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The State of Georgia

CAPER

Consolidated Annual Performance
and Evaluation Report

Federal Fiscal Year 2019 (July 1, 2019-June 30, 2020)

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CR-05 - Goals and Outcomes

Progress the Jurisdiction Has Made in Carrying Out Its Strategic Plan and Its Action Plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year (2019).

The Georgia Housing and Finance Authority (GHFA) was statutorily created to provide funds and financial assistance towards improving the stock and supply of safe, decent, energy efficient, and affordable housing in the State of Georgia. To achieve the housing and community development goals, GHFA has developed competent institutional systems and programs to finance housing and its ancillary programs in Georgia. The substantive lead agency administering the housing and community development programs in Georgia is the Georgia Department of Community Affairs (DCA).

Throughout this report, the Georgia Department of Community Affairs (DCA) will be referred to as DCA, the State, or the State of Georgia. The current strategies created by DCA to achieve the State's housing goals are contained in the following documents: Consolidated Plan (2018 – 2022), Annual Action Plan (2020 – 2021), and the Consolidated Annual Performance and Evaluation Report (2019 – 2020).

This Consolidated Annual Performance and Evaluation Report (CAPER) presents the results for the 2019/2020 fiscal year, from the States utilization of funds from U.S Department of Housing and Urban Development (HUD) for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grants Program (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)
- National Housing Trust Fund (NHTF)

The above initiatives have enabled the State to increase the supply of affordable permanent housing, transitional housing, rapid re-housing, improving public infrastructure, increasing public services, public facilities, job creation and retention, and crisis response services for extremely low to moderate income persons and households. The State of Georgia continues to evaluate and address regional and local fair housing issues including the contributing factors that affect fair housing choice. These assessments guide the development of strategies, goals, and objectives to increase opportunities for fair and decent housing.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g). Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year 2019	Actual Program Year 2019	Percent Complete
Buildings	Non-Housing Community Development	CDBG: \$4,551,079	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10250	5680	55.4%	2050	3999	195.1%
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$24,676,404 HTF: \$5,277,949	Rental units constructed	Household Housing Unit	2383	490	20.6%	428	188	43.9%
Construction/Rehabilitation of Rental Units	Affordable Housing	HOME: \$0 HTF: \$0	Rental units rehabilitated –	Household Housing Unit	75	0	0%	75	0	0%
Economic Development	Non-Housing Community Development	CDBG: \$8,000,000	Jobs created/retained	Jobs	2000	902	45.1%	415	211	50.8%
Emergency Shelter & Transitional Housing	Homeless	ESG: \$1,618,146	Homeless Person Overnight Shelter	Persons Assisted	35200	18287	52%	7364	8759	118.9%
Homeless Outreach Assistance	Homeless	ESG: \$265,997	Other	Other	2150	849	39.5%	450	389	86.4%
Homeless Prevention Assistance	Non-Homeless Special Needs	ESG: \$620,659	Homelessness Prevention	Persons Assisted	840	1152	137.1%	879	505	57.5%
Homeownership Assistance	Affordable Housing	HOME: \$785,731	Homeowner Housing Added	Household Housing Unit	63	35	55.6%	13	12	92%
Homeownership Assistance	Affordable Housing	CDBG: \$2,175,540 HOME: \$2,530,655	Homeowner Housing Rehabilitated	Household Housing Unit	490	255	52%	100	98	98%

HOPWA Housing Assistance	Non-Homeless Special Needs	\$1,992,006	HIV/AIDS Housing Operations	Household Housing Unit	1000	479	47.9%	180	245	136.1%
HOPWA Tenant-based Rental Assistance	Non-Homeless Special Needs	\$1,442,487	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1000	405	40.5%	175	218	124.57%
Immediate Threat and Danger Program	Non-Housing Community Development	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	3691	73.8%	1000	3094	309.4%
Infrastructure	Non-Housing Community Development	CDBG: \$25,166,263	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	41000	22165	54.1%	8200	14153	172.6%
Rapid Re-housing Assistance	Homeless	ESG: \$1,928,476	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	12500	3726	29.8%	2521	1807	71.7%
Redevelopment	Non-Housing Community Development	CDBG: \$1,500,000	Jobs created/ retained. <i>Includes elimination of slum and blight</i>	Jobs	75	40	53.3%	15	2	13.3%

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

Narrative: DCA achieved significant levels of the planned goals for the HOME, NHTF, CDBG, HOPWA, and ESG programs in the fiscal year under review:

- This year the CDBG program assisted over 3999 households which are 195% of the FY2019/2020 targets. Specifically, the non-housing community development category, registered 50% of the planned strategic plan goals with two years remaining in the 2018 -2022 ConPlan period.
- The HOME program attained 92% of the goals for new construction of single-family homes this year bringing DCA to 20% of the 2018 - 2022 Consolidated Plan target.
- In addition to HOME and National Housing Trust Fund (HTF) funds allocated to building affordable rental housing, the State of Georgia also awarded Low Income Housing Tax Credits (LIHTC) in FY19 to build a total of 7,125 units of affordable rental housing, of which 2,700 or 38% will be available for senior citizens.
- CDBG created 211 jobs from economic development activities along with 59 homes rehabilitated; this brings the total to 88 homes when combined with the HOME Homeownership Assistance Program.
- ESG provided overnight shelter to 8759 persons, exceeding the planned goals by 18%. This is a remarkable result when combined with outreach to 389 persons (86.4% of annual goal) and 505 persons assisted for homeless prevention. At the onset of the COVID-19 pandemic, ESG services were impacted as providers were not able to provide direct services to the clients in need.
- HOPWA program provided housing stability to 463 households with the total of 702 persons, including 218 households with Tenant Based Rent Assistance and 245 with other HOPWA housing services including Facility Based Housing, Short-term Housing, Permanent Housing Placement and Short-Term Rent, Mortgage and Utility assistance.
- Under the “Immediate Threat and Danger” goal, CDBG assisted over 3000 persons, surpassing the original target of 1000 by over 200%.

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.

HOME and National Housing Trust Fund (NHTF): HOME and NHTF priorities are based upon the needs identified through the analysis of available data on affordable rental and homeownership housing for all

populations as well as through input received from the public during the citizen participation process for funding rounds throughout the year.

CDBG: The Allocation Priorities represented by the percentages in the table are based on the demand-driven nature of the CDBG program. The program has a unique method of distribution compared to the other Consolidated Plan funds, because most funds are allocated through Annual Competition. Therefore, the percentages represent funds planned for each “set-aside” (i.e., immediate threat, economic development, and redevelopment), with remaining funds for the CDBG Annual Competition (buildings, infrastructure, and housing). The funds provided for buildings, infrastructure, and housing are based on historical information and do not reflect States allocation priorities. Allocation priorities under the Annual Competition are determined by local governments. The Allocation priorities (and percentages) are contingent upon the needs and decisions of local governments as they assess their own needs and priorities. Therefore, the allocation priorities are provided as estimates and are not intended to limit the States CDBG program or change the Method of Distribution.

HOPWA & ESG: HOPWA priorities are determined by the local needs identified by DCA’s regional Project Sponsors in their funding applications. HOPWA priorities are also informed by input gathered from consumers, service providers, state agencies, local governmental entities, and other stakeholders at regular meetings such as the statewide Georgia Prevention and Care Council (GPACC) and City of Atlanta HOPWA Advisory Committee.

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

CR-10 - Racial and Ethnic Composition of Families Assisted

Families Assisted (Includes Racial & Ethnic Status of Families) 91.520(a)

RACE	CDBG	HOME	HOPWA	ESG	HTF
White	9,225	67	140	3,972	0.00
Black or African American	8,998	164	547	7,235	0.00
Asian	15	2	0	36	0.00
American Indian or American Native	3	6	1	40	0.00
Native Hawaiian or Other Pacific Islander	0	0	7	59	0.00
Other	200	0	7	210	0.00
Race Total	18,441	239	702	11,552	0.00
ETHNICITY					
Hispanic	89	3	23	439	0.00
Not Hispanic	18,352	236	679	11,113	0.00
Ethnicity Total	18,441	239	702	11,552	0.00

Table 2 – Table of Assistance to Racial and Ethnic Populations by Source of Funds

Narrative: ESG served the highest number of families in FY2019/20. In all the programs, participants identifying as Black/African American and White/Caucasian had the highest number of beneficiaries. At the time of reporting, HTF projects were still underway so the numbers will not be available. Figures in the CDBG column are the number of individuals assisted.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available (\$)	Amount Expended During Program Year (\$)
CDBG	public - federal	\$41,892,882	\$40,539,705
HOME	public - federal	\$33,464,450	\$22,399,135
HOPWA	public - federal	\$3,434,493	\$2,474,542
ESG	public - federal	\$4,433,278	\$4,537,004
HTF	public - federal	\$5,227,949	\$3,853,170
TOTAL		\$88,453,052	\$68,277,552

Table 3: Resources Made Available

Narrative:

Table 3 shows that CDBG (96% utilization) and HOME (66% utilization) retained the highest number of resources and investments to assist the community as most of the program's activities are capital intensive. This includes construction and rehabilitation of housing and providing public infrastructure. On the other hand, HOPWA served more individuals with fewer dollars. HOPWA grant is eligible for 3 years and ESG grant is eligible for 2 years. As a result, there is always an overlap of funding expenditure. Also, the funding cycle for both ESG and HOPWA follows the Federal Fiscal Year while the CAPER report is for State Fiscal Year. Overall, the utilization rates were higher than 60% for all the four programs. Going forward HOME program staff expect to review program design and process to increase utilization rates and efficiency in disbursement of funds to grantees.

Geographic Distribution and Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Entitlement and Non-entitlement Areas within the State	100%	61%	This percentage of total State of Georgia HUD funds includes the ESG, HOME, HOPWA, and NHTF funds.
Non-entitlement Areas within the State	0	59%	This percentage of total State of Georgia HUD funds excluding CDBG funds. State CDBG funds are limited by federal law to serving only non-entitlement cities and counties. Entitlement cities and counties are areas that receive CDBG allocations directly from HUD.

Table 4: Geographic Distribution and Location of Investments

Narrative:

The maps in Appendix C show the geographic distribution of HUD funds within the State. Non-entitlement areas received a higher allocation compared to entitlement areas.

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

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

HOME: The State of Georgia exceeded the HOME 25% cash match requirement for FY19 (see below). The HOME funded single-family development program provides up to 10 points in the competitive application to applicants who provide matched funds. HOME is used as gap financing in the construction of affordable rental units, in partnership with State and Federal Low-Income Housing Tax Credits.

HOPWA: Although the HOPWA program does not have a match requirement, Project Sponsors are expected to leverage other resources to support their programs. Project Sponsors are sub-recipients of HOPWA funds that include nonprofit agencies and local Boards of Health. Most HOPWA agencies leverage resources from their local Ryan White Program including Part B and C clinics for medical care and treatment, dental care, nutritional services, mental health services, case management, transportation to and from medical appointments, and emergency financial assistance including emergency lodging and rent and utility assistance. City of Savannah is also the recipient of HOPWA Competitive grant and fund one of the HOPWA Sponsors to support additional HOPWA housing programs. Several HOPWA programs link their services to the GHFA Permanent Supportive Housing (PSH) program. HOPWA agencies also use private grants, donations, funding, and volunteer services to support their programs, and several access the foundation grants for that purpose.

NHTF: The National Housing Trust Fund requires 30% average median income targeting therefore viable developments using these funds need additional sources of funding to subsidize rents for very low-income renters. Applicants providing non-federal sources of funding will have a competitive advantage as set forth in the NHTF Allocation Plan.

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

HOME Match Report

The table below reports HOME match funds carried over from FFY2018 along with match contribution from FFY2019.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$428,958,952
2. Match contributed during current Federal fiscal year	\$29,326,610
3. Total match available for current Federal fiscal year	\$458,285,562
4. Match liability for current Federal fiscal year	\$4,171,466
5. Excess match carried over to next Federal fiscal year	\$454,114,096

Table 5: Fiscal Year Summary- HOME Match

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Fore-gone Taxes, Fees & Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2015-005	02/06/2019	\$5,514,058	0	0	0	0	0	\$5,514,058
2015-006	02/04/2019	\$5,077,431	0	0	0	0	0	\$5,077,431
2015-075	04/04/2019	\$6,568,766	0	0	0	0	0	\$6,568,766
2015-508	03/07/2019	\$7,562,521	0	0	0	0	0	\$7,562,521
2016-511	03/11/2019	\$4,603,835	0	0	0	0	0	\$4,603,835
TOTAL		\$29,326,611	0	0	0	0	0	\$29,326,611

Table 6: Match Contribution for the Federal Fiscal Year

HOME MBE/WBE Report

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 \$
\$25,167,295	\$13,323,477	\$9,880,149	0	\$28,610,623

Table 7: Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	16,011,594	8,800,000	55,800	602,109		6,553,685
Number	23	1	1	11	0	10
Sub-Contracts						
Number	42	0	0	1	4	37
Dollar Amount	8,088,424	0	0	30,000	956,253	7,102,171

Table 8: Minority Business Enterprises

	Total	Women Business Enterprises	Male
Contracts			
Dollar Amount	16,011,594	0	16,011,594
Number	23	0	23
Sub-Contracts			
Number	42	4	38
Dollar Amount	8,088,424	558,670	7,529,754

Table 9: Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	10	0	0	0	0	10
Dollar Amount	\$78,227,223	0	0	0	0	\$78,227,223

Table 10: Minority Business and Women Business Enterprises

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	10	\$78,227,223
Businesses Displaced		
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	717	\$2,161,280

Table 11: Relocation and Real Property Acquisition

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	13	0	1	10	2	0
Cost	\$131,300	0	\$9,825	\$101,175	\$20,300	0

Table 12 : Minority Property Enterprises

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	2521	1807
Number of non-homeless households to be provided affordable housing units	842	705
Number of special needs households to be provided affordable housing units (HOPWA)	321	402
Total	3684	2914

Table 13 – Number of Households

Narrative:

The number of homeless households to be provided affordable housing units includes homeless individuals receiving rapid rehousing assistance. The number of non-homeless households to be provided affordable housing units includes the number of new rental units built (188), households provided homeless prevention funds (505), and new homes built for homeownership (12). The number of special needs households to be provided affordable housing units include the number of HOPWA households receiving tenant based rental assistance (176) and receiving housing assistance (226).

	One-Year Goal	Actual
Number of households supported through rental assistance	0	176
Number of households supported through the production of new units	655	200

	One-Year Goal	Actual
Number of households supported through the rehab of existing units	90	98
Number of households supported through acquisition of existing units	0	0
Total	745	474

Table 14 – Number of Households Supported

The number of households supported through rental assistance includes HOPWA Tenant-Based Rental Assistance recipients. The number of households supported through the production of new units includes 188 units of new rental housing created and 12 units of new single-family homes built. The number of households supported through the rehab of existing units includes owner-occupied housing rehabilitations.

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

In FY19, the State of Georgia exceeded goals in the number of homes rehabilitated and the number of HOPWA recipients receiving housing assistance. The State did not meet goals in the number of rental units to be constructed with HOME funds.

Discuss how these outcomes will impact future annual action plans.

DCA will review the outcomes in the current CAPER (2019) and determine if the goals should be adjusted to increase our objectives to align more with achievable outcomes.

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

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	34	61	0
Low-income	16	112	0
Moderate-income	9	66	0
Total	59	239	0

Table 15: Number of Households Served

Narrative:

The majority of CDBG housing activity beneficiaries, comprise extremely low-income homeowners who received owner-occupied home repair assistance. The HOME program activities mainly

included construction of new rental housing units for tenants earning 50-60% of the average median income. Please note that at the time of report preparation, HTF projects were not yet complete due to ongoing construction. Therefore, data on income and households served is not available for HTF.

CR-25 Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

The Georgia Department of Community Affairs (DCA) is committed to reducing the number of unsheltered homeless individuals and families. The information contained below outlines goals, strategies, and performance measures to be utilized for all ESG sub-recipients.

Overall Goals:

- Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG non-entitlement by 1% each year by placing emphasis on high utilization of emergency shelters and transitional housing beds.
- Reduce length of stay for clients in emergency shelter programs to provide services to additional households. One’s length of stay should generally be no longer than 90 days for shelters.
- Increase placements into permanent housing for homeless individuals and families from Emergency Shelter by 5% each year.
- Prevent individuals and families from becoming homeless – either unsheltered or sheltered, by 3% each year. Follow-up checks will be made at 3 months and 6 months post discharge.
- Increase the percentage of individuals and families remaining housed for 3 months by 2% each year.

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.

In addition, DCA will pursue the following overarching goals:

Expand DCA's harm reduction program to ensure persons who are chronically homeless have the widest range of interventions available to them.

Continue to provide technical assistance in assisting street outreach programs establish policy and procedure as outreach programs begin work. 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.

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

Provide persons living with HIV/AIDS housing through HOPWA program and linking them to medical care and supportive services.

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:

- An overall bed utilization rate of 80%.
- The average length of stay of the households served should be no longer than 60 days.
- An increase in the percentage of discharged households that secure permanent housing at exit by 5% each year.
- 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:

- Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide shelter/emergency housing to an estimated 7,000 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program.
- Provide decent affordable housing to an estimated 2,410 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.

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

- 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 can demonstrate most need.
- Using HMIS data, continue to monitor the length of time households are homeless, and then establish targets for agencies to assist households into permanent housing.
- Continue DCA's 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 commitment to Permanent Supportive Housing.
- Continue DCA's work on understanding youth homelessness, and appropriate interventions related thereto.
- Continue using HOPWA program to provide housing to low-income persons living with HIV/AIDS.

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

DCA continues to evaluate policies across the State to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Currently all ESG sub-recipients are required to follow HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. DCA collaborates with both the Department of 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 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. Permanent Supportive Housing is a resource only for individuals who meet HUD eligibility criteria for admission into the program.
- The HUD Section 811 Project Rental Assistance Demonstration Program will enable the state to house the most vulnerable, extremely low-income persons with disabilities. This program is expected to be at full capacity by September 2021. DCA will work to assist DBHDD in the planning and development of formal policy that will promote appropriate discharge planning efforts to prevent persons in mental health facilities from being discharged to the shelters or street.
- DCA will continue to partner with the Department of Community Supervision, the Department of Corrections, and the Council of Accountability Court Judges in the joint implementation of the Reentry Housing Partnership (RPH) program.

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

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.

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 if they meet all eligibility criteria. The State plans no actions on its part to involve these residents in management but encourages the various public housing authorities within the state to accomplish these objectives.

Actions Taken to Assist Troubled Public Housing Authorities

The State coordinates with the local HUD office to monitor the performance of existing PHAs and provides technical assistance to troubled PHAs throughout the state. Trouble PHA must submit an annual action plan to mitigate issues and move the HUD category of “high performing PHA” when the issues are satisfactorily resolved.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Georgia is obligated to making decent and affordable housing available to all residents. Several programs have been established to meet a significant portion of the housing needs throughout the state. To eliminate the affordable housing barriers, the State will continue to move in the directions to meet the needs of families in need for the federal programs offered to make their lives more enjoyable. Those steps include, but are not limited to the list below:

- Collaborate with the Georgia Council on Developmental Disabilities, an advocacy group for individuals with physical disabilities and other nonprofit organizations to eliminate the barriers to purchasing a home and to improve access to affordable rental housing across the State
- Promote homeownership awareness to Georgians interested in purchasing their homes and

collaborate with several housing counseling agencies that work with specific non-English speaking populations to ensure their clients have access to this information as well

- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners
- Continue to fund homebuyer education and foreclosure mitigation counseling
- Implement the Continuum of Care Plan to provide a strong delivery system to meet the affordable housing and service needs of the state's homeless population
- Continue to provide housing educational opportunities to communities throughout the state through the Georgia Municipal Association. Also continue the Georgia Initiative for Community Housing (GICH) which offers participating jurisdictions technical assistance to develop local housing plans designed to enhance affordability and to address barriers to affordable housing
- Market to builders and developers DCA's initiative on creating well-built homes and how to reduce cost to make them affordable to qualified home buyers.

Actions Taken to Address Obstacles to Meeting Underserved Needs. 91.220(K); 91.320(J)

This section discusses other actions that the State of Georgia plans to take in FY19 to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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

At the local level CDBG and HOME funds, awarded through DCA's Community HOME Investment Program (CHIP), and have become a primary source of affordable housing assistance to homeowners in need of owner-occupied home repairs. Because these are annual competitive programs, it is critical that local governments, nonprofit organizations, and public housing authorities are aware of the programs and what they need to provide to apply. DCA staff will continue to spread awareness about the program

and continue to encourage participation at the local level to address these needs.

Actions Taken to Reduce Lead-Based Paint Hazards. 91.220(K); 91.320(J)

DCA continues to work with Federal, and State agencies to ensure that lead based paint hazards are mitigated and addressed. Extensive policies and guidelines for renters, property owners and landlords can be found here: [DCA Lead Based Paint Guidelines.](https://www.dca.ga.gov/node/4465)(<https://www.dca.ga.gov/node/4465>)

The lead-based paint requirements exist to protect vulnerable families from potential health hazards. To prevent lead-poisoning in young children, grantees must comply with the Lead-Based Paint Poisoning Prevention Act of 1973 and its applicable regulations found at 24 CFR 35, Parts A, B, H, J, K, M, and R. As agencies that aid and advocate on behalf of disadvantaged populations, it is important to understand that the lead rule is a tool that ensures the safety and well-being of your clients. This guidance was developed to assist grantees and subgrantees in understanding how the lead-based paint regulations apply. Refer to the regulations for additional information. A lead-based paint visual assessment must be completed for all units that meet the three following conditions:

- The household living in the unit is being assisted financially
- The unit was constructed prior to 1978
- A child under the age of six is or will be living in the unit

Under ESG, the lead requirements apply regardless of whether a household is remaining in an existing unit or moving to a new unit. The visual assessment must be completed before assistance is provided, and annually thereafter.

Actions Taken to Reduce the Number of Poverty-Level Families. 91.220(K); 91.320(J)
Employment Incentive Program

The Employment Incentive Program (EIP) may be used in conjunction with traditional private financing to carry out economic development projects which will result in employment of low- and moderate-income persons. Several types of projects can be financed with EIP funding. However, projects creating opportunities for low- and moderate-income persons to advance themselves by obtaining employment, greater job security, better working conditions, job training, enhancement of workplace skills and advancement opportunities receive the greatest consideration.

Redevelopment Fund

Redevelopment projects can be the most challenging economic and community development projects a local government undertakes. The Redevelopment Fund provides flexible financial assistance to locally initiated public/private partnerships helping local governments implement projects that would not proceed otherwise. The Redevelopment Fund is used to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects. The Redevelopment Fund primarily focuses on the HUD national objective of "eliminating slums or blight". As a result, many smaller scale projects (in downtown areas, blighted industrial areas, etc.) will be more competitive for Redevelopment Fund financing. The Redevelopment Fund may be combined with other DCA CDBG programs to reduce the economic challenges of redevelopment projects and increase their investment potential. Some of these awards typically result in the creation of jobs when businesses relocate to revitalized buildings and areas.

During the upcoming reporting period, Georgia will undertake several activities to reduce the number of poverty-level families. Job creation efforts as outlined in SP-70 will continue as will programs such as the Communities of Opportunity and Work Ready initiative. Students in Georgia's technical schools will receive tuition assistance through Georgia's HOPE scholarship program through lower grade requirements. Georgia's Career Service Centers will work to provide job training opportunities to residents throughout the state. In addition, HOME awards supporting the construction and rehabilitation of homeowner housing units and rental units will continue to emphasize those applications that propose to serve more people at the lowest income levels living in neighborhoods with quality amenities and job opportunities. The CDBG program includes programs directed at economic development – the Employment Incentive Program (EIP) and the Redevelopment Fund (RDF). The Method of Distribution calls for up to \$8,000,000 to be set aside for EIP awards and up to \$1,500,000 for RDF awards.

Actions Taken to Develop Institutional Structure. 91.220(K); 91.320(J)

A major gap exists with CHDO and nonprofit capacity in developing affordable housing. DCA recognizes this and will continue to encourage partnerships among agencies designed to increase their experience and knowledge. DCA will also continue to seek out opportunities for training and make these agencies aware of these as they come up. The following are some activities to be undertaken during the upcoming program year to address gaps in housing and services for the homeless:

- In tandem with the Balance of State Continuum of Care, DCA is currently incorporating elements of the Federal Strategic Plan using state funds to support projects that implement programs serving persons who are chronically homeless. The Coordinated Entry system is the mechanism whereby this implementation will take effect.
- DCA's Harm Reduction program emphasizes a Housing First philosophy, to ensure persons who are chronically homeless have the widest range of interventions available to them.
- DCA continues to work with providers to build on the successful implementation of their rapid re-housing and homeless prevention projects for households with children throughout the state. DCA continues to prioritize emergency shelter and rapid re-housing projects through the ESG program and funds them at a significant level. In addition, all DCA funded agencies are required to set goals targeted toward ending homelessness as quickly as possible and connecting families with mainstream services. DCA will continue to provide focused training and technical assistance to shelter and housing providers on the Housing First model.
- Through the implementation of a Coordinated Entry System, DCA will be able to assess all persons who are homeless upon entry into the homeless response system. This data will be used to identify systemic barriers that can be addressed through the strategic system planning.
- DCA will also further data analysis begun in tracking the length of stay and in reoccurrence studies to assess systematic and programmatic barriers to families moving out of homelessness and link performance to funding and the rating of projects (where appropriate). The HUD mandated tracking of System Performance Measures will provide a guide for this analysis.

**Actions Taken to Enhance Coordination Between Public and Private Housing and Social Service Agencies.
91.220(K); 91.320(J)**

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

Public and Private Housing

- DCA will participate in various forums and networks from across the state addressing

affordable housing, homelessness, or special needs housing.

- DCA will support training sessions and workshops sponsored through the University of Georgia for local elected officials that are member of the Association County Commissioners of Georgia (ACCG) to ensure that counties have the essential leadership tools to meet the health, safety and welfare needs of their residents.
- DCA partners with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center to offer communities the Georgia Initiative for Community Housing (ICH) program, a three-year program of technical assistance to create a local housing strategy.
- DCA will continue to grow the HUD 811 PRA program that provides facility-based housing on LIHTC properties.
- DCA will collaborate with the DBHDD through the Georgia Mental Health Planning Council to continue to provide resources and services to the chronically homelessness.
- DCA will participate in local and regional housing forums facilitated by the Atlanta Regional Commission and participates in the meetings sponsored by the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), Supportive Housing Subcommittee of the Atlanta Regional Commission on Homelessness, and the Governor's Council on Developmental Disabilities.
- DCA will collaborate with the Regional Commission on Homelessness and the United Way of Metropolitan Atlanta to plan opportunities to end chronic homelessness and to identify best practices to replicate on the local level.

Actions Taken to Overcome the Effects of Impediments Identified in the Jurisdictions Analysis of Impediments to Fair Housing (91.520(A)).

General actions to address impediments

From April - August 2020, DCA carried out an Analysis of Impediments to Fair Housing project in compliance with HUD regulations.

The process included a background demographic and socio-economic analysis as well as a public input component that incorporated a public survey and online media outreach. The public survey received 1982 responses from all over Georgia.

The final analysis identified some key issues outlined below:

Findings from 2021 Analysis of Impediments

- From 2012 through 2018, there was an increase in population age 55 -75 years in Georgia. Seventy percent of persons aged over 64 years stated that they had a disability that could impact their housing choice (American Community Survey, 2018). This finding is an indicator for policy changes to accommodate future and current housing demand from seniors with disabilities.
- When categorized by gender, women registered higher rates of disability compared to males; this distinction in the census data suggests the need to develop more gender sensitive fair housing policies.
- Female loan applicants and minorities (African Americans) are rejected more often for home loan mortgages compared to male and White counterparts. This observation is true when the applicant resides in a location with a high concentration of minorities.
- Several counties in Georgia show a high concentration of poverty by race and ethnicity. DCA's housing programs are focused on these areas although there is still needed to expand assistance to these communities.
- Most minority communities in Georgia experience lower homeownership rates compared to the national average and rates for Whites and Asians. From 2012 – 2018, the rates decreased significantly statewide among Native American and Alaska Native households.
- Poor housing quality, overcrowding, and cost-burdened households are more widespread among renter-occupied households.

Findings from the 2021 Public Survey

- The most cited problem for renters was finding an affordable home and denials because of low income and poor credit scores.
- The most common problem in local jurisdictions were limited housing options for people with disabilities, and neighborhood concentration of poverty by race and ethnicity.

- Most multifamily property owners/managers consider current fair housing laws/policies are sufficiently protecting fair housing rights while most local jurisdictions responding to the survey stated that there is a lack specific policies and laws to further fair housing.
- Respondents identifying as African American were more likely to suggest they experienced housing discrimination compared to respondents from other racial and ethnic categories. However, most of the African American respondents stated they did not file a discrimination claim with HUD, either because they were not familiar with the process, or they did not trust that filing a claim would yield favorable results.

The Georgia Department of Community Affairs carries out the following fair housing actions:

- Provide Information and training sessions for DCA partners on fair housing outreach and oversight
- Provide access to the [Georgia Landlord and Tenant Handbook](#)
- Receive and review complaints and allegations on housing discrimination via the Georgia Department of Community Affairs Fair Housing Coordinator at fairhousing@dca.ga.gov
- Implement the Georgia [Language Access Plan](#) (LAP) to provide crucial information to people with limited English proficiency
- Provide homebuyer education on how to successfully prepare for a mortgage application

Discussion:

Community and Economic Development

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

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

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

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

expansion and improvements.

Collaboration with Continuum of Care

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

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

DCA will continue to strengthen connections with regional providers, such as Community Action Agencies, with the goal of all counties within the Balance of State CoC having access to homeless services through Coordinated Entry. Through the implementation of a Coordinated Assessment System, DCA will be able to assess all persons who are homeless upon entry into the homeless response system. This data will be used to identify systemic barriers that can be addressed through strategic system planning.

CR-40 - Monitoring 91.220 and 91.230

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

CDBG Monitoring: 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). During the Program Year ending June 30, 2019, CDBG Program Representatives conducted 683 site visits.

ESG Monitoring: ESG Monitoring is an integral part of ESG program where all the reimbursements submitted by the sub-grantees are evaluated on their HMIS Data Quality and Performance Measures. All the reimbursement requests are scrutinized and supporting documents are requested as needed. In addition, on site or desk-audit is conducted based on the Risk Analysis.

HOME Monitoring: All HOME rental and single-family developments receive on-site management review and physical inspection on an ongoing basis. HOME rental developments receive ongoing compliance monitoring through the period of affordability in accordance with 24 CFR 92. All HOME

grantees receive ongoing compliance monitoring throughout the grant cycle as well as a final close out monitoring visit upon completion of their grant activities.

HOPWA Monitoring: DCA's monitoring policy adheres to and reflects 2 CFR § 200.331 (Requirements for pass-through entities) and 2 CFR § 200.501 (Audit requirements), and all regulations referenced therein. Additionally, 2 CFR § 200.501 mandates that any non-Federal sub-recipient that expends more than \$750,000 during a fiscal year must have a single audit conducted in accordance with 2 CFR § 200.514 (Scope of audit) except when it elects to have a program-specific audit conducted in accordance with 2 CFR § 200.501(c). DCA monitors each project sponsor's participation in the program to ensure compliance with program regulations. During the last reporting period, a total of 2 HOPWA recipients received on-site monitoring visits and 7 received on-site visits during this reporting period thereby completely the annual monitoring for all the HOPWA Sponsors. DCA HOPWA Project Sponsors are monitored annually.

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

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

The State posted a legal notice in mid-October 2020 informing the public in Georgia, indicating availability of the draft 2019 CAPER will be available for comment and review. The review period was November 1, 2020 – December 2, 2020. The notice was advertised in English and Spanish in 148 counties throughout the State of Georgia, to ensure most citizens can access the document and submit comments on the program year accomplishments. In addition to the notices published in newspapers, DCA posted notices on the DCA website and online social media.

Results of Public Comment: DCA did not receive any substantive comments that would be material to altering the contents of the 2019 CAPER by close of business 12/03/2020.

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 because of its experiences.

The State's CDBG program objectives remain unchanged; however, administrative procedures are updated on a regular basis in a process of continuous improvement. In 2018, a new grant general condition was added to all awards that tracks timelines for the following activities: environmental review, acquisition activities, completion of design, and start of construction. These timelines are used by the CDBG Program Representatives to monitor progress and suggest corrective actions when needed. Feedback is received on a regular basis from local governments, local government staff, grant administrators and citizens through 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. A significant number of persons, (11,091) benefited from the CDBG programs this financial year; this is evidence of the program reach within the State.

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 677 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, in accordance with program regulations. Numerical goals identified in the current Consolidated Plan are either ahead of schedule or substantial progress has been 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.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

NO

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

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.

The State conducted 34 inspections in accordance with 91.520(d). See Appendix B: HOME Inspections Report for details.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

The State required each applicant to follow the Affirmative Fair Housing Marketing Regulations stipulated by the Code of Federal Regulations (section 24 CFR 200.600, Subpart M) and reviews affirmative fair housing marketing policies as a condition to receiving funding assistance. DCA reviewed and approved all marketing and outreach plans before any written agreements are executed or funds are disbursed. Recipients implemented the Affirmative Fair Housing Marketing (AFHMP), Minority Business Enterprise/Women Business Enterprise (MBE/WBE) outreach plan, and Section 3 outreach plan.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

In FFY2019, the State of Georgia received \$9,816,055 in HOME program income from construction loan repayments and committed program income proceeds to HOME eligible activities including multifamily rental unit construction, single family home construction, owner-occupied housing rehabilitation, and program administration. Please refer to other information in IDIS for details.

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)

HOME- and NHTF-funded affordable housing activities are combined with Low Income Housing Tax Credits (LIHTC) and bonds to preserve and develop between 2,000-10,000 units of affordable rental housing annually. The State sponsored the Georgia Housing Search website provides a real-time inventory of available, affordable units 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, HOME, and NHTF 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. Furthermore, there is little need to develop utility or transportation infrastructure investments when existing buildings are rehabilitated. 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.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	60	121
Tenant-based rental assistance	198	218
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	35	57
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	20	39
Total	355	435

Table 16: HOPWA Number of Households Served

Narrative:

The data shows one-year goals for the number of households provided housing using HOPWA for the following categories:

- Short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family
- Tenant-based rental assistance
- Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds.

- Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds.

Eighty-nine (89) households were assisted with Permanent Housing Placement (PHP) services that also received Tenant-Based Rental Assistance (TBRA). Of those 89, there were 28 unduplicated households that only received PHP. The total number of unduplicated individuals receiving services were 702 from 463 households. There has been an increase in the utilization of homeless prevention services through Short-term rent, mortgage, and utility assistance. This could be due to the early impact of the COVID-19 pandemic in the community.

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

At the time of report preparation, HTF projects were not yet complete or still under construction. Therefore, data on completed units and recipients will not be available until a later time when the projects are complete.

Tenure Type	0 – 30% AMI	Percent of 30+ to poverty line (poverty line greater than 30% AMI)	Percent of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 17: CR-56 HTF Units in HTF activities completed during the period

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

DeKalb County CoC

ESG Contact Name

Prefix Mr.
First Name John
Middle Name 0
Last Name Shereikis
Suffix 0
Title Planning Manager

ESG Contact Address

Street Address 1 60 Executive Park South
Street Address 2 S NE
City Atlanta
State GA
ZIP Code 30329-
Phone Number 4046790609
Extension 0
Fax Number 0
Email Address john.shereikis@dca.ga.gov

ESG Secondary Contact

Prefix MS
First Name Marion
Last Name Goulbourne
Suffix 0
Title Program Coordinator
Phone Number 404-679-5293
Extension 0
Email Address marion.goulbourne@dca.ga.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2019
Program Year End Date	06/30/2020

3a. Subrecipient Form ESG – Complete One Form for Each Subrecipient

Organization Name	Project Name	Project Type	SFY 2020 Award
Action Ministries, Inc.	Action Ministries N GA TH DCA AMI (ESG-RRH-501)	Rapid Rehousing	\$200,000
Advantage Behavioral Health Systems	ABH-404 Rapid RH (II) (ESG-RRH)	Rapid Rehousing	\$75,000
Advantage Behavioral Health Systems	ABH-427 Prevent Assist Project (II) (E	Homeless Prevention	\$40,000
Advantage Behavioral Health Systems	HDSC Case Management	ESG Supportive Service	\$15,000
Advocates for Bartow's Children, Inc.	Advocate's Youth Case Management	ESG Supportive Service	\$15,000
Advocates for Bartow's Children, Inc.	Advocates Youth Hotel Motel Project	Hotel Motel Voucher	\$16,250
Albany, City of	Rapid Re-housing	Rapid Rehousing	\$33,750
Athens Area Homeless Shelter	Athens HS/JTREC- Almost Home (ESG-ES-503)	Emergency Shelter	\$54,800
Athens Area Homeless Shelter	Athens HS/JTREC Going Home (ESG-RRH-503)	Rapid Rehousing	\$138,400
Athens Area Homeless Shelter	Athens HS/JTREC- Job TREC (ESG-SSO-503)	ESG Supportive Service	\$20,000
Battered Women's Shelter, Inc.	Rapid Re-Housing	Rapid Rehousing	\$70,000
Behavioral Health Services of South Georgia	Legacy Rapid Re-Housing	Rapid Rehousing	\$30,000
Behavioral Health Services of South Georgia	Legacy Supportive Services	ESG Supportive Service	\$15,000
Carroll County Emergency Shelter, Inc.	Carroll County ES DCA CCES (ESG-RRH-501)/Carroll County-Rapid Rehousing DCA (ESG-RR-501)	Rapid Rehousing	\$50,000
Citizens Against Violence, Inc.	Safe Haven Emergency Shelter	Emergency Shelter	\$36,900
Citizens Against Violence, Inc.	Safe Haven Rapid Re-Housing Program	Rapid Rehousing	\$30,000
Coastal Georgia Area Community Action Authority Inc.	Community Action's Rapid Re-Housing	Rapid Rehousing	\$60,000
Coastal Georgia Area Community Action Authority Inc.	Community Action's Homeless Prevention	Homeless Prevention	\$30,000
Columbus Alliance for Battered Women, Inc.	Columbus Alliance - Emergency Shelter	Emergency Shelter	\$54,800
Columbus Alliance for Battered Women, Inc.	CAFBW (Hope Harbour) DCA (ESG-RRH 505)	Rapid Rehousing	\$58,690
Columbus Alliance for Battered Women, Inc.	Columbus Alliance - Homeless Prevention /CAFBW (Hope Harbour) DCA (ESG-HP-505)	Homeless Prevention	\$45,000
Community Action for Improvement, Inc	CAFI ESG Housing Stability Prevention	Homeless Prevention	\$30,000
Covenant House Georgia, Inc.	Covenant House Crisis Shelter ES-500	Emergency Shelter	\$18,000

Organization Name	Project Name	Project Type	SFY 2020 Award
CSRA Economic Opportunity Authority Inc.	CSRA DCA ESG Prevention CSRAEOA (HP)	Homeless Prevention	\$30,000
Dalton-Whitfield Community Development Corp	Dalton Whitfield CDC RRH	Rapid Rehousing	\$40,000
Dalton-Whitfield Community Development Corp	Dalton-Whitfield CDC Street Outreach	Street Outreach	\$38,024
Decatur Cooperative Ministry, Inc	Hagar's House DCA (ESG-ES-508)	Emergency Shelter	\$15,000
Decatur Cooperative Ministry, Inc	Decatur Coop Min - Bridges DCA RRH (ESG-RRH-501)	Rapid Rehousing	\$30,000
Decatur Cooperative Ministry, Inc	Decatur Co-op Min DCA ESG PREV (ESG-HP-501)	Homeless Prevention	\$30,000
F.A.I.T.H. in Rabun County, Inc.	FAITH Shelter	Emergency Shelter	\$35,621
Fayette County Council on Domestic Violence	Promise Place	Emergency Shelter	\$12,000
Flint Circuit Council on Family Violence, Inc.	Safely Housed	Rapid Rehousing	\$70,000
Gateway Behavioral Health Services	Gateway BHS - ESG RRH (ESG-501)	Rapid Rehousing	\$30,000
Gateway Behavioral Health Services	Gateway BHS - ESG Street Outreach (ESG-501)	Street Outreach	\$30,000
Georgia Mountain Women's Center, Inc.	Georgia Mountains Women Center - Emergency Shelter	Emergency Shelter	\$60,000
Habersham Homeless Ministries	Shelters	Emergency Shelter	\$53,000
Harmony House Domestic Violence Shelter, Inc.	Harmony House Domestic Violence Shelter, Inc.	Emergency Shelter	\$15,000
Harmony House Domestic Violence Shelter, Inc.	Prevention Through Outreach	Homeless Prevention	\$30,000
Hinesville, City of	Hinesville Next Step 2016 Homeless Pre (ESG-HP-501)	Homeless Prevention	\$30,000
Hinesville, City of	City of Hinesville Next Step 2016 (ESG-RRH-501)	Rapid Rehousing	\$30,000
Hinesville, City of	Hinesville Next Step 2016 ESG Hot/Mot (ES-501)	Hotel Motel Voucher	\$50,000
Hinesville, City of	Hinesville-HMIS	HMIS	\$19,000
Homeless Resource Network	Homeless Services	ESG Supportive Service	\$15,000
Homeless Resource Network	Rapid Re-Housing- HRN	Rapid Rehousing	\$45,000
Homeless Shelter Action Committee Inc	GNH Goals	Emergency Shelter	\$85,000
Homeless Shelter Action Committee Inc	Good Neighbor Outreach	Street Outreach	\$38,023
Homeless Shelter Action Committee Inc	GNH Hotel Vouchers	Hotel Motel Voucher	\$20,000

Organization Name	Project Name	Project Type	SFY 2020 Award
Homeless Shelter Action Committee Inc	GNH Hotel Vouchers	Hotel Motel Voucher	\$6,250
Homeless Shelter Action Committee, Inc.	GNH Goals	HMIS	\$30,000
In Her Shoes, Inc	In Her Shoes, Inc Temporary Shelter Program	Emergency Shelter	\$15,000
Inner City Night Shelter, Inc	Sojourner	Emergency Shelter	\$15,000
Inner City Night Shelter, Inc	Safe Haven	Emergency Shelter	\$25,000
Lowndes Associated Ministries to People Inc	Lowndes AMP Men's Emergency Shelter	Emergency Shelter	\$38,000
Lowndes Associated Ministries to People Inc	Lowndes AMP Shelter Yes	Emergency Shelter	\$50,500
Lowndes Associated Ministries to People Inc	Lowndes AMP ESG- Priority Outreach	Street Outreach	\$30,000
Lowndes Associated Ministries to People Inc	Lowndes AMP (ESG-SSO-501)	ESG Supportive Service	\$20,000
Lowndes Associated Ministries to People, Inc. (LAMP)	Lowndes AMP ESG- HMIS	HMIS	\$10,000
Macon Bibb County Economic Opportunity Council, Inc.	DCA Hotel/Motel Voucher	Hotel Motel Voucher	\$20,000
Macon Bibb County Economic Opportunity Council, Inc.	2019 Coordinated Entry-ESG	HMIS	\$80,000
MUST Ministries, Inc.	MUST Ministries ES YR SF+FC Eliz Inn (ES-506)	Emergency Shelter	\$30,939
MUST Ministries, Inc.	MUST MINISTRIES ES YR SM Elizabeth Inn (ES-506)	Emergency Shelter	\$44,800
New Horizons Behavioral Health	BOS Hotel Motel	Hotel Motel Voucher	\$5,000
Nicholas House, Inc.	Nichouse Boulevard	Emergency Shelter	\$35,000
Ninth District Opportunity, Inc	ESG- R	Rapid Rehousing	\$300,000
Ninth District Opportunity, Inc	Homeless Prevention	Homeless Prevention	\$249,110
Ninth District Opportunity, Inc	ESG - Outreach	Street Outreach	\$30,000
Ninth District Opportunity, Inc	Hotel / Motel Voucher	Hotel Motel Voucher	\$35,000
Ninth District Opportunity, Inc.	NDO-HMIS	HMIS	\$40,000
Ninth District Opportunity, Inc.	2019 Coordinated Entry-ESG	HMIS	\$25,000
North Georgia Mountain Crisis Network Inc.	North Georgia Mountain Crisis Network	Emergency Shelter	\$15,000
Northeast Georgia Council on Domestic Violence, Inc	Heart Haven Shelter Services	Emergency Shelter	\$15,000
Northwest Georgia Family Crisis Center, Inc.	Northwest Georgia Family Crisis Center, Inc.	Emergency Shelter	\$48,000
One Roof Ecumenical Alliance Outreach Inc	The Lodge Newnan	Emergency Shelter	\$15,000

Organization Name	Project Name	Project Type	SFY 2020 Award
OPEN ARMS, INC.	EMERGENCY SHELTER	Emergency Shelter	\$63,500
OPEN ARMS, INC.	RAPID REHOUSING	Rapid Rehousing	\$75,000
OPEN ARMS, INC.	OUTREACH	Street Outreach	\$30,000
Peace Place, Inc.	Peace Place Shelter	Emergency Shelter	\$48,206
Peace Place, Inc.	Peace Place Rapid Rehousing Program	Rapid Rehousing	\$30,000
Project Community Connections, Inc.	Project Community Conn DCA PCCI (ESG-RRH-508)	Rapid Rehousing	\$80,000
Safe Harbor Children's Shelter, Inc.	Safe Harbor Children's Center	Emergency Shelter	\$60,000
Safe Harbor Children's Shelter, Inc.	Street Beat	Street Outreach	\$50,000
Safe Harbor Children's Shelter, Inc.	Street Outreach	Hotel Motel Voucher	\$50,000
Safe Harbor Children's Shelter, Inc.	Safe Harbor Children's Center	ESG Supportive Service	\$20,000
Safe Harbor Children's Shelter, Inc.	Safe Harbor Children's Center	HMIS	\$40,000
Safe Harbor Children's Shelter, Inc.	2019 Coordinated Entry-ESG	HMIS	\$20,000
SafeHomes of Augusta, Inc.	SafeHomes of Augusta-Emergency Shelter	Emergency Shelter	\$15,000
SafeHomes of Augusta, Inc.	Residential Aftercare Program-RRH	Rapid Rehousing	\$30,000
Salvation Army (Albany)	TSA Albany	Emergency Shelter	\$31,500
The Salvation Army (Athens)	The Salvation Army of Athens Women and Children's Shelter	Emergency Shelter	\$15,000
Salvation Army of (Athens)	The Salvation Army of Athens Emergency Shelter for Men	Emergency Shelter	\$15,000
Salvation Army (Augusta)	Salvation Army- Augusta ES Single Women	Emergency Shelter	\$15,000
Salvation Army (Augusta)	Salvation Army- Augusta ES Men	Emergency Shelter	\$15,000
Salvation Army (Augusta)	Salvation Army- Augusta ES Families	Emergency Shelter	\$15,000
Salvation Army (Brunswick)	The Salvation Army Brunswick Red Shield Shelter	Emergency Shelter	\$31,000
Salvation Army (Gainesville)	Emergency Shelter	Emergency Shelter	\$15,000
Salvation Army (Gainesville)	The Salvation Army Gainesville Family Program	Emergency Shelter	\$15,000
Salvation Army (Griffin)	The Salvation Army Griffin House of Hope Emergency Shelter	Emergency Shelter	\$24,000
Salvation Army (Gwinnett)	Home Sweet Home- DCA ESG-RR	Rapid Rehousing	\$30,000
Salvation Army (Gwinnett)	Home Sweet Home-DCA ESG Emerge	Hotel Motel Voucher	\$6,250
Salvation Army (Gwinnett)	6SA - HomeSweet Home Support House (CoC	ESG Supportive Service	\$15,000
Salvation Army of Central Georgia (Macon)	SArmy Macon Women Children ES TSA (ES-501)	Emergency Shelter	\$25,000
Salvation Army of Central Georgia (Macon)	Salvation Army Macon ESGP Shelter TSA Macon (ES-501)	Emergency Shelter	\$25,000

Organization Name	Project Name	Project Type	SFY 2020 Award
Salvation Army (Valdosta)	Salvation Army Valdosta Men's Shelter	Emergency Shelter	\$15,000
Southwest Georgia Community Action Council, Inc.	Southwest GA CAC DCA (ESG-RRH-501)	Rapid Rehousing	\$100,000
Southwest Georgia Community Action Council, Inc.	Southwest GA Com Act Cntr DCA ESG Prev (ESG-HP-501)	Homeless Prevention	\$60,000
Southwest Georgia Community Action Council, Inc.	Southwest Georgia Com Act Ctr DCA Hot/Mot (ES-501)	Hotel Motel Voucher	\$40,000
Southwest Georgia Community Action Council, Inc.	HMIS	HMIS	\$40,000
Southwest Georgia Community Action Council, Inc.	2019 Coordinated Entry-ESG	HMIS	\$22,200
The Bridge of Tiftarea, Inc.	Tiftarea House of Hope	Emergency Shelter	\$15,000
The Center for Family Resources	ES FC Short-term (ES-506)	Emergency Shelter	\$15,000
Union Mission, Inc.	Grace House	Emergency Shelter	\$20,000
VISION 21 CONCEPTS, INC	Vision 21 Housing Program	Emergency Shelter	\$15,000
Women in Need of God's Shelter, Inc.	WINGS Emergency Shelter	Emergency Shelter	\$29,000

Table 18:Subrecipient Form ESG

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	229
Children	276
Do not Know/Refused/Other	0
Missing Information	0
Total	505

Table 19:Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	815
Children	992

Do not Know/Refused/Other	0
Missing Information	0
Total	1807

Table 20: Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	6715
Children	2020
Do not Know/Refused/Other	0
Missing Information	24
Total	8759

Table 21: Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	386
Children	3
Do not Know/Refused/Other	0
Missing Information	0
Total	389

Table 22: Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	8232
Children	3296
Do not Know/Refused/Other	0
Missing Information	24
Total	11552

Table 23: Household Information for Persons Served with ESG

5. Gender—Complete for All Activities (Duplicated)

	Total
Male	5669
Female	5856
Transgender	23
Do not Know/Refused/Other	4
Missing Information	0
Total	11552

Table 24: Gender Information

6. Age—Complete for All Activities (Duplicated)

	Total
Under 18	3296
18-24	1170
25 and over	7062
Do not Know/Refused/Other	13
Missing Information	11
Total	11552

Table 25: Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	463	2	20	441
Victims of Domestic Violence	1829	32	361	1436
Elderly (62+)	525	8	30	487
HIV/AIDS	105	3	3	99
Chronically Homeless	759	0	30	729
Persons with Disabilities at Program Start:				
Mental Health Problem	2522	27	217	2278
Alcohol Abuse	307	0	12	295
Drug Abuse	524	0	31	493
Both Alcohol and Drug Abuse	348	1	14	333
Chronic Health Condition	1546	31	158	1357
Developmental Disability	644	12	79	553
Physical Disability	1385	31	119	1235

Table 26:Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	410,260
Total Number of bed-nights provided	283,234
Capacity Utilization	69%

Table 27: Shelter Capacity

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

The utilization rates for bed-nights available are above average at 69%. Georgia's DCA will continue to devise strategies to improve these utilization rates. The data for number of beds-rehabbed and conversion were not available by the time of publication.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	323,550	247,514	326,782
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	52,769	46,854	52,901
Expenditures for Housing Relocation & Stabilization Services - Services	132,760	99,766	97,553
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	509,079	394,134	477,236

Table 28: ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	783,476	761,384	736,919
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	381,998	417,254	416,683
Expenditures for Housing Relocation & Stabilization Services - Services	524,052	472,131	390,144
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	1,689,526	1,650,769	1,543,746

Table 29: ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	617,479	468,643	559,390
Operations	819,395	861,285	1,112,541
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	1,436,874	1,329,928	1,671,931

Table 30: ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	355,722	347,326	289,958
HMIS	116,160	209,924	231,662
Administration	489,784	539,150	322,471

Table 31: Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	4,597,145	4,471,231	4,537,004

Table 32: Total ESG Funds Expended**11f. Match Source**

	2017	2018	2019
Other Non-ESG HUD Funds	1,562,372	77,617	65,265
Other Federal Funds	50,850	0	0
State Government	0	1,326,062	1,197,489
Local Government	1,162,666	211,178	412,449
Private Funds	508,307	1,585,189	1,348,801
Other	1,938,187	1,350,052	1,857,816
Fees	132,972	206,807	0
Program Income	0	0	0
Total Match Amount	5,355,354	4,756,905	4,881,820

Table 33: Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	9,952,499	9,228,136	9,418,824

Table 34: Total Amount of Funds Expended on ESG Activities

APPENDIX A: ESG Awards by Project Type 2019

Emergency Solutions Program Type	Number of Awards	Amount of Award
Emergency Shelter	45	1,276,566
Homelessness Prevention	10	574,110
Rapid Re-Housing	23	1,572,150
Outreach	7	246,047
Hotel-Motel Vouchers	9	242,500
HMIS	6	179,000
Services	9	137,000
ESG Subtotals:	109	4,227,873

Table 35: ESG Awards by Project Type

APPENDIX B: HOME Inspections Report 2019

GEORGIA ID	Property name	Inspection date during current Fiscal year	Passed Inspection	Comments/Status of Inspection	Cures Due Date
1996-055	Paces Landing/Oconee Springs	Jul-19	No	Non-compliance not corrected	11/25/2019
2007-310	Willow Glen (Columbus Permanent Supp Housing)	Jul-19	Yes	All non-compliance corrected	Concluded
2012-002	Pinewood Village (Pittsburg II Sr.)	Jul-19	Pending	Cures due date - not yet determined	TBD
2013-018	Autry Pines Sr.	Jul-19	Yes	All non-compliance corrected	Concluded
2013-037	Oaks at Park Pointe (Meriwether Redevelopment I)	Jul-19	Yes	All non-compliance corrected	Concluded
2016-508	Gateway Capital	Aug-19	Yes	All non-compliance corrected	Concluded
2006-510	Lillie R. Campbell House	Aug-19	Yes	All non-compliance corrected	Concluded
2010-026	Retreat at Edgewood II (Columbia/Edgewood Townhomes)	Aug-19	Yes	All non-compliance corrected	Concluded
2016-511	The Exchange	Aug-19	Yes	All non-compliance corrected	Concluded
2016-507	Pines at Westdale	Aug-19	Yes	All non-compliance corrected	Concluded
2011-304	Clover Bridge	Aug-19	Under Review	Cures due date 12/2/2019	TBD
2003-053	Courtes de Emerald I	Sep-19	Yes	All non-compliance corrected	Concluded
2007-008	Courtes de Emerald II	Sep-19	No	Non-compliance not corrected	3/23/2020
2006-044	Colony West	Sep-19	Yes	All non-compliance corrected	Concluded

2003-015	Kirkwood Gardens	Oct-19	Yes	All non-compliance corrected	Concluded
2013-026	Broadview Cove	Oct-19	Yes	All non-compliance corrected	Concluded
1995-075	Etowah Village	Oct-19	No	Non-compliance not corrected	2/26/2020
2001-022	Reynolds town Commons (Moreland Sq)	Oct-19	No	Non-compliance not corrected	3/25/2020
2012-054	Ramsey Run	Nov-19	Yes	All non-compliance corrected	Concluded
2013-010	Heather Highlands	Nov-19	Pending	Cures due date - not yet determined	TBD
2013-048	Horizon Sr. Village	Nov-19	Yes	All non-compliance corrected	Concluded
1997-015 DC	Ashton Crossing aka Stonebridge	Nov-19	Yes	All non-compliance corrected	Concluded
2016-010	Preserve Newport	Jan-20	Pending	Cures due date - not yet determined	TBD
2016-044	Lakeview Sr Gardens	Jan-20	Pending	Cures due date - not yet determined	TBD
2016-520	Oasis at Vine City	Jan-20	Pending	Cures due date - not yet determined	TBD
2016-522	Bright stone	Jan-20	Under Review	Cures due date 11/12/2020	11/12/2020
2001-067	Catoosa Sr. Village I	Jan-20	Pending	Cures due date - not yet determined	TBD
2003-010	Verandah	Jan-20	Pending	Cures due date - not yet determined	TBD
2004-020	Saratoga Court	Jan-20	Pending	Cures due date - not yet determined	TBD
2005-033	Imperial Place Apt	Jan-20	Pending	Cures due date - not yet determined	TBD

2007-021	Villas on Forsyth	Jan-20	Pending	Cures due date - not yet determined	TBD
2007-043	Juniper Court Apartments	Jan-20	Yes	All non-compliance corrected	Concluded
2009-041	Bartlett Crossing	Jan-20	Pending	Cures due date - not yet determined	TBD
2013-001	Forest Mill	Jan-20	Pending	Cures due date - not yet determined	TBD

Table 36: HOME Inspections Report (Draft)

APPENDIX C: Maps

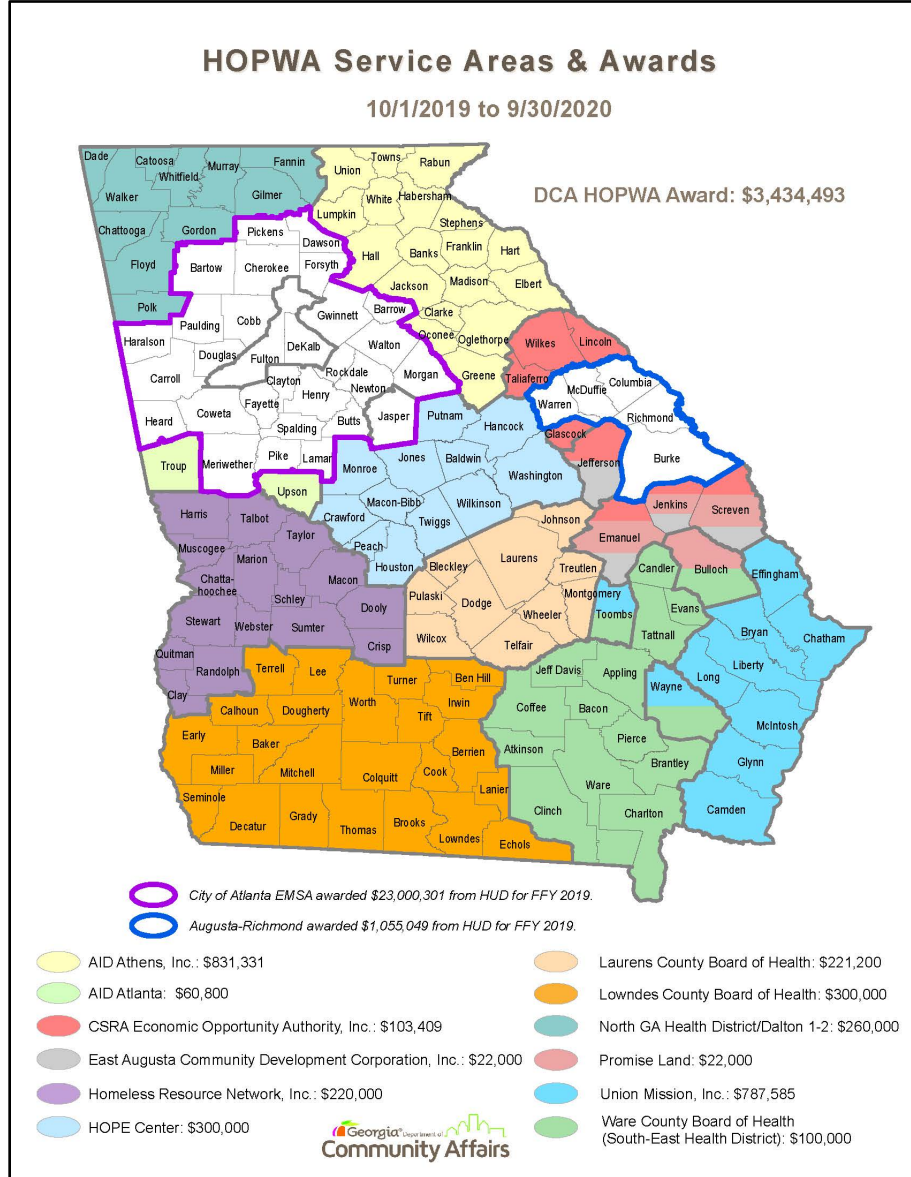


Figure 1: HOPWA Awards Service Areas and Awards

Emergency Solutions Grants Awards

7/1/2019 to 6/30/2020

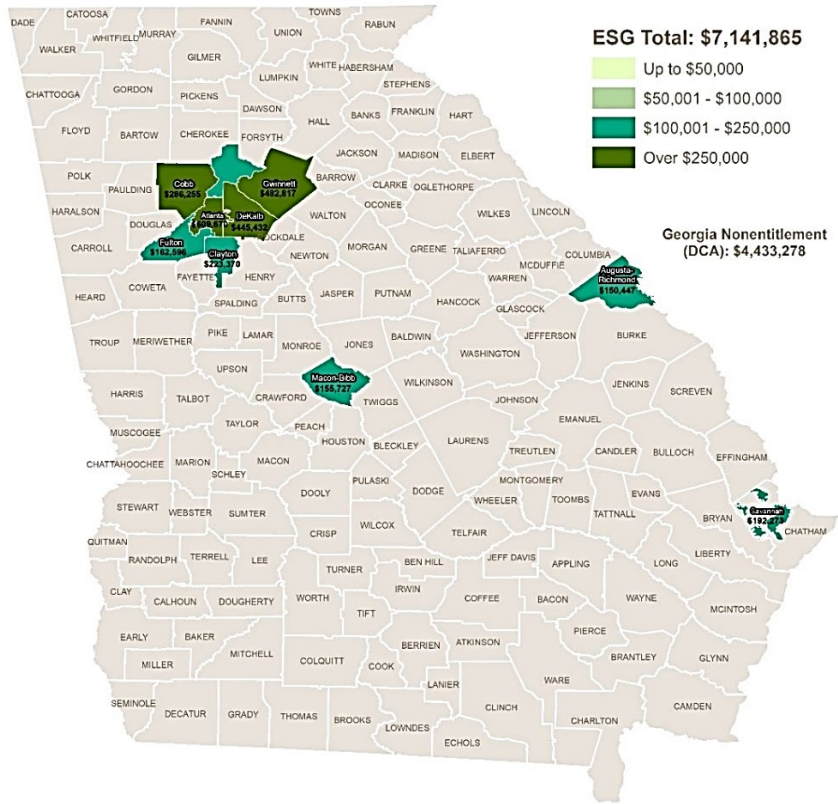


Figure 2: Emergency Solutions Grant Awards

HOME CHIP Single-Family

7/1/2019 to 6/30/2020

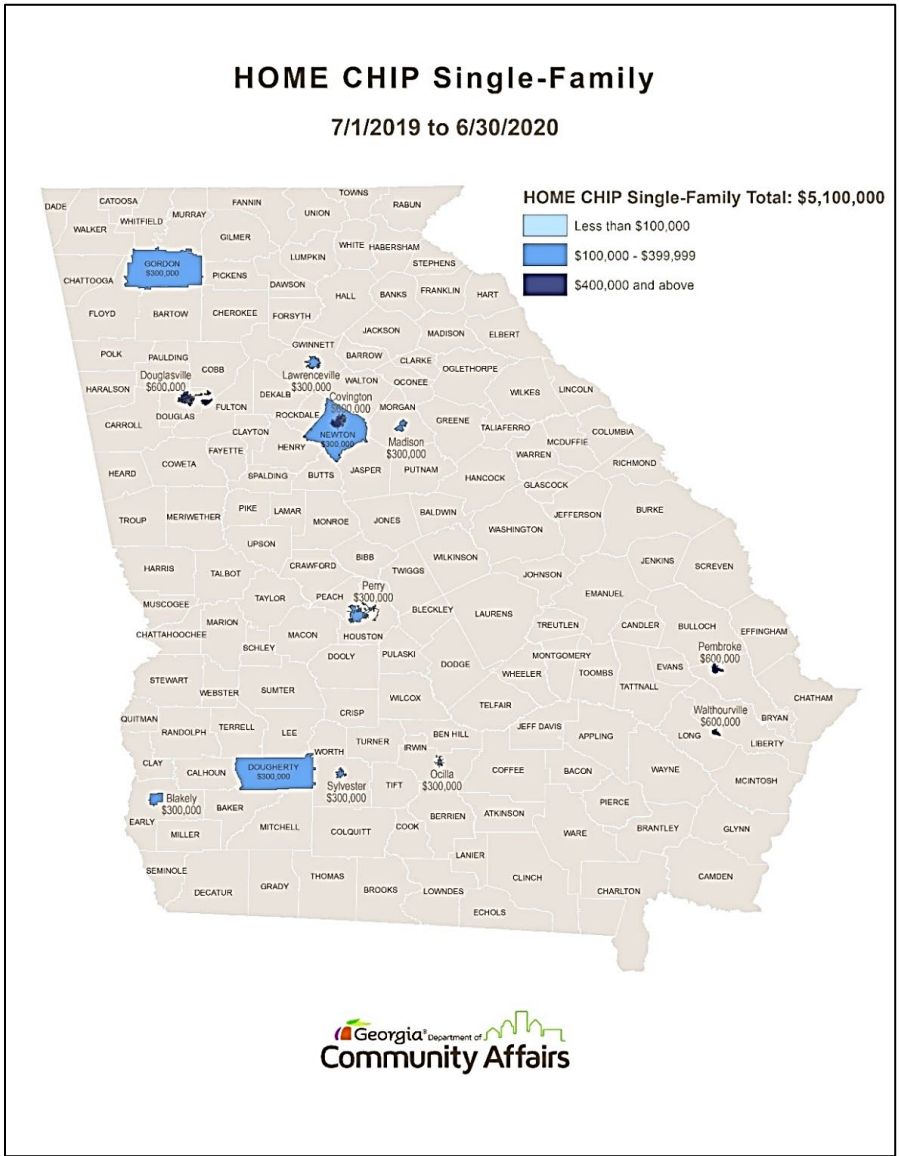


Figure 4: CHIP Awards

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

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