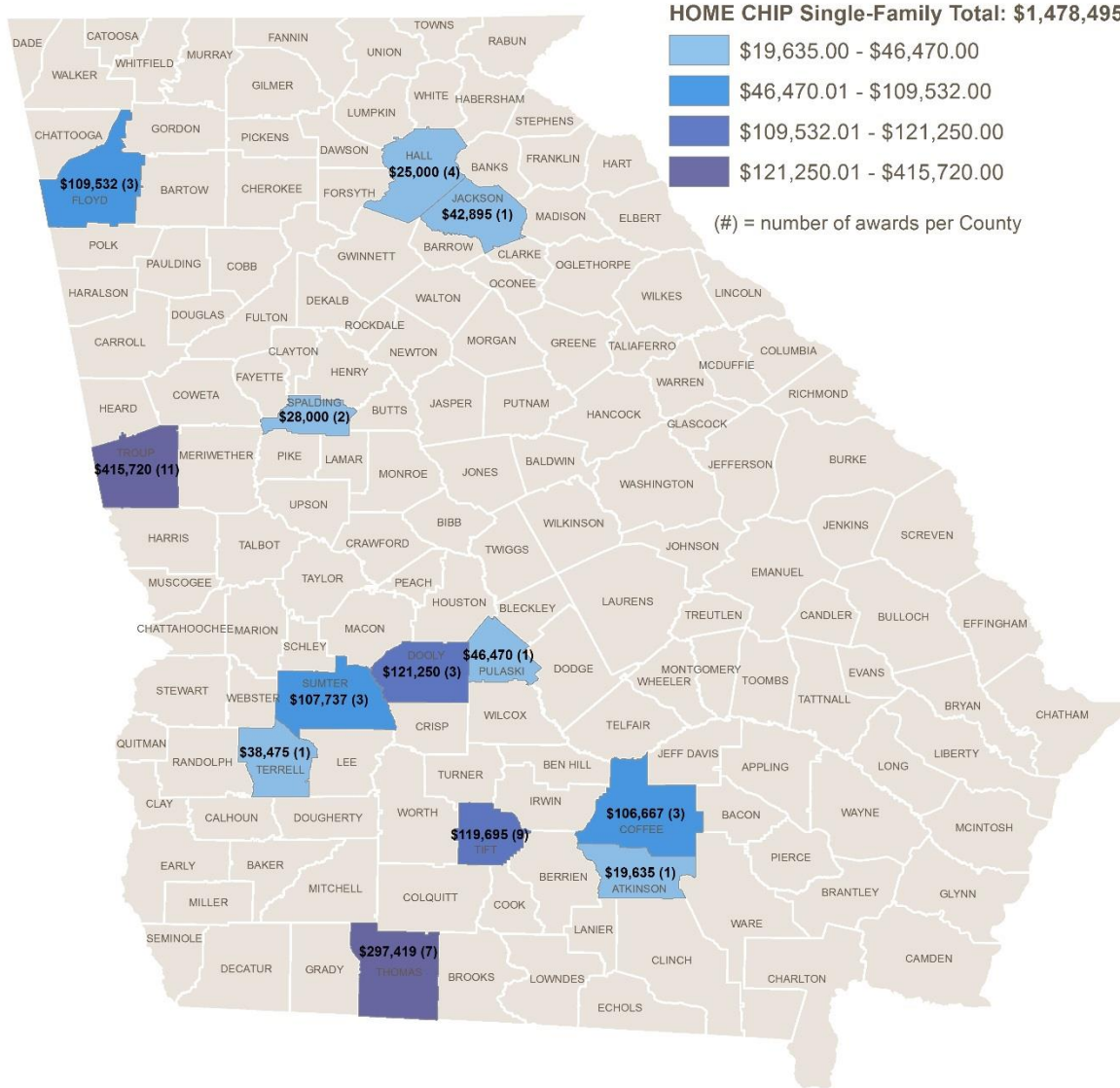
## HOME Multi-Family Completion

7/1/2015 to 6/30/2016



# HOME CHIP Single-Family

7/1/2015 to 6/30/2016

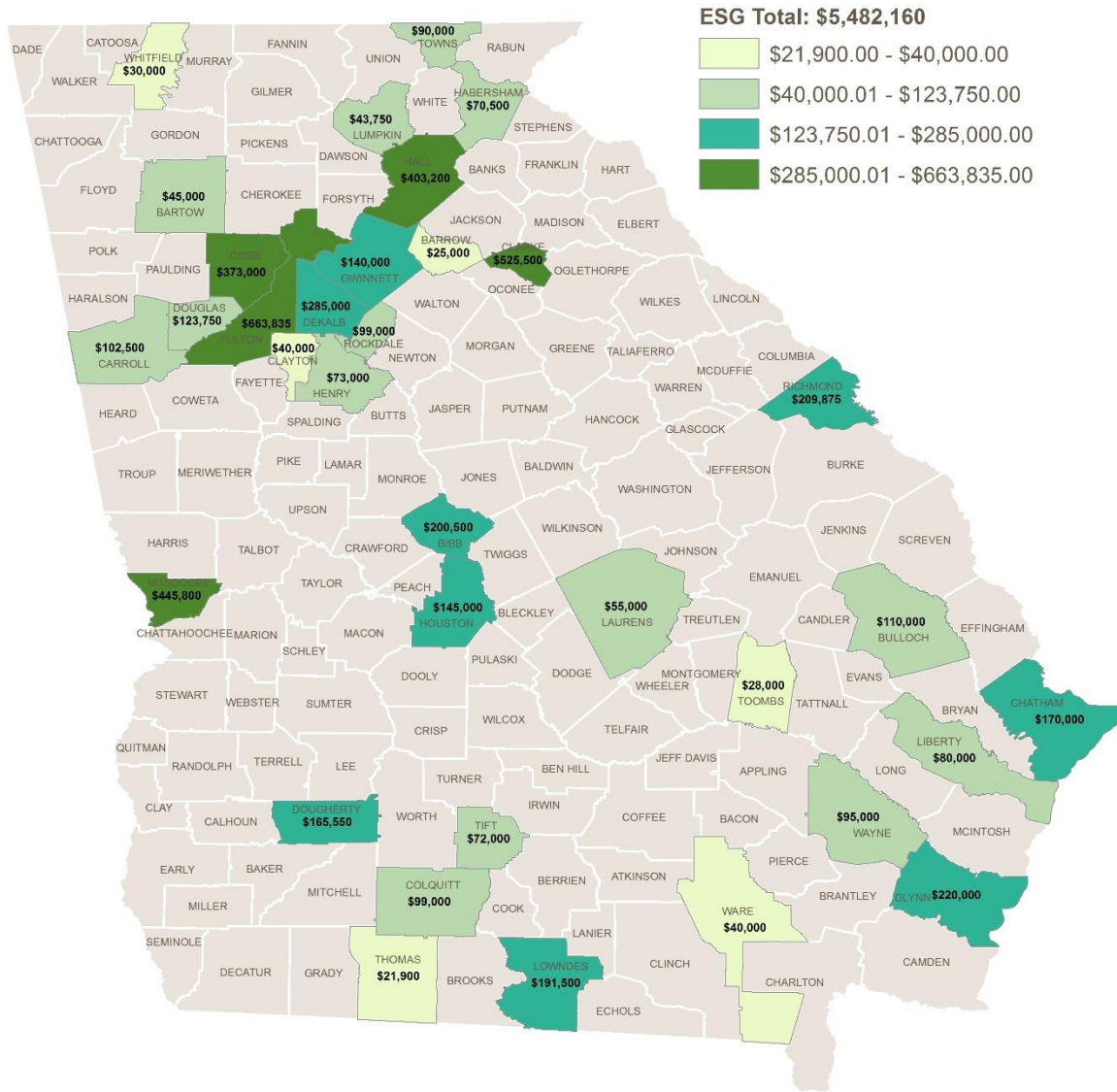






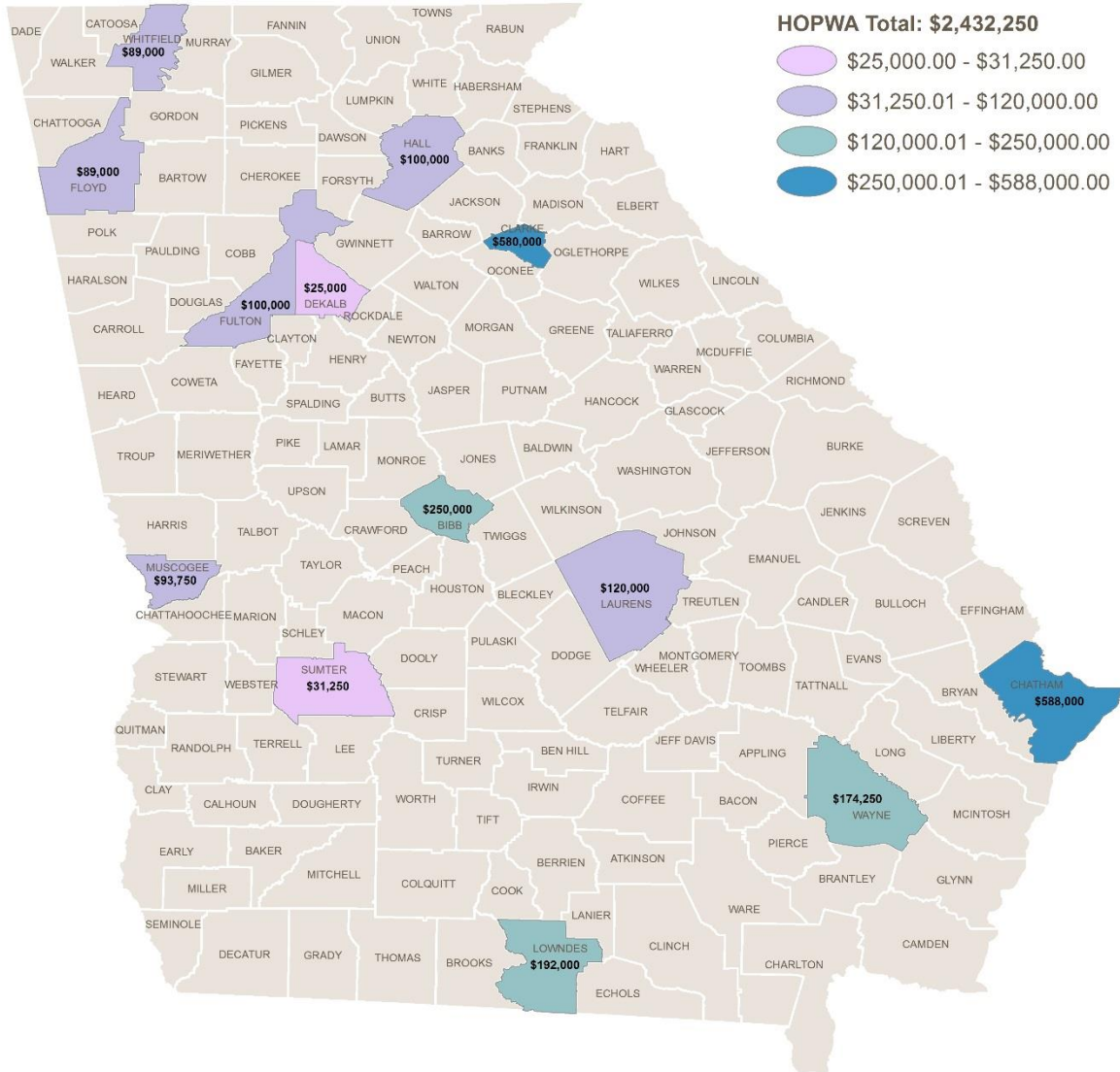
# Emergency Solutions Grants Awards

7/1/2015 to 6/30/2016



# Housing Opportunities for Persons With AIDS Awards

7/1/2015 to 6/30/2016



Activity Type	Households Served	Expenditures	Percent Expended
Facility-Based Housing (Permanent)	34	\$169,491	7.0%
Facility-Based Housing (Short-term)	63	\$247,259	10.3%
TBRA	166	\$644,573	26.8%
STRMU	69	\$179,916	7.5%
Permanent Housing Placement	58	\$46,736	2.0%
Housing Information Services	275	\$21,606	0.9%
Supportive Services	635	\$898,729	37.4%
Administration	N/A	\$193,466	8.1%
<b>Total</b>	<b>N/A</b>	<b>\$2,401,776</b>	<b>100.0%</b>





# CITIZEN PARTICIPATION

## COPY OF PUBLIC NOTICE

### Public Input Requested for the State of Georgia's

### Draft Consolidated Annual Performance and Evaluation Report (CAPER)

### FFY2015/ SFY2016

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 2015. 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 2015 Annual Action Plan. The State of Georgia encourages citizens, public agencies and other interested parties to review the contents of its draft CAPER and to submit their written comments.

**The report will be available for review on September 12, 2016 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](mailto: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, 2016 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

### Public Hearing Notice

### State of Georgia Non-Entitlement CDBG Programs

### Public Hearings for the Proposed Amended Federal FY 2016

### And the Proposed Federal FY2017 CDBG Method of Distribution

The State of Georgia's Department of Community Affairs (DCA) is proposing to amend its current Federal Fiscal Year (FFY) 2016/State Fiscal Year (SFY) 2017 Method of Distribution (MOD) and to propose a new FFY 2017/SFY 2018 MOD for the State's Non-Entitlement Community Development Block Grant (CDBG) programs. The MOD affects the CDBG Annual Competition, the CDBG Employment Incentive Program (EIP), the CDBG Redevelopment Fund (RDF) program, the Immediate Threat and Danger (ITAD) Program, and the 108 Loan Guarantee program. Amendments to the MOD require U.S Housing and Urban Development (HUD) approval prior to enactment. The draft of the amended FFY 2016 and the proposed FFY MODs may be found at:

<http://www.dca.ga.gov/communities/CDBG/index.asp>

# CITIZEN PARTICIPATION

The public may contact DCA directly at (404) 679-0594 or through the TDD line at (404) 679-4915 to receive a written copy of the amended Method of Distribution.

Comments by the public regarding the amended and proposed MODs will be accepted for a period of review and consideration, ending 5:00 p.m., October 17, 2016. The State encourages citizens and other interested parties to review the amended FFY 2016 and the proposed FFY 2017 MODs and to submit comments to [michael.casper@dca.ga.gov](mailto:michael.casper@dca.ga.gov) or to:

CDBG Method of Distribution  
Georgia Department of Community Affairs  
Attn: Michael Casper  
60 Executive Park South NE  
Atlanta, GA 30329-2231

Public Hearings regarding the amended FFY 2016 and the proposed FFY 2017 MODs will be held at the following:

September 22, 2016 – 10:00 am  
Middle Georgia Regional Commission  
175 Emery Highway, Suite C  
Macon, GA 31217  
478-751-6160  
Email: [info@mg-rc.org](mailto:info@mg-rc.org)  
Web: [www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

October 5, 2016 – 4:00 pm  
Hyatt Regency Savannah  
2 West Bay Street  
Savannah, GA 31401  
912-238-1234  
Web: [www.hyatt.com](http://www.hyatt.com)

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 or if you need an alternative format or language, please contact Michael Casper at: (404) 679-0594 or email [fairhousing@dca.ga.gov](mailto:fairhousing@dca.ga.gov).



# CITIZEN PARTICIPATION

## Petición para Comentario Público con Respecto al

### Borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual 2015-2016

#### Del Estado de Georgia

El Estado de Georgia, en cumplimiento de las regulaciones aplicable del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD, por sus siglas en inglés), ha preparado un borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual (CAPER, por sus siglas en inglés) por el año fiscal federal 2015. El CAPER es la revista anual de los desempeños del Estado de lograr las metas y los objetivos identificados por el Plan Consolidado 2013-2017 y el Plan de Acción 2015. El Estado de Georgia les anima a los ciudadanos, agencias públicas, y otras partes interesados revisar los contenidos del borrador del CAPER y entregar los comentarios escritos.

**El informe estará disponible para su revisión a las 5:00pm el lunes el 12 de septiembre 2016.**

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

El público puede llamar directamente al Departamento de Asuntos Comunitarios de Georgia (Department of Community Affairs, DCA) a 404-679-4840 o a través de la línea TDD al (404) 679-4915 para recibir una copia escrita del borrador. También se puede escribir a [housingplanning@dca.ga.gov](mailto:housingplanning@dca.ga.gov).

Comentario público debe ser entregado por email o correo postal a más tardar a las 5:00pm el lunes de 28 de septiembre 2016.

Georgia Department of Community Affairs  
Housing Finance and Development  
Attn: CAPER – GHFA HOME Admin  
60 Executive Park South, NE  
Atlanta, GA 30329-2231

#### Notificación de Audiencia Pública

### Programa de Subsidio en Bloque para el Desarrollo Comunitario (CDBG)

**bajo el Programa del Estado o Ciudades Pequeñas (“Non-Entitlement”) del Estado de Georgia**

### Las Audiencias Públicas para el Método del Estado de Distribución Modificado del FFY 2016 y el Método del Estado de Distribución Propuesto del FFY 2017

El Estado de Georgia, Departamento de Asuntos Comunitarios (Department of Community Affairs, DCA) propone la modificación del Método del Estado de Distribución (Method of Distribution, MOD) de su actual Año Fiscal Federal (FFY, por sus siglas en inglés) 2016 / Año Fiscal Estatal (SFY, por sus siglas en inglés) 2017 y proponer un nuevo MOD del FFY 2017/SFY 2018 para su Programa de Subsidio en Bloque para el Desarrollo Comunitario (Community Development Block Grants, CDBG) Non-Entitlement. El MOD afecta a la Competencia Anual de CDBG, el Plan de Incentivos de Empleo CDBG (EIP, por sus siglas en inglés), el Fondo de Redesarrollo CDBG (RDF, por sus siglas en inglés), el Programa de Amenaza y Peligro Inmediato (ITAD, por sus siglas en inglés), y el Programa de la Garantía del Préstamo 108. Las

# CITIZEN PARTICIPATION

modificaciones a los MODs requieren la aprobación del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD, por sus siglas en inglés) antes de su promulgación. Se encuentra los borradores del MOD modificado del FFY 2016 y del MOD propuesto del FFY 2017 en:

<http://www.dca.ga.gov/communities/CDBG/index.asp>

El público puede llamar directamente a DCA al (404) 679-0594 o a través de la línea TDD al (404) 679-4915 para recibir una copia escrita del MOD modificado.

Se aceptan los comentarios del público sobre los MODs modificados y propuestos para un **período** para **revisión** y **consideración**, finalizando a las 5:00pm el viernes, el 7 de octubre 2016. El Estado les anima a los ciudadanos y otras partes interesadas revisar el MOD modificado del FFY 2016 y el MOD propuesto del FFY 2017 y entregar los comentarios a [michael.casper@dca.ga.gov](mailto:michael.casper@dca.ga.gov) o a:

CDBG Method of Distribution  
Georgia Department of Community Affairs  
Attn: Michael Casper  
60 Executive Park South NE  
Atlanta, GA 30329-2231

Se llevaran a cabo las audiencias públicas sobre el MOD modificado del FFY 2016 y el MOD propuesto del FFY 2017 en los siguientes sitios:

September 20, 2016 – 10:00 am

Middle Georgia Regional Commission  
175 Emery Highway, Suite C  
Macon, GA 31217  
478-751-6160  
Email: [info@mg-rc.org](mailto:info@mg-rc.org)  
Web: [www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

October 7, 2016 – 1:00 pm

Hyatt Regency Savannah  
2 West Bay Street  
Savannah, GA 31401  
912-238-1234  
Email:  
Web: <http://www.hyatt.com/>

El Departamento de Asuntos Comunitarios de Georgia se compromete a proporcionar a todas las personas con igualdad de acceso a sus servicios, programas, actividades, educación y empleo sin distinción de raza, color, origen nacional, religión, sexo, estado civil, discapacidad o edad. Para un ajuste razonable o si necesita un formato o lenguaje alternativo, por favor, póngase en contacto con Pam Truitt al: (404) 679 a 5.240 o [fairhousing@dca.ga.gov](mailto:fairhousing@dca.ga.gov) de correo electrónico.



# **CITIZEN WRITTEN COMMENTS**

## **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 12, 2016. The notice informed the public of its availability to review and to submit comments. The review period began September 12 – 28, 2016.

The public notice was advertised in over 148 counties 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. In addition to the notification through the Georgia Press Association, the notice was also released in the Atlanta Voice and the El Nuevo. Email blasts were released to the developers, local government, service providers, and grant recipients to help disseminate the report throughout the State.

**DCA did not receive any responses or comments for the FY2015 CAPER during the public comment period.**



60 Executive Park South, NE  
Atlanta, Georgia 30329-2231  
404.679.4940  
1.800.359.4663 (Outside Metro-Atlanta)  
[www.dca.ga.gov](http://www.dca.ga.gov)



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