

***STATE OF GEORGIA
CONSOLIDATED PLAN ANNUAL PERFORMANCE
REPORT***

JULY 1, 2006 - JUNE 30, 2007

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INTRODUCTION

OVERVIEW

In compliance with regulations from the U.S. Department of Housing and Urban Development (HUD), the State of Georgia developed the Federal Fiscal Year 2006 Consolidated Plan for the State of Georgia. This performance report is required as part of the U.S. Department of Housing and Urban Development's (HUD's) state Consolidated Planning process, and is outlined specifically in 24 CFR 91.520. The Consolidated Plan outlines the State's housing, community development needs and the steps the State plans to take to address identified needs using its allocation of federal formula funds. The Consolidated Plan is divided into four sections: (1) an assessment of housing and homeless needs (2) an analysis of the state's housing market, (3) a five-year strategic plan, and (4) a one-year action plan. The State must revise the entire Consolidated Plan no less frequently than once every five years, with the Action Plan section updated annually.

The five federal programs covered by the Consolidated Plan include the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. Each program section reports on the following subjects, as required by 24 CFR 91.520(a):

- Description of the resources made available
- Investment of the available resources
- Geographic distribution and location of investments
- Families and persons assisted
- Actions taken to affirmatively further fair housing

During State Fiscal Year 2007 (SFY2007), the period of July 1, 2006 – June 30, 2007, the Georgia Department of Community Affairs (DCA) was the recipient of the CDBG funds from HUD. The Georgia Housing and Finance Authority (GHFA) was the recipient of the State's allocation of HOME, ESG, ADDI and HOPWA monies. However, DCA administered these funds under contract to (GHFA).

The State of Georgia Consolidated Annual Performance and Evaluation Report (CAPER) for FFY2006 funds is a three-part document that has been prepared to assist the citizens of Georgia and HUD to monitor the State's progress in implementing its Consolidated Plan. Part I includes a summary of resources and programmatic accomplishments achieved in relation to the priorities and objectives stated in the State's Annual Action Plan for FFY2006 Consolidated Funds. Part II is a summary of other actions taken to implement its overall Consolidated Plan strategy as identified in the Annual Action Plan. Part III is an assessment of the State's efforts to meet its one-year priorities and objectives stated in the Annual Action Plan.

During SFY2007, the State received its allocation of FFY2006 consolidated formula funds; however, funds awarded or loan commitments made during this program year may utilize funds from FFY2006 or earlier funding years. The following table summarizes the State's efforts during the program year to meet the objectives identified in the FFY2006 Consolidated Plan:

Table 1: FFY2006/SFY2007 Achievements

Objectives	Goal	Achieved
Rehabilitate or construct affordable rental housing units for low and moderate income households	845 units	509 units
Provide rental assistance to low or moderate income households	8,838 households	15,576 households
Assist low or moderate-income home buyers achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.	1,034 households	1,025 households
Make funding awards to organizations that provide housing and supportive services necessary to break the cycle of homelessness.	10,200 homeless persons daily	10,013 households assisted daily
Make funding awards to organizations that provide housing and supportive services necessary for Special Need households to achieve decent, safe and sanitary living conditions.	429 households	2,949 households

I. AVAILABLE RESOURCES & PROGRAMMATIC ACCOMPLISHMENTS

A. RESOURCES MADE AVAILABLE TO THE STATE

Consolidated Formula Funds

✦ HOME Investment Partnership (HOME)

The HOME program is designed to strengthen public-private partnerships to provide more affordable housing. HOME strives to meet both the short-term goal of increasing the supply and the availability of affordable housing and the long-term goal of building partnerships between State and local governments and private and nonprofit organizations to strengthen their capacity to meet the housing needs of low, very low, and extremely low income Georgians. Generally, the HOME program has three main purposes:

- (1) To expand the supply of decent, safe, sanitary and affordable housing with primary attention to rental housing for extremely low and low income Americans;
- (2) To mobilize and strengthen the abilities of states and units of general local government throughout the United States to design and implement strategies to achieve an adequate supply of decent, safe, sanitary, and affordable housing; and,
- (3) To provide participating jurisdictions, on a coordinated basis, with various forms of federal housing assistance, including capital investment, mortgage investment, rental assistance, and other needed federal assistance.

The State of Georgia and each of ten participating jurisdictions in Georgia received an annual formula allocation of federal HOME funds. The ten participating jurisdictions included the cities of Albany, Atlanta, Macon, and Savannah, as well as the counties of Clayton, DeKalb, and Gwinnett. Three consolidated governments – Athens-Clarke County, Augusta-Richmond County and Columbus-Muscogee County – also received HOME funds directly from HUD. In addition, two consortiums – the Georgia Urban County Consortium (composed of Cherokee and Cobb counties) and the Fulton County-City of Roswell – also received an allocation of HOME funds.

The State of Georgia received \$22,177,761 in FFY2006 HOME funds, \$360,352 in ADDI funds, \$3,287,493 in State monies appropriated as match to the HOME program funds and \$5,515,465.10 in program income from the repayment of the loans made using HOME funds to implement affordable housing programs in Georgia. The Georgia Housing and Finance Authority (GHFA) is the Participating Jurisdiction (PJ) and recipient of the State of Georgia's allocation of ADDI and HOME funds. The State operated the Georgia Dream Second Mortgage Program using its FFY2006 ADDI allocation. The following eight programs were operated in SFY2007 with this and previous years' allocations of HOME funds.

HOME Rental Housing Loan Program: This program provided construction to permanent loans for the construction or rehabilitation of affordable rental housing. A portion of the funds allocated to this program was made available to community housing development organizations (CHDOs).

During SFY2007, funds were competitively awarded to eligible for profit and nonprofit organizations. DCA completed four projects utilizing both Federal and State monies. These completed projects utilized \$8,436,000 in federal HOME funds and \$1,023,237 in State funds that created 217 rental units. Additionally, five CHDO projects totaling \$6,232,424 of Federal funds for the creation of 179 units of affordable rental housing was completed during SFY2007.

HOME CHDO Predevelopment Loan Program: This program offered interest-free loans to qualified nonprofit organizations for the preparation of complete and comprehensive applications for financing low to moderate-income housing developments using DCA's HOME Rental Housing Loan, Georgia Dream Single Family Development, and Permanent Supportive Housing programs. Eligible activities for the CPLP includes the financing of predevelopment costs associated with the eligible project incurred up to the closing of the HOME Rental Housing Program or Permanent Supportive Housing (PSHP) funded construction loan or the receipt of an application under the Georgia Dream Single Family Development Program. The maximum loan amount is \$30,000.

During SFY2007, seven loans were approved and closed under this program for a total of \$197,400.

HOME CHDO Operating Assistance Program: This program provided qualified state designated CHDOs with funding to maintain their operation and to develop their

capacity to implement HOME-funded CHDO activities. Funds may be used for salaries, wages, benefits, and other employee compensation; employee education, training and travel; rent and utilities; communication costs; and equipment, materials and supplies. All activities under this grant must be linked to the deficiencies identified by the organization in their completed Capacity Assessment Tool.

During SFY2007, no CHDOs qualified for assistance provided under this program.

Permanent Supportive Housing Program: This program provided financial assistance to developers of permanent housing for special needs households. Construction and permanent financing was available for the cost of constructing or rehabilitating rental housing for the homeless or those threatened with homelessness that also have a mental or developmental disability or are recovering substance abusers. The dwelling units must be affordable to low income households and at least 50% of the total units must be available to the non-elderly special need tenants. Supportive services that are applicable to the needs of the targeted special need population must be provided.

To implement this program, the State used a portion of its HOME-CHDO set-aside, its non-CHDO HOME allocation, and an allocation of funds through the State Housing Trust Fund for the Homeless. Recipients eligible to receive funding from the CHDO set-aside must be qualified by the State as a CHDO. The State also provided an allocation of project-based Section 8 vouchers for all units funded through this program that are located in the State's Section 8 Service area.

During SFY2007, DCA awarded \$3,011,000 in HOME funds to one project that will produce 29 special needs units. One project was completed under this program utilizing \$2,843,434 in HOME funds and creating 57 units of affordable housing.

Georgia Dream Single Family Development Program: This program provides gap financing to stimulate the expansion of affordable homeownership opportunities and the reinvestment in distressed neighborhoods. The program provides two forms of assistance: a Home Buyer Subsidy and a Development Subsidy. The Home Buyer Subsidy is provided for down payment assistance in the form of a deferred payment second mortgage for eligible low-income home buyers. Loans must be used in conjunction with the State's Georgia Dream First Mortgage Program and do not have to be repaid until the property is sold, refinanced or no longer is used by the home buyer as their primary residence. The Development Subsidy is a grant to the Developer to cover the portion of the development cost that exceeds the appraised value of the property. This grant is only provided to the developer after the unit has been sold to a qualified home buyer. Our success with this program has helped to return vacant lots, dilapidated housing and boarded homes to the area's housing supply. This housing opportunity serves as a catalyst for further home development without public assistance.

During SFY2007, this program was implemented using both Federal and State HOME funds. Awards were provided to six projects using a total amount of \$511,952 in

Federal HOME funds and \$142,904 in State funds. There were no projects completed with all units constructed or sold to eligible borrowers.

Georgia Dream Second Mortgage Program: This program offered deferred payment second mortgages to cover a portion of downpayment, closing costs, prepaid expenses and to provide principal reduction for low – moderate income home buyers. Loans are generally used in conjunction with the State’s Georgia Dream First Mortgage Program. Furthermore, the State offers an enhanced amount of financial assistance beyond the \$5,000 that is available to traditional Georgia Dream borrowers. One of these options, Signature Community, is designed to assist employees of a local government that has been designated by DCA as a Signature Community. The next option, HONORS, is for widows or widowers of service men and women or protectors, including law enforcement and fire and emergency services personnel. A third initiative, Rural Development, is for low-income home buyers receiving first mortgage loans through the USDA-Rural Development Direct 502 Loan program. A fourth option, CHOICE (Consumer Home Ownership of Independence, Choices and Empowerment), is for qualified individuals with a disability and/or households with members who have a disability that, because of income considerations alone, cannot afford to purchase a home. A fifth option, EV (Efficient or VISIBLE), encourages the construction of homes that are energy efficient as well as homes that are visitable by individuals with mobility impairments. These homes being purchased, must meet the requirements of the ENERGY STAR[®] Homes, EasyLiving Home^s or the EarthCraft Homes[™] programs. The sixth option is PEN, which is designed to assist Georgia’s heroes, who help others in times of need. This program is available to those employed in career fields of Protection, Education and Nurses/Health Care Workers. The “protectors” program category may include active duty military personnel of the U.S. Army, U.S. Navy, U.S. Air Force, U.S. Marine Corps, U.S. Coast Guard, the Army National Guard, and/or the Air National Guard. A seventh option, Welcome Home provides financing for members of Georgia’s Army and Air National Guard. Eligible applicants are those who deployed for a minimum of 90 days since September 11, 2001 or were deployed but injured and unable to fulfill 90 days of service. The last option is Homeownership Voucher, formerly known as the Home At Last (HAL), which provides homeownership opportunities for households, currently receiving Housing Choice Vouchers, wherein the head of household, spouse or dependent is disabled or the head of household is participating in the Family Self Sufficiency Program (FSS). This initiative enables a household to purchase a home utilizing the Housing Choice Voucher Program Housing. This initiative enables a household to purchase a home utilizing the Housing Choice Voucher Program Housing Assistance Payment (HAP) as income for qualifying for a mortgage loan. The FSS Program allows participating families to receive a financial disbursement. This is possible because the FSS Program allows families to develop and maintain an escrow account at DCA, which shall become their own upon program completion. The Homeownership Voucher option is currently available to program participants in the following counties: Clarke, Dougherty, Lee, Lowndes, Ware, Douglas, Carroll, Coffee, Troup, Peach, and Houston.

This program was implemented using a combination of funds including federal HOME monies and state funds. During SFY2007, DCA completed 771 projects under this program including all of the financial options using a total of \$5,475,000 in assistance. The table below reflects a breakdown of each financial option.

Table 2: Georgia Dream Second Mortgage Program

<u>Financial Option</u>	<u>Federal (\$)</u>	<u># of Loans</u>	<u>State (\$)</u>	<u># of Loans</u>
Traditional	\$980,000	196	\$950,000	190
PEN	\$975,000	130	\$787,500	105
CHOICE	\$710,000	51	\$357,500	28
Rural Development	\$300,000	29	\$385,000	38
Welcome Home	\$10,000	1	\$0	0
EV	\$15,000	2	\$5,000	1
HONORS	\$0	0	\$0	0
Signature	\$0	0	\$0	0
Community				
HAL	\$0	0	\$0	0

Rural Rental Housing Development Fund: This program provided funds to eligible public housing authorities and their subsidiary nonprofit agencies for the construction of up to ten (10) units of rental housing targeted to low/moderate income families in rural areas of the State in which the larger HOME Rental Housing Loan Program projects are not economically feasible. Funds may be used for land acquisition, construction and eligible soft costs. This program is designed to provide local public housing authorities with the education and training to become successful housing developers in order to further assist their community in meeting its affordable housing needs. Through this program, the participants gain housing development experience as they put together a development financing application to DCA, receive development financing, and implement construction. Successful participants own and manage the rental housing created. Participating public housing authorities are selected through a Request for Qualifications (RFQ). The construction to permanent loan is provided at 0% interest. Participants are required to provide cash equity equal to the level of operating reserves required by underwriting.

During SFY2007, no loans were funded under this program. Production in the Rural Rental Housing Development Fund was suspended in 2004 as DCA and the U.S. Department of Housing and Urban Development sought to create a joint policy to enable local public housing authorities (PHAs) to pursue development activities in compliance with the HUD Inspector General's Audit of January 2004. The parameters by which PHAs can participate in this program were agreed to in November 2006. DCA is evaluating the offering of the program under these terms.

Community HOME Investment Program (CHIP): This program offered funds to local governments for implementation of any approved, HOME eligible housing activity; except tenant based rental assistance. Funds were made available in conjunction with DCA's CDBG program to enable communities to have access to funds for both housing and community development activities.

During SFY2007, funds were competitively awarded to non-entitlement local governments across Georgia. Nineteen local governments in Georgia were awarded \$5,172,129 in project funding and \$253,543 in administrative funding to implement local housing programs in their communities. This program completed 233 affordable housing units in these and other previously funded communities, totaling \$2,460,259 in funds during SFY2007. Of this amount, 177 new home buyer units were assisted using \$1,285,063 in funding and the remaining 56 units used \$3,887,066 for the rehabilitation of private properties and housing construction.

✦ Community Development Block Grant (CDBG)

The CDBG program seeks to improve the living conditions and economic opportunities of Georgia's low and moderate-income families. To meet this goal, a minimum of 70% of all allocated CDBG funds must benefit low and moderate-income persons.

CDBG funds may be used for a variety of eligible activities, including but not limited to housing improvements, code enforcement, administrative cost, project related soft cost, acquisition of real property, relocation and demolition, clearance, interim assistance, removal of architectural barrier, down payment assistance, public infrastructure improvements, such as water and sewer facilities, and economic development. Housing activities may involve costs associated with the reconstruction or rehabilitation of either homeowner or rental units. The program is a flexible source of competitive funding for a broad range of community development activities. Therefore, the type of projects receiving CDBG assistance is based on the self-identified needs of each community and varies from year to year. DCA competitively allocated the majority of CDBG funds to eligible units of local government for project administration and implementation. Each unit of local government determined the type of eligible project for which assistance through the State's CDBG program is sought.

During SFY2007, the State of Georgia and twenty entitlement jurisdictions in Georgia each received a formula allocation of federal CDBG funds. The twenty entitlement jurisdictions included the cities of Albany, Atlanta, Brunswick, Dalton, Hinesville, Macon, Marietta, Rome, Roswell, Savannah, Valdosta and Warner Robins; the counties of Clayton, Cobb, DeKalb, Fulton, and Gwinnett; and the three consolidated governments of Athens-Clark County, Augusta-Richmond County, and Columbus-Muscogee County and are not covered in this report. The State administered CDBG funds in the remaining, non-entitlement jurisdictions in Georgia.

During SFY2007, 104 CDBG grants totaling \$42,229,250 were awarded to units of local government.

✦ Emergency Shelter Grant Program (ESG)

The ESG is designed to improve the quality of housing and associated services that exist for persons who experience homelessness, to help make available additional emergency shelters and transitional housing facilities, to help meet the cost of operating these programs and of providing certain essential social services to homeless individuals so that these persons have access not only to safe and sanitary shelter, but also to the supportive services and other kinds

of transitional assistance needed to achieve permanent housing. The program is intended to restrict the increase of homelessness through the funding of preventive programs.

During SFY2007, the ESG provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Applicants were eligible to receive ESG funds for operational expenses, the provision of essential services, or the acquisition, rehabilitation, or construction of associated facilities. Each funding award is based on numerous factors including housing capacity, number of months open, number of homeless individuals served, coordination with other providers, cost effectiveness and administrative capacity. The State Housing Trust Fund for the Homeless provided the 50% non-federal funding match required by the federal ESG regulations.

During SFY2007, DCA received \$2,078,826 in ESG funds from the federal government. Funds received by grantees during this reporting period totaled \$4,152,751 in State and Federal homeless assistance funds. This amount consists of \$4,062,818 for emergency shelter, transitional housing, related supportive services and development and \$77,164 to support the technical assistance needs of homeless service agencies. Lastly, \$12,769 of the total was used to support construction projects to provide transitional housing, emergency shelter, and supportive services for homeless persons. The amount of ESG federal and state funding expended by the State for administration was \$28,342, bringing the total amount of homeless assistance funds expended during FFY2006 to \$4,181,093. With the 180 ESG grants funded during the fiscal year, 33,831 persons received assistance with housing and 102,998 persons received supportive services. On average, each day 2,821 individuals were provided shelter or transitional housing and 2,821 persons received supportive services. During the operating year, agencies throughout the state reported providing homeless prevention assistance to 10,205 eligible persons (4,812 individual and family households). Through these programs, 293 individuals &/or persons in families were provided homeless prevention assistance on average daily (prevention programs operate about 250 days per year); the majority of persons who received this type of assistance were persons in families (89%).

✦ Housing Opportunities for Persons with AIDS (HOPWA)

The HOPWA program is a federally funded program that has been in operation since 1994. The program was borne out of Congress' desire to address the housing crisis associated with the AIDS epidemic and is designed to provide states and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome and related diseases. 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 SFY2007, eligible applicants included qualified organizations whose missions incorporate the provision of housing and supportive services to persons with AIDS or related diseases. To be considered "qualified," an applicant must have demonstrated the capability and capacity to provide the level of support services required by these residents. The applicant must also have received written approval and support of the local government where the assisted housing is or would be located. Recipients must also have operated their programs in full

compliance with the HUD regulations published at 24 CFR Part 574. Any housing assisted under this program was required to be restricted to occupancy by eligible persons with AIDS.

Applicants were eligible to use HOPWA funds for the following activities:

- Community-based housing;
- Short-term assistance for persons who are in danger of becoming homeless;
- Tenant-based rental assistance programs for eligible persons;
- Provision of supportive services to individuals with AIDS or related diseases;
- Rehabilitation or construction of a housing facility owned and operated by the applicant demonstrating organizational/financial capacity in providing supportive services; or,
- Acquisition of facilities providing housing and/or services to low income persons with AIDS or related factors.

The applicant determines the housing and service needs within their service area. The State's goal is to assist designated sponsors with the expansion or enhancement of their organizational capacity and/or current programs.

During SFY2007, the State of Georgia received \$1,576,000 in federal FFY2006 HOPWA funds. HOPWA funds administered to project sponsors during this reporting period totaled \$1,543,132. The amount of HOPWA funds expended by the state for administration was \$12,963, bringing the total amount of HOPWA funds expended during SFY2006 to \$1,556,095. During the program year, 503 households consisting of 1,299 persons (774 persons with HIV/AIDS and 525 other family members) were provided needed housing assistance. Those 503 households receiving housing also received supportive services along with an additional 372 households (housed with non-HOPWA funds) who also received provided supportive services through the State's nine (9) Project Sponsors. The number of households that received housing information services from HOPWA Sponsors was 14, and the number of households that received permanent housing placement services was 26.

DCA primarily uses Georgia's allocation of formula HOPWA funds to serve counties outside of areas that HUD has designated to receive their own formula HOPWA program funds. Beginning in FFY2004, the Augusta MSA (Richmond, Burke, McDuffie, and Columbia Counties) became a HUD designated HOPWA formula grantee and the Atlanta MSA was increased by eight counties. Therefore, DCA uses the State's HOPWA funds to serve the remaining 127 counties located outside of the Atlanta MSA and the Augusta MSA.

Other Federal and State Funds

✦ Low Income Housing Tax Credit/Georgia Housing Tax Credit

Low Income Housing Tax Credits (LIHTC) has been an important tool in the development and preservation of affordable rental housing in Georgia. The Housing Tax Credit Program allocates federal and state tax credits to owners of qualified rental properties who reserve all or a portion of their units for occupancy for low-income tenants. The program helps to address the need for affordable rental housing by providing a 10-year federal and state tax incentive to attract private investment for the development of affordable housing. The money raised by the sale of

the tax credits reduces the size of the mortgage needed for development, so rents can be reduced. Owners agree to rent all or some of their units to low-income residents for 15 years.

The Tax Reform Act of 1986 created the Low Income Housing Tax Credit to promote the development of rental housing for low-income residents through tax incentives rather than direct subsidies. Under this program, taxpayers that develop and own qualified rental projects that reserve all or a portion of the units for low-income residents are eligible to receive a credit against federal income tax liability. Recipients must either: (1) have at least 40% of their units rented at all times to tenants with incomes that are 60% or less of the area median income or (2) have at least 20% of their units rented at all times to tenants with incomes which are 50% or less of the area median income. Program income requirements are set by the federal government, and adjusted for family size. During SFY2007, the program was competitively available to owners of projects involving new construction or the rehabilitation of existing units.

During the 2000 session of the State General Assembly, legislation was passed to create the Georgia Housing Tax Credit for qualified projects placed in service after January 1, 2003. This Credit is provided in an amount equal to the federal housing tax credit allowed. To be eligible to receive the Georgia Housing Tax Credit, the project must meet the qualifications for the federal Low Income Housing Tax Credit as defined in Section 42 of the Internal Revenue Code of 1986 and the applicable Qualified Allocation Plan. The State began implementation of this program in SFY2001. DCA also administers this program on behalf of the State.

During SFY2007, DCA administered both the federal and the state program for the State of Georgia, allocating \$17,664,174 million in federal and state Housing Credit authority. This activity will produce 3,865 rental units.

✦ State Appropriation to the HOME Program

The State General Assembly annually appropriates funds towards the State's contribution to meet its 25% match obligation required by the federal HOME program regulations. Funds are annually awarded to eligible projects funded through the HOME Rental Housing Loan program, the Georgia Dream Second Mortgage program or the Georgia Dream Single Family Development Program. Production is highlighted in the previous sections along with the use of federal funds to the HOME program.

✦ Housing Choice Voucher (Section 8), Vouchers and Moderate Rehabilitation

The Housing Choice Voucher (Section 8 Rental Assistance) program enables public housing authorities to offer expanded opportunities for rental assistance to lower-income families by utilizing existing housing units. This establishes more diversity among income groups and provides an alternative to large-scale, isolated, low-income developments. The program is tailored to meet the individual needs of families by offering each family the freedom to find a suitable unit and landlords who will agree to accept the Section 8 rent subsidies on behalf of the family and to maintain their rental properties to the required Housing Quality Standards. Currently, the Program serves nearly 16,000 Georgia families and processes over 11,000 rental assistance payments per month, adding more than \$100 million to Georgia's economy each year. Within this program, other initiatives in the budget of the rental assistance program are similar to the standard program. These initiatives are the following:

- Mainstream Program Vouchers enable families having a person with disabilities to lease affordable private housing of their choice. Mainstream program vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market. There are 75 units statewide under contract for this initiative,
- Moderate Rehabilitation Program provides project-based rental assistance for low-income families. There are 22 units statewide under contract for this initiative,
- DCA has collaborated with both the Department of Human Resources and the Statewide Independent Living Council and made Housing Choice Voucher available for the placement of individuals out of institutions or nursing homes. DCA has made available 280 vouchers for use at DHR across various departments to offer assistance in order to place DHR assisted individuals ready for placement into the community. The Centers for Independent Living (CILs) Nursing Home Transition efforts to move individuals into the community utilized 100 DCA assigned vouchers and 45 individuals have been assisted with voucher subsidies. These individuals are not eligible for DHR assistance but will directly benefit from the DCA subsidy.
- Disaster Voucher Program (DVP) covers housing costs for families who lived in public housing or received other HUD rental assistance but were displaced by hurricanes. This initiative was originally scheduled to end on September 30, 2007. The extension will assist displaced residents until June 30, 2008. No additional families may be admitted to the DVP after September 1, 2007.

During SFY2007, DCA operated the Housing Choice Voucher program on behalf of the State of Georgia in 149 counties. A general telephone number (404) 299-4591 and toll free (888) 858-6085 is provided for potential recipients wanting to obtain county waiting list information. This number is updated weekly. This information is also available on the DCA website at the following location: <http://www.dca.state.ga.us/RentalAssistance/WaitingLists>. Across the remainder of the State, local public housing authorities administer this program in the remaining 10 counties (Bibb, Chatham, Clayton, Cobb, DeKalb, Fulton, Glynn, Muscogee, Richmond, and Sumter counties). During SFY2007, the State's Section 8 Rental Assistance program provided \$84,342,483 in assistance, benefiting 15,576 households.

✦ **HUD Shelter Plus Care Rental Assistance (S+C)**

The **Shelter Plus Care** program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities and their families. Persons served by this program primarily have disabilities associated with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases.

The program allows for a variety of housing choices that must be matched by sub-grantees, called "sponsors" under the S+C program, with a range of supportive services funded by sources other than the federal S+C monies. Program grants are used for the provision of rental assistance payments through four components:

- Tenant-based Rental Assistance (TRA)

- Sponsor-based Rental Assistance (SRA)
- Project-based Rental Assistance with rehabilitation (PRAW) or Project-based Rental Assistance without rehabilitation (PRA)
- Section 8 Moderate Rehabilitation Program for Single Occupancy Dwellings (SRO).

Since FFY1995, DCA has received \$34.1 million dollars in S+C commitments to assist 43 sponsors. Beginning in FFY1996, approximately \$5.7 million was received to assist two sponsors with project-based rental assistance on rehabilitated units for a 10-year period and to assist two sponsors with five-year commitments for project-based rental assistance without rehabilitation.

Grants awarded to DCA for sponsor-based rental assistance have been: FFY1999 for \$3.7 million, FFY2000 for \$3.3 million, FFY2001 for \$1.3 million, FFY2002 for \$2.5 million, FFY2003 for \$2.8 million, FFY2004 for \$5.8 million, FFY2005 for \$4.1 million, and the most recent awards for five new projects in FFY2006 for \$4.9 million. In total, 59 S+C projects have been awarded.

In all, 1,058 homeless and individuals with disabilities are targeted to receive shelter and supportive services utilizing 774 housing units over five or ten year periods. An additional 608 family members will also benefit, raising the total estimated benefit to 1,666 persons per year.

✦ **Mortgage Revenue Bond Proceeds**

During SFY2007, DCA operated the **Georgia Dream First Mortgage** program using the proceeds generated from GHFA's issuance of mortgage revenue bonds. The Georgia Dream program offered below-market interest rate loans to qualified low and moderate-income home buyers. These fixed-rate mortgage loans were required to be either FHA or conventionally insured, or VA or RHS guaranteed if the loan-to-value ratio was greater than 80%. Program assistance was available on a first come, first served basis through a network of participating mortgage lenders. During SFY2007, this program provided \$150,943,998 in loans to assist 1,354 households achieve homeownership.

The State also used the proceeds of its mortgage revenue bonds to fund downpayment and closing costs through the State's Georgia Dream Second Mortgage programs. Three loans were closed through the Rural Development Georgia Dream Second Mortgage program using a total of \$30,000 in bond funds. In addition, 57 Georgia Dream Second Mortgage program loans were closed totaling \$353,550.

✦ **State Housing Trust Fund for the Homeless**

In 1989 the Georgia General Assembly established the State Housing Trust Fund for the Homeless (Trust Fund). Administered by DCA, the Trust Fund serves as a conduit for federal Homeless McKinney funds and is responsible for administering grants and loans to local governments and private nonprofit organizations to assist low-income and homeless persons. During SFY2007, the Trust Fund awarded 180 grants to: 1) prevent new incidents of homelessness among vulnerable families, 2) acquire and rehabilitate homeless facilities, 3) provide a variety of supportive services such as food and counseling, 4) operate emergency

shelters, transitional and supportive housing facilities, and 5) provide a variety of technical assistance programs designed to enhance the way organizations deliver services to benefit low-income and homeless persons.

The Trust Fund also provides funds to the **Permanent Supportive Housing Program**. This program provides financial assistance to developers of permanent housing for special need households. Construction and permanent financing is available for the cost of constructing or rehabilitating rental housing for the homeless or those threatened with homelessness that also have a mental or developmental disability or are recovering substance abusers. Eligible activities will include construction and permanent financing for the cost of constructing or rehabilitating rental housing for non-elderly special need tenants. The dwelling units must be affordable to low income households and at least 50% of the total units must be available to the targeted tenants. Supportive services must be provided that are applicable to the needs of the targeted special need tenants. Supportive services must be provided that are applicable to the needs of the targeted special need households. During SFY2007, DCA awarded \$3,011,000 in HOME funds to one project that will produce 29 special needs units. Additionally, one project was completed utilizing \$2,843,434 in HOME funds that will create 57 units. No Housing Trust Fund monies are designated in either project. DCA also provided one-on-one technical assistance during 20 sessions to prospective developers of the permanent supportive housing.

The State Housing Trust Fund also provided grant funding for the Home Access Program. These funds were distributed through DCA-approved Contract Administrators to provide accessibility improvements at owner-occupied homes in which individuals with a disability reside and utilize as their primary residence. Funds were used to complete any of the following activities: widening of interior and exterior doorways, construction of wheelchair ramps, bathroom retrofitting, installations of chair or porch lifts, accessibility improvements to kitchens, lowering of closet shelves and installation of visual aids and/or audible alarms. Through the program, total funds of \$300,000 were made available to eligible homeowners, with up to \$15,000 provided for accessibility modifications per home. Fourteen organizations were selected to serve as the program's "Contract Administrators," including: Easter Seals – Southern Georgia (Albany); Southwest Georgia Council On Aging (Albany); Action, Inc. (Athens); Multiple Choices Center For Independent Living (Athens); Walton Options For Independent Living (Augusta); BAIN, Inc. – Center For Independent Living (Bainbridge); Southwest Georgia Regional Development Center (Camilla); Dalton-Whitfield Corporation Community Development (Dalton); disABILITY Link Center For Independent Living (Decatur); Disability Resource Center (Gainesville); Middle Georgia Center For Independent Living (Macon); Friends Of Disabled Adults & Children; Too! (Stone Mountain); Hands On Thomas County (Thomasville); and Middle Georgia Community Action Agency (Warner Robins). Contract Administrators have responsibility for the program's administrative coordination and oversight. The Contract Administrators were selected through a Request for Qualifications process. The Contract Administrators provided nearly complete statewide coverage, with service areas that cover 151 of the state's 159 counties. During this year, 40 homeowners were assisted, using an average grant amount of \$7,200.

Another activity, the **Homeless Assistance** program, promotes the availability of housing and essential services by contracting with organizations to provide shelter, transitional housing, and

essential services. The production numbers for the Homeless Assistance program are included in the data reported for the ESG program.

The Trust Fund contracts with several technical assistance providers to implement its **Nonprofit Technical Assistance** programs. Specialized assistance is available to build internal administrative capacity and assessment of organizational needs.

Generalized assistance includes development workshops and other training opportunities. DCA provides overall administrative oversight of this program. The production numbers for the Homeless Assistance program are included in the data reported for the ESG program.

✦ Redistribution of Program Funding

During SFY2007, the State of Georgia redistributed the allocation of funding to its programs in order to more effectively meet the state's housing needs based on shifting market demands and to meet federal requirements for the use of Program Income received by the State. For the HOME Program, Redistributions of funding above 50% of the Total Allocation of Funds to a program are required to be made available for public comment. Redistributions below this threshold percentage may be made at the State's discretion. The "Total Allocation of Funds" includes the allocation of funds made to a HOME funded program and include federal HOME funds, federal ADDI funds, state funds appropriated by the General Assembly as match to the HOME program, and any Program Income received by the State during the program year that was allocated to a program during the state fiscal year. It is important to note that the use of Program Income may require that DCA reduce an allocation of funds in one year while increasing the funds in another so that DCA may remain compliant with federal Treasury regulations governing the use of Program Income received by the State. Such reallocations do not alter the total funding to the program across all funding years. The following table highlights redistributions in funding allocation that have resulted in a net funding change by State Fiscal Year/Federal Fiscal Year of Funds above 25%, but less than 50%:

Table 3 Part A: HOME Funding Redistribution- Substantial Not Required

<u>Program</u>	<u>Original Allocation</u>	<u>Current Allocation</u>	<u>Percentage Change</u>
<u>FFY2000/SFY2001</u>			
OwnHOME	\$3,000,000	\$1,661,127	45% decrease
<u>FFY2001/SFY2002</u>			
CHIP	\$3,000,000	\$1,738,791	42% decrease
<u>FFY2002/SFY2003</u>			
HOME Rental Housing Loan (non-CHDO allocation)	\$9,702,900	\$14,330,062	48% increase
Permanent Supportive Housing Program (non-CHDO allocation)	\$2,200,000	\$1,359,759	38% decrease
<u>FFY2003/SFY2004</u>			
OwnHOME	\$1,906,219	\$1,371,570	28% decrease
HOME Rental Housing Loan (non-CHDO allocation)	\$6,942,280	\$9,259,934	33% increase
HOME Rental Housing Loan (CHDO allocation)	\$1,318,250	\$1,748,316	33% increase
<u>FFY2004/SFY2005</u>			
CHDO Predevelopment Loan Program	\$26,021	\$33,021	\$27% increase
<u>FFY2005/SFY2006</u>			
No changes meeting criteria.			
<u>FFY2006/SFY2007</u>			
No changes meeting criteria.			

DCA proposed redistribution in program funding during the past fiscal year that exceeded the 50% threshold level. DCA made these changes available for a 30-day public comment period that closed on October 12, 2006 and then again on June 18, 2007. No written comments were received during either public comment period. Below are the two final funding distributions approved by the State. Table 3 Part B describes the funding

redistribution by Federal Fiscal Year Amendments to its FFY2001, FFY2002, FFY2003, FFY2004, and FFY2005 Annual Action Plans for Consolidated Funds:

Table 3 Part B: HOME Funding Redistribution/ October 2006

Program	Purpose	Original Allocation	Proposed Revised Allocation	% Change in Allocation	Reason for Change
FFY2001/SFY2002					
OwnHOME (GA Dream)	Down Payment Assistance	\$3,000,000	\$600,000	-80%	Demand during program year very low.
FFY2002/SFY2003					
OwnHOME (GA Dream)	Down Payment Assistance	\$2,350,000	\$829,790	-65%	Demand during program year very low.
Habitat Loan (MPP)	Mortgage Purchase	\$1,000,000	\$0	-100%	Proposed program infeasible due to conflict with State law.
Home Access	Accessibility Modifications	\$500,000	\$0	-100%	Alternative funding source for program secured.
FFY2003/SFY2004					
Habitat Loan (MPP)	Mortgage Purchase	\$1,000,000	\$0	-100%	Proposed program infeasible due to conflict with State law.
SFDP/HM Again/SF New Construction	Development/Rehab of Homes for Sale to LMI Home Buyers	\$4,164,436	\$2,069,542	-50%	Demand low; HM Again and SF New Construction combined into single program under SFDP name for purpose of developing homes for purpose.
Home Access	Accessibility Modifications	\$1,000,000	\$0	-100%	Alternative funding source for program secured.
Home Rental Assistance	Tenant Based Rental Assistance	\$0	\$1,579,000	New Allocation	Proposed Program to provide TBRA to individuals threatened with homelessness. Funds set-aside as State evaluates program feasibility.
FFY2004/SFY2005					
RRHDF	Rental Housing Development; Education & Training	\$3,600,000	\$96,802	97%	Funds to add PHA participants reallocated pending development of agreement with HUD to allow PHAs to operate in compliance with HUD Audit.
Home Access	Accessibility Modifications	\$500,000	\$0	100%	Alternative funding source for program secured.
Home Rental Assistance	Tenant Based Rental Assistance	\$0	\$421,000	New Allocation	Proposed Program to provide TBRA to individuals threatened with homelessness. Funds set-aside as State evaluates program feasibility.
Single Family Development	Development of Housing For Sale to	\$0	\$430,751	New Allocation	Support program implementation.

	LMI Home Buyers				
FFY2005/SFY2006					
GA Dream (Own Home)	Down Payment Assistance, Principal Reduction	\$1,060,182	\$3,204,007	202%	Program Income funds from SFY2006 are substituted for Federal Funds from a previous year's allocation. No net change in total allocation across all funding years to this program will occur.

Table 3 Part C describes the funding redistribution by Federal Fiscal Year Amendments to its FFY2002, FFY2003, FFY2004, and FFY2006 Annual Action Plans for Consolidated Funds:

Table 3 Part C: HOME Funding Redistribution/ June 2007

Program	Purpose	Original Allocation	Proposed Revised Allocation	% Change in Allocation	Reason for Change
FFY2002/SFY2003					
HOME Rental Housing Loan – CHDO	Rental Housing Development	\$862,850	\$2,594,166	201%	To meet HOME CHDO set-aside requirement for FFY2002 allocation.
FFY2003/SFY2004					
Rural Rental Housing Development Fund	Rental Housing Development	\$3,600,000	\$1,264,102	-65%	Funds reallocated pending implementation of agreement that will allow PHAs to operate in compliance with HUD Audit.
Home Rental Assistance	Rental Assistance	\$1,579,000	\$0	-100%	Program development and structure under review. Implementation will be considered using FFY2008 HOME funds.
HOME Rental Housing Loan – NonCHDO	Rental Housing Development	\$6,942,280	\$12,829,657	85%	Demand.
FFY2004/SFY2005					
Home Rental Assistance	Tenant Based Rental Assistance	\$421,000	\$0	-100%	Program development and structure under review. Implementation will be considered using FFY2008 HOME funds.
FFY2006/SFY2007					
Permanent Supportive Housing	Rental Housing Development	\$500,000	\$3,168,166	534%	Demand for supportive rental housing.
CHDO Predevelopment Loan	Predevelopment Assistance to CHDOs	\$84,191	\$193,691	130%	Demand.

B. GEOGRAPHIC DISTRIBUTION OF ASSISTANCE AND INVESTMENTS

Because of the “first come, first served” use of the Georgia Dream Mortgage Program including all of the financial options, Single Family Development Program, HOME CHDO Predevelopment Loan Program, HOME CHDO Operating Assistance Program, and Permanent Supportive Housing Program funds and the competitive allocation process of the remaining programs, the geographic allocation of funds and assistance cannot be predetermined for a program year. However, their actual distribution can be provided for SFY2007.

The distribution between urban and rural areas has been determined based on the designation of a county within a metropolitan statistical area (MSA) as determined by the U.S. Bureau of the Census. Any county included within one of the state’s fifteen MSAs is classified as “urban.” These counties include: Baker, Barrow, Bartow, Bibb, Brantley, Brooks, Bryan, Burke, Butts, Carroll, Catoosa, Chatham, Chattahoochee, Cherokee, Clarke, Clayton, Cobb, Columbia, Coweta, Crawford, Dade, Dawson, DeKalb, Dougherty, Douglas, Echols, Effingham, Fayette, Floyd, Forsyth, Fulton, Glynn, Gwinnett, Hall, Haralson, Harris, Heard, Henry, Houston, Jasper, Jones, Lamar, Lanier, Lee, Liberty, Long, Lowndes, Madison, Marion, McDuffie, McIntosh, Meriwether, Monroe, Murray, Muscogee, Newton, Oconee, Oglethorpe, Paulding, Pickens, Pike, Richmond, Rockdale, Spalding, Terrell, Twiggs, Walker, Walton, Whitfield and Worth.

In addition, the timing of the assistance is different between the HOME program and the remaining consolidated funding sources. Information on all of the HOME funded programs, except the CHDO Predevelopment Loan Program (CPLP) and the CHDO Operating Assistance Program (COAP), is provided for those projects where a Completion Report was provided to HUD during SFY2007. Information for the CPLP and COAP is provided based on the award of grants or loans to eligible applicants during SFY2007. Statistics for the CDBG, ESG and HOPWA programs are based on project awards made during SFY2007.

The geographic distribution of assistance (units/grants/loans) by each consolidated formula program during SFY2007 is as follows:

Table 4: Geographic Distribution of Units/Grants/Loans

<u>Program</u>	<u>Urban</u>		<u>Rural</u>	
	<u>Amount</u>	<u>Percentage</u>	<u>Amount</u>	<u>Percentage</u>
HOME – Total	843 units	58%	614 units	42%
	3 loans	43%	4 loans	57%
Georgia Dream Second Mortgage (*)	289 units	75%	97 units	25%
Georgia Dream: Rural Development	32 units	48%	35 unit	52%
Georgia Dream: HONORS	0 units	0%	0 units	0%
Georgia Dream: Welcome Home	0 unit	100%	1 units	100%
Georgia Dream Choice	54 units	68%	25 units	32%
Georgia Dream EV	3 units	100%	0 units	0%
Georgia Dream PEN	190 units	81%	45 units	19%
Georgia Dream Home at Last	0 units	0%	0 units	0%
Georgia Dream: Signature Community	0 units	0%	0 units	0%
Georgia Single Family Development	0 units	0%	0 units	0%
HOME Rental Housing Loan	117 units	30%	279 units	70%
Permanent Supportive Housing Loan	57 units	100%	0 units	0%
Rural Rental Housing Development Fund	0 units	0%	0 units	0%
HOME CHDO Predevelopment Loan	3 loans	43%	4 loans	57%
HOME CHDO Operating Assistance CHIP	0 grants	0%	0 grants	0%
	101 units	43%	132 units	57%
CDBG	26 grants	26%	78 grants	74%
ESG	27 grants	64%	15 grants	36%
HOPWA	6 grants	75%	2 grants	25%

* represents the Traditional Georgia Dream Second Mortgage Program

Table 5: Geographic Distribution of Funding

<u>Program</u>	<u>Urban</u>		<u>Rural</u>	
	<u>Amount</u>	<u>Percentage</u>	<u>Amount</u>	<u>Percentage</u>
HOME – Total	\$13,080,571	51%	\$12,563,946	49%
Georgia Dream Second Mortgage (*)	\$1,407,500	73%	\$532,500	27%
Georgia Dream: Rural Development	\$300,000	44%	\$375,000	56%
Georgia Dream: Welcome Home	\$0	0%	\$10,000	100%
Georgia Dream: HONORS	\$0	0%	\$0	0%
Georgia Dream Choice Second Mortgage	\$702,500	66%	\$365,000	34%
Georgia Dream EV Second Mortgage	\$20,000	100%	\$0	0%
Georgia Dream PEN Second Mortgage	\$1,425,000	81%	\$337,500	19%
Georgia Dream Home at Last	\$0	0%	\$0	0%
Georgia Dream: Signature Community	\$0	0%	\$0	0%
Georgia Dream Single Family Development Program	\$0	0%	\$0	0%
HOME Rental Housing Loan	\$4,520,424	31%	\$10,148,000	69%
Permanent Supportive Housing Loan	\$2,843,434	100%	\$0	0%
Rural Rental Housing Development Fund	\$0	0%	\$0	0%
HOME CHDO Predevelopment Loan	\$90,000	46%	\$107,400	54%
HOME CHDO Operating Assistance	\$0	0%	\$0	0%
CHIP	\$1,771,713	72%	\$688,546	28%
CDBG	\$11,028,327	26%	\$31,200,923	74%
ESG	\$4,326,100	96%	\$180,300	4%
HOPWA	\$1,069,000	81%	\$247,000	19%

* represents the Traditional Georgia Dream Second Mortgage Program

C. LOCATION OF INVESTMENTS

Appendix I provides a listing by county of the amount of consolidated formula funds provided to projects within each county during SFY2007.

D. INVESTMENTS BY RACIAL/ETHNICITY CATEGORY OF HUD FUNDING

The following table highlights beneficiary households by racial and ethnicity status. Information is provided as available for each HUD funding source that provided affordable housing opportunities during SFY2007.

Data is included for Georgia Dream Second Mortgage Program including all the Dream financial options, Rural Rental Housing Development Fund, Georgia Dream Single Family Development Program, Permanent Supportive Housing, CHIP, and HOME Rental Housing Loan projects in which a completion report was filed during SFY2007. Information for CDBG assistance is included for projects completed by grant recipients during SFY2007. Information regarding ESG and HOPWA assistance equals the clients provided housing assistance during SFY2007. Housing Choice Voucher Program assistance is provided for all clients served during the program year.

The geographic distribution of investments during SFY2007 by each consolidated program is as follows:

Table 6: Racial/Ethnicity Characteristics of Housing Beneficiaries of HUD Funding

<u>Program</u>	<u>White Non- Hispanic</u>	<u>Black Non- Hispanic</u>	<u>Hispanic</u>	<u>Asian/ Pacific Islander</u>	<u>Native American</u>	<u>Other*</u>
HOME – Total	599	765	83	6	1	3
Georgia Dream Second Mortgage	156	206	22	1	1	0
Georgia Dream: Rural Development	29	37	1	0	0	0
Georgia Dream: Welcome Home	0	1	0	0	0	0
Georgia Dream: HONORS	0	0	0	0	0	0
Georgia Dream: Signature Community	0	0	0	0	0	0
Georgia Dream EV	0	3	0	0	0	0
Georgia Dream PEN	89	140	4	2	0	0
Georgia Dream Choice Second Mortgage	28	50	1	0	0	0
Georgia Dream: Home at Last	0	0	0	0	0	0
Single Family Development	0	0	0	0	0	0
CHIP	75	102	55	1	0	0
HOME Rental Housing Loan	185	207	0	2	0	2
Permanent Supportive Housing Loan	37	19	0	0	0	1
Rural Rental Housing Development Fund	0	0	0	0	0	0
ESG	9,016	22,713	1,133	261	84	624
HOPWA	230	991	73	1	4	0
***CDBG	5	72	0	0	0	0
**Housing Choice Voucher (Section 8)	2,524	13,018	438	34	22	0
Total	12,374	37,559	1,727	302	111	627
% of All Beneficiaries	23%	67%	4%	1%	1%	2%

NOTE: Percentages may not total 100% due to rounding.

* Also reflects vacant units.

**Housing Choice Voucher (Section 8) figures are an estimated breakout of ethnic groups based on current tenant data. The tenants may identify with more than one racial category; therefore, the total number will not equal the total beneficiaries.

***CDBG figures are an estimated breakout of ethnic groups based on current household data.

E. LEVERAGING

The State of Georgia met each program's regulatory leveraging obligations during SFY2007 as follows:

✦ **HOME:** The State of Georgia utilizes State appropriations and the proceeds from the issuance of mortgage revenue bonds to meet the required 25% matching requirement under the HOME program. Other eligible sources for matching HOME funds are also used as available. A complete listing of the state's match liability and specific contributions are provided in the HOME Annual Performance Report submitted under separate cover to HUD. A copy may be obtained from the State by contacting the DCA's Housing Programs Coordinator at (404) 679-5293 after November 15, 2007.

✦ **ESG:** The Housing Trust Fund for the Homeless provides funds to meet the 50% matching requirement for the use of federal ESG funds.

✦ **CDBG:** For the annual CDBG competition, DCA requires a local cash match for all non-housing CDBG projects. The required cash match is based on the amount of CDBG funds received as follows:

- 0% for amounts up to \$300,000 in CDBG funds,
- 5% for amounts from \$301,000 to \$500,000, and
- 10% of amounts over \$500,000

Note that the EIP, Immediate Threat and Danger, and Redevelopment Fund CDBG set-asides do not require a match. During FFY2006, \$693,819 in local CDBG cash match was provided by local units of government that received CDBG funds. In addition, all competitive CDBG applications receive up to 30 additional points in the rating system for provision of additional resources. While these are not always cash amounts, usually they are other loans, grants or local government cash and in-kind contributions. The FFY2006 CDBG competition leveraged \$28,155,349 in additional resources.

F. PROJECTS FUNDED WITH PROGRAM INCOME TO THE HOME PROGRAM

The State of Georgia expended \$868,350 in HOME Program Income to fund 118 Georgia Dream Second Mortgage projects and \$2,712,244 to fund nine HOME Rental Housing Loan projects. Total Program Income expended across all HOME funded programs was \$3,580,594.

Projects funded through the State's HOME Rental Housing Loan program are listed below:

<u>Project Name</u>	<u>Program</u>	<u>Program Income</u>
The Groves @ Tifton	HM Rental Housing Loan	\$ 621,727
Emerald Point	HM Rental Housing Loan	\$ 271,138
Pinewood Park	HM Rental Housing Loan	\$ 433,499
Linwood Place	HM Rental Housing Loan	\$ 373,457
Kirby Creek	HM Rental Housing Loan	\$ 397,774
Village Square	HM Rental Housing Loan	\$ 11,000
Columbia Sr. Res @Edgewood	HM Rental Housing Loan	\$ 118,352
Westport	HM Rental Housing Loan	\$ 179,852
Pecan Hills	HM Rental Housing Loan	\$ 305,445

G. RELATIONSHIP OF INVESTMENTS TO GEORGIA'S AFFORDABLE HOUSING PRIORITIES

This section outlines the state's progress towards addressing the affordable housing priorities identified in the State's Annual Action Plan for FFY2006 Consolidated Funds.

Because of the structure of the various programs, such as the HOME program that allows a two-year cycle to commit funds to individual projects, federal funding sources may represent funding years other than FFY2006. Therefore, the total amount of program funds committed to projects identified in this section does not equal the amount of FFY2006 program funds received from HUD.

In addition, the projected and actual household benefit figures associated with each objective only represent the assistance level produced from the State's consolidated formula allocation, state funds available as match to the federal funds, program income and other HUD assistance. Actual production statistics of other funding sources are provided separately for informational purposes, as available.

Data on beneficiaries of consolidated or other HUD funding are based on the following:

- Georgia Dream Second Mortgage Program (including all of the Dream financial options), CHIP, Permanent Supportive Housing Program, Rural Rental Housing Development Fund, and HOME Rental Housing Loan beneficiary households are included for those projects with a completion report filed during SFY2007.
- Section 8 Rental Assistance beneficiaries include those households receiving housing and/or utility assistance during SFY2007.
- ESG beneficiary data represents a daily average number of individuals who received project shelter or assistance during SFY2007.
- HOPWA beneficiary data represents those households who received housing and/or supportive services during SFY2007.
- CDBG beneficiaries are included for all housing activity undertaken by grant recipients during SFY2007.
- Extremely low-income households include those households with a total income 0-30% of the median family income for their county.
- Low income households include those households with a total income 31-50% of the median family income for their county.
- Moderate income households include those households with a total income 51-80% of the median family income for their county.

Information on investments by either HUD or Other Source funding is based on the following:

- All information associated with investments of Georgia Dream First Mortgage program funds are based on loans closed during SFY2007.
- All information associated with the CHIP, Georgia Dream Second Mortgage (including all of the Dream financial options), Permanent Supportive Housing Program, Rural Rental Housing Development Fund or HOME Rental Housing Loan

programs is included for those projects with a completion report filed during SFY2007.

- All information associated with Low Income Housing Tax Credit/Georgia Housing Tax Credit, HOPWA, ESG or any other State Housing Trust Fund program are based on awards made during SFY2007.
- All information associated with the Section 8 Rental Assistance program is based on assistance provided during SFY2007.

The following pages of this section identify the number of units created towards meeting each of the State's priorities in comparison with production projections stated in the Annual Action Plan for FFY2006 Consolidated Funds.

Priority: *To increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.*

Objective #1: **Rehabilitate or construct affordable, rental housing units for 209 extremely low, 379 low and 257 moderate income households.**

Total SFY2007 Household Benefit of HUD Funded Programs:

Extremely Low Income	148
Low Income	277
Moderate Income	84

SFY2007 Investment & Assistance by HUD Funded Programs:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
HOME Rental Housing Loan	\$14,520,424	396 units
CHIP	\$ 790,339	56 units
Permanent Supportive Housing	\$ 2,843,434	57 units

SFY2007 Investment and Assistance by Other Programs:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Low Income Housing Tax Credit (State and Federal)	\$17,664,174	3,865 units

Objective #2: **Provide 4,879 extremely low and 3,266 low-income households and 693 moderate-income households with rental assistance.**

Estimated Total SFY2007 Household Benefit of HUD Funded Programs:

Extremely Low Income	11,370*
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Low Income	3,427*
Moderate Income	779*

SY2007 Investment and Assistance by HUD Funded Program:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
HOPWA	\$1,543,132	503 households
Housing Choice Voucher	\$84,3429,483	15,576 households
Shelter Plus Care	\$3,931,153	1,058 households

* This figure does not include the HOPWA and Shelter Plus Care households assisted.

SFY2007 Investment and Assistance by Other Programs:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
No Investment occurred through Other Programs during SFY2007		

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective #3: Assist 83 extremely low, 450 low and 501 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Estimated Total SFY2007 Household Benefit of HUD Funded Programs:

Extremely Low Income	100
Low Income	324
Moderate Income	601

SFY2007 Investment and Assistance by HUD Funded Program:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Georgia Dream Second Mortgage (*)	\$1,930,000	386 households
Georgia Dream: Rural Development	\$685,000	67 households
Georgia Dream: Choice	\$1,067,500	79 households
Georgia7 Dream: PEN	\$1,762,500	235 households
Georgia Dream: EV	\$20,000	3 households
Georgia Dream: HONORS	\$0	0 households
Georgia Dream: Home at Last	\$0	0 households
Georgia Dream: Signature Community	\$0	0 households
Georgia Dream: Welcome Home	\$10,000	1 households
CHIP	\$1,285,063	177 households
CDBG Rehabilitation/Reconstruction	\$3,685,917	77 households

* This figure represents the Traditional Georgia Dream Second Mortgage Program

SFY2007 Investment and Assistance by Other Programs:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Georgia Dream First Mortgage	\$150,943,998	1,354 households
Georgia Dream Second Mortgage - Bond Fund	\$353,550	57 households
Note: Georgia Dream Second Mortgage Programs borrowers may have also received assistance through DCA's Georgia Dream First Mortgage program.		

Priority: *To increase the access of Georgia's homeless to a continuum of housing and supportive services, which address their housing, economic, health and social needs.*

Objective #4: Provide housing and supportive services necessary for Georgia's homeless to break the cycle of homelessness to a daily average of 10,200 individuals.

Estimated Total SFY2007 Benefit of HUD Funded Programs:

Average Daily Households Served- Housing	4,187*
Average Daily Households Served- Services	2,821*

* Figures include only ESG assisted persons

SFY2007 Investment and Assistance by HUD Funded Program:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Emergency Shelter Grant / Transitional Shelter Program	\$4,181,093	180 awards * 4,187 daily housed* 2,821 daily services* 293 daily homeless prevention
HOPWA	\$1,556,095	9 awards 503 households housed 1,299 people housed (774 persons w/HIV/AIDS & 525 other family members) 372 households w/ Non- HOPWA funded housing also received supportive services
Permanent Supportive Housing Program	\$2,843,434	57 households
Shelter Plus Care	\$3,931,153	774 units assisted

* ESG figures include both state and federal funds allocated to the Program.

SFY2007 Investment and Assistance by Other Programs:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
No Investment occurred through Other Programs during SFY2005		

Priority: To increase the access of Georgia’s Special Needs populations to a continuum of housing and supportive services which address their housing, economic, health, and social needs.

Objective #5: **Make funding awards to organizations or households that assist 429 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.**

Estimated Total SFY2007 Organizational Benefit of HUD Funded Programs:

Special Need Assisted Households	2,949
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SFY2007 Investment and Assistance by HUD Funded Programs:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Georgia Dream Second Mortgage	\$117,500	13 elderly households*
Georgia Dream Choice Second Mortgage	\$1,067,500	79 households includes a person with a disability and 3 persons who are elderly **
HOME Rental Housing	\$ 1,857,000 (est.)	42 elderly households
CHIP	\$683,659	32 elderly households
Permanent Supportive Housing	\$2843,434	57 households who are victims of domestic violence
ESG	Not Available	761 elderly households
HOPWA	\$1,543,132	875 households
CDBG Rehabilitation/Reconstruction	\$2,364,564	29 elderly households
Shelter Plus Care	\$3,931,153	1,058 households including a person with a disability

* - Under the ESG program, “Elderly” represents anyone at or above 60 years old.

* Georgia Dream Choice option figure includes elderly persons

** Georgia Dream Second Mortgage State Match figure may include persons with a disability

SFY2007 Investment and Assistance by Other Programs:

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Tax Credits	\$1,959,140	315 elderly households
Home Access	\$288,000	40 households

Georgia Dream First Mortgage	\$ 1,685,136	19 elderly households
Georgia Dream First Mortgage Affordable Advantage	\$ 0	0 elderly households

H. HOUSEHOLDS AND PERSONS ASSISTED THROUGH THE STATE'S HOPWA PROGRAM

Amount and Type of Assistance Provided

The HOPWA program provided the following assistance levels during SFY2007:

Housing Assistance to Individuals/Households

Number of persons (adults and children) with HIV/AIDS who received housing assistance:	774
Number of other family members in residence who received housing assistance:	525
Total number of persons who received housing assistance:	1,299
Number of total households (w/ one or more persons with HIV/AIDS):	503

Households Assisted with Supportive Services

Number of households (adults and children) with HIV/AIDS who received supportive services and HOPWA funded housing:	503
Number of other households who received supportive services only (who received Non-HOPWA funded housing):	372
Total number of persons who received supportive services:	875

Persons Receiving Housing Information Services

Number of persons who received housing information services:	14
Number of persons who received permanent housing placement services:	26

I. TOTAL HOUSEHOLDS AND PERSONS ASSISTED

As shown in HUD Exhibit C on page 31, the HOME, ADDI, CDBG, ESG and HOPWA program funds administered by the State assisted 36,664 low and moderate-income households across Georgia during SFY2007.

Assistance by Income Level:

Approximately 16% of the non-elderly renter and owner households assisted were extremely low income (0 - 30% MFI), 39% were low income (31% - 50% MFI), and 45% were moderate income (51 - 80% MFI).

Assistance by Racial/Ethnicity Category:

Approximately 73% of all households assisted under the HOME, CDBG, ESG and HOPWA programs, or 26,814 households were of a minority racial or ethnic group. Non-Hispanic black households comprised over 67% of all minority households assisted. Slightly more than 27% of all households assisted were non-Hispanic white households.

HUD Exhibit C
Summary of Housing Accomplishments

Name of Grantee: State of Georgia State: Georgia Program Year: SFY2007
(FFY2006)

Priority Need Category	Actual Units
Renters	
0-30% MFI	148
31 – 50% MFI	277
51-80% MFI	84
Vacant	0
Total	509
Owners	
0-30% MFI	100
31 – 50% MFI	324
51-80% MFI	601
Total	1,025
Homeless (ESG) *	
Individuals	20,253
Individuals in Families	13,578
Total	33,831
Non-Homeless Special Needs (HOPWA)	
Persons w/HIV/AIDS	774
Other Members in Residence	525
Total	1,299
Total Housing	36,664
Non-Homeless Special Needs ** (Elderly: HOME, CDBG)	
	880

* Homeless Families and Individuals assisted with shelter or transitional housing.

** Elderly households are also counted in the above categories and are therefore separated here.

TOTAL HOUSING	36,664
Hispanic	1,289
Non-Hispanic	34,391
White	9,850
Black	24,541
Native American	89
Asian/Pacific Islander	268
Other †	627

† - Includes vacancies

Note: Information is included for ESG HOME, CDBG, and HOPWA funded projects only. The tenants in all programs may identify with one than one racial category; therefore, the total number will not equal the total beneficiaries.

J. THE RELATIONSHIP OF COMMUNITY DEVELOPMENT BLOCK GRANT INVESTMENTS TO GEORGIA’S COMMUNITY DEVELOPMENT PRIORITIES

This section describes the use of CDBG funds as well as the accomplishments of the CDBG Program during the period July 1, 2006 and June 30, 2007. The following subsection describes the relationship of these accomplishments to the goals and objectives stated in the Consolidated Plan for FFY2006 Funds.

As anticipated in the Annual Action Plan for FFY2006 funds, the State received a CDBG allocation of \$40,286,569. The Annual Action Plan proposed the following allocation of these funds:

Table 7: FFY2006 – Anticipated Funding and Allocation of CDBG Funds

Award From HUD:		\$40,286,569
Less Set-Aside For:	State Administration	\$993,848
	Immediate Threat and Danger Program	\$500,000
	Employment Incentive Program	\$7,000,000
	Set-aside for Technical Assistance	\$446,924
	Redevelopment Fund	\$1,500,000
Remainder:	Amount Available for Regular Competition	\$29,977,972

Source: Annual Action Plan for FFY2006 Consolidated Funds

During the Program Year, the State awarded 104 CDBG grants for all categories of CDBG funding totaling \$42,229,250 in CDBG funds. This amount includes monies from the FFY2006 allocation as well as funds available from past allocations or funds deobligated from previous grantees. The distribution of these funds by type of project is displayed in Table 8.

Table 8: Analysis of CDBG Annual Competition for Program Year 2006 (7/1/06 - 6/30/07)

Type of Projects	Projects	Award	City	County	Joint	% Apps	% Funds	People	LM People	LM %	Units
<u>Multi Activity</u>											
Multi Activity Programs	12	\$9,438,068	12			5.0%	8.4%	2,126	1,926	91%	26
Multi Activity Totals	12	\$9,438,068	12			5.0%	8.4%	2,126	1,926	91%	26
<u>Housing</u>											
Housing Improvements	16	\$7,992,986	13	3		6.7%	7.1%	729	689	95%	281
Housing Totals	16	\$7,992,986	13	3		6.7%	7.1%	729	689	95%	281
<u>Public Facility</u>											
Development Disability Center	1	\$500,000			1	0.4%	0.4%	40	35	88%	
Drainage/Street Improvements	51	\$22,677,677	33	18		21.4%	20.1%	6,298	5,673	90%	
Gas System Improvements	1	\$500,000	1			0.4%	0.4%	1,709	1,618	95%	
Head Start Facility	3	\$1,500,000	2	1		1.3%	1.3%	1,158	1,142	99%	
Health Center	7	\$3,483,749			7	2.9%	3.1%	21,218	19,832	93%	
Learning Center	5	\$2,476,800			3	2.1%	2.2%	1,708	1,588	93%	
Multi Infrastructure Improvements	21	\$9,353,939	18	3		8.8%	8.3%	3,861	3,242	84%	
Multi Purpose Center	8	\$3,980,000	4	2	2	3.4%	3.5%	8,498	8,116	96%	
Neighborhood Facilities	2	\$1,000,000			2	0.8%	0.9%	5,066	4,994	99%	
Other Building	1	\$495,000			1	0.4%	0.4%	400	400	100%	
Recreational Facility	2	\$1,000,000	1	1		0.8%	0.9%	1,260	1,152	91%	
Senior Center	6	\$2,800,000	2	4		2.5%	2.5%	1,172	1,172	100%	
Sewer Improvements	30	\$14,193,714	22	6	2	12.6%	12.6%	6,245	5,457	87%	
Water Improvements	46	\$19,913,957	39	7		19.3%	17.6%	18,440	15,650	85%	
Water/Sewer Improvements	20	\$8,630,197	17	3		8.4%	7.6%	8,674	7,143	82%	
Youth Center	6	\$3,000,000	4	2		2.5%	2.7%	2,187	2,117	97%	
Public Facility Totals	210	\$95,505,033	143	61	6	88.2%	84.6%	87,934	79,331	90%	
Grand Totals	238	\$112,936,087	168	64	6	100.0%	100.0%	90,789	81,946	90%	307

Relationship to Consolidated Plan Priorities and Objectives

As stated in the Annual Action Plan for FFY2006 CDBG funds, the State has established both a long-term and short-term objective. In measuring the State’s success in meeting these objectives it should be noted that the State is in the role of deciding what local governments receive funds and does not mandate the type of projects funded.

The primary long term objective of the State of Georgia’s CDBG Program is **to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low income and moderate income persons.** The short-term objective is to make CDBG funds available to local governments to address their locally identified needs. Locally elected officials through consultation with local residents identify these needs.

Table 8 summarizes the FFY2006 CDBG awards made as of June 30, 2007. The table breaks out the types of activities funded. Since the average duration of each project from grant award

to project closeout is two to three years, the measurement of actual accomplishments will be reported over several report periods. Available data indicates that nearly 90% of all persons to benefit will be low and moderate-income persons. The Table shows that the CDBG Program is used to meet a wide variety of locally identified needs.

Table 8 also reports on accomplishments during this performance period and summarizes the number of persons benefiting from CDBG grants completed during the reporting period. While most of these grants were not funded with FFY2006 funds, the table shows again that local governments use the funds for a wide variety of purposes primarily benefiting persons of low and moderate-income. Please note that these figures do not always represent final accomplishments. Some figures are reported on an interim basis.

Based on the information reported above on the use of State CDBG funds, there is a very strong relationship between the uses of CDBG funds to the identified CDBG Program Objective. Funds have been provided to local units of government based on locally identified needs to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities. A wide variety of locally identified needs are being met. The major limitation in meeting these needs is the availability of adequate funds to meet those needs.

The priority of principally benefiting low income and moderate income persons is met because approximately 90% of the program beneficiaries will be documented to be from low and moderate income families. Because of the success of the CDBG Program in meeting its objective, presently the State does not plan or anticipate any major changes in the program objective or basic program design.

While there has been over 10-year downward trend in local governments requesting CDBG funds for housing rehabilitation, the past three years saw a slight increase. The decline in the use of CDBG for housing rehabilitation and reconstruction can be partially attributed to the State's decision in 1997 to establish the Community Home Investment Program (CHIP). This Program makes HOME funds available to CDBG eligible communities. Many communities have chosen to apply for CHIP funds to provide for housing activities and CDBG funds to provide for public facility improvements within the community often in the same neighborhoods. DCA made this application process much easier for local governments by establishing a single application process.

Minimizing Displacement: While not required by HUD regulations on the CAPER, HUD has asked that the State describe the steps it takes to minimize displacement. The only time displacement occurs under the State CDBG program is when a dilapidated occupied house is to be demolished. In the very rare instances this event occurs, DCA monitors the grantee very closely and provides technical assistance to ensure that the activity is in full compliance with the Uniform Act as well as Section 104(d) of the Housing and Community Development Act. This includes relocation assistance for displaced persons and the one-for-one replacement of the dwelling unit.

All Grantees Met a National Objective: The Housing and Community Development Act of 1976 lists three National Objectives for the CDBG Program: Job Creation, Meeting Urgent Needs and Benefit to Low and Moderate-Income Persons. All CDBG grants made by DCA meet at least one of these Objectives. **In addition the overall low and moderate-income benefit level is 90% which far exceeds the required 70%.**

<u>Program</u>	<u>National Objective</u>
Annual Competition	Any Objective, generally LMC, LMA or LMH
Redevelopment Fund	SB and LMJ
Employment Incentive Program	LMJ
Immediate Threat and Danger	UN

The Annual Competition activities can be for any CDBG eligible activity. Some of these activities were identified above in Table 8: Analysis of CDBG Annual Competition for Program Year 2006. These awards can be further described by the National objectives below:

<u>Activity</u>	<u>National Objective</u>
Housing	LMH
Development Disability Center	LMC
Drainage Improvements	LMA
Street Improvement	LMA
Head Start Facility	LMC
Health Facility	LMC
Multiple Infrastructure	LMA
Multi-Purpose Facility	LMC
Recreational Facility	LMC
Senior Center	LMC
Sewer Improvements	LMA
Water Improvements	LMA
Water and Sewer Improvement	LMA
Youth Facility	LMC

Compliance with Program Requirements: DCA has established a compliance program for CDBG that regularly monitors on-site all grantees for compliance with all requirements using a set of written compliance standards and checklists. In addition, two annual CDBG Workshops are designed to assist grantees comply with requirements. More information is available in the DCA CDBG Recipients Manual.

Comprehensive Planning: All local governments are required by state law to have a DCA approved Comprehensive Plan. Conformance with the local plan is one of the factors considered in the ranking of applications for CDBG assistance.

Jobs Made Available To But Not Taken by Low and Moderate-income Persons: All jobs created by CDBG economic activities are made available to low and moderate-income persons, but not all jobs are taken by low and moderate-income persons. Data included in the PER indicates that overall nearly 76% of jobs created were taken by low and moderate-income

persons. All businesses assisted with CDBG funds must sign a contract that a minimum of 51% of jobs created will be filled by low and moderate-income persons or funds must be repaid to the State. DCA and the assisted businesses work with a number of other programs, such as the Georgia Department of Labor, to ensure this goal is met.

Description of any activities that serve a limited clientele not falling within one of the categories of presumed benefit: This would include activities such construction of public health facilities, Head Start facilities and Boys and Girls Club facilities. DCA requires that such facilities collect family income information from all persons benefiting to document that at least 70% of the persons do have a low or moderate-income level. Generally these activities achieve a benefit level exceeding 95% LMI.

Source(s) of Program Income: The only Program Income (which is also reported in the PER) received by the State are funds from discontinued CDBG capitalized local economic development Revolving Loan Funds.

Progress report on HUD approved neighborhood revitalization strategies: During this period there are no HUD approved neighborhood revitalization strategies approved for nonentitlement CDBG eligible communities.

K. PERFORMANCE MEASURES

DCA’s Program Goals are consistent with and support HUD goals identified in Title I of the Housing and Community Development Act of 1974 (as amended). The three basic objectives of these formula programs include providing (1) decent housing, (2) a suitable living environment and (3) an economic opportunity. The outcome categories include: (1) availability/accessibility, (2) affordability, and (3) sustainability (promoting livable or viable communities). The combination of objectives and outcome categories results in a matrix of *nine* possible outcome statements that encompass the various possible program activities.

Accessibility for the purpose of creating suitable living environments (1,1)	Accessibility for the purpose of providing decent affordable housing (1,2)	Accessibility for the purpose of creating economic opportunities (1,3)
Affordability for the purpose of creating suitable living environments (2,1)	Affordability for the purpose of providing decent affordable housing (2,2)	Affordability for the purpose of creating economic opportunities (2,3)
Sustainability for the purpose of creating suitable living environments (3,1)	Sustainability for the purpose of providing decent affordable housing (3,2)	Sustainability for the purpose of creating economic opportunities (3,3)

Decent housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing and increases the availability of permanent housing in standard condition and at affordable cost to low- and moderate-income families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently, and provides housing affordable to low to moderate income persons which are accessible to job opportunities. Under this provision, DCA will expand access to affordable rental housing, expand homeownership opportunities, make the home buying process less complicated, assist renters become homeowners, fight practices that permit predatory lending and increase public awareness of fair housing laws.

Suitable living environment: The provision of a suitable living environment improves the safety and livability of neighborhoods; increases access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by offering housing opportunities for persons of lower-income and revitalizes deteriorating or deteriorated neighborhoods.

Provide economic opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses (including micro-businesses); provides public services concerned with employment; provides jobs to low income persons living in areas affected by those programs and activities; makes available mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally-assisted and public housing.

The outcomes in this system help further refine the objectives and capture the nature of change or the expected result. Availability/accessibility applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to extremely low, low and moderate-income people. Affordability applies to activities that provide affordability in a variety of ways to extremely low, low and moderate-income people. Sustainability applies to activities that are aimed at improving communities or neighborhoods, or helping to make them livable or viable by providing benefit to extremely low, low and moderate income people. One of the more difficult aspects of this Performance Outcome Measurement System is that it requires the quantification of planned annual and multiple year program outcomes in considerable detail including project completion and beneficiary data. This is a considerably easier task for entitlements, as they are able to plan uses for HUD funding years ahead. State programs such as ours typically utilize competitive annual award processes.

L. PRIORITY NEEDS

The State developed priorities for both housing and community development needs and Exhibits I-1 and I-2 on the following pages showed the identified prioritization of these needs. These needs are addressed by the five federal programs covered by the Consolidated Plan. CDBG funding is the largest part of the State's annual HUD funding, making up about 60 percent of the \$66 million received from HUD. HOME funds are the second largest source of

housing and community development funding at about 33 percent of the total. Clearly, these funding sources play a very important role in meeting the State’s priority needs.

Exhibit I-1 is the HUD Table 2A, which illustrated the State’s priority levels to each housing category that has been designated in the strategic plan component of the Consolidated Plan.

Exhibit I-1: State Priority Housing/Special Needs/Investment Plan Table

PART 1. PRIORITY HOUSING NEEDS		Priority Level Indicate High, Medium, Low, checkmark, Yes, No	
Renter	Small Related	0-30%	√
		31-50%	√
		51-80%	√
	Large Related	0-30%	√
		31-50%	√
		51-80%	√
	Elderly	0-30%	√
		31-50%	√
		51-80%	√
	All Other	0-30%	√
		31-50%	√
		51-80%	√
Owner		0-30%	√
		31-50%	√
		51-80%	√
PART 2 PRIORITY SPECIAL NEEDS		Priority Level Indicate High, Medium, Low, checkmark, Yes, No	
Elderly			√
Frail Elderly			√
Severe Mental Illness			√

Developmentally Disabled	√
Physically Disabled	√
Persons w/ Alcohol/Other Drug Addictions	√
Persons w/HIV/AIDS	√
Victims of Domestic Violence	√
Other	√
PART 3 PRIORITY HOUSING ACTIVITIES	Priority Level Indicate High, Medium, Low, checkmark, Yes, No
CDBG	
Acquisition of existing rental units	√
Production of new rental units	√
Rehabilitation of existing rental units	√
Rental assistance	√
Acquisition of existing owner units	√
Production of new owner units	√
Rehabilitation of existing owner units	√
Homeownership assistance	√
HOME	
Acquisition of existing rental units	√
Production of new rental units	√
Rehabilitation of existing rental units	√
Rental assistance	No
Acquisition of existing owner units	√
Production of new owner units	√
Rehabilitation of existing owner units	√
Homeownership assistance	√

HOPWA	
Rental assistance	√
Short term rent/mortgage utility payments	√
Facility based housing development	No
Facility based housing operations	√
Supportive services	√
Other	√

II. SUMMARY OF OTHER ACTIONS UNDERTAKEN

A. AFFIRMATIVELY FURTHERING FAIR HOUSING

The Georgia Commission on Equal Opportunity administers and implements the Georgia Fair Housing Law, as amended. HUD formally notified the State in January 1996 that the State's fair housing law and policies to administer the law are substantially equivalent to those created under the federal Fair Housing Act. Based on this determination, HUD refers all complaints alleging a discriminatory housing practice within the jurisdiction of the State to the Georgia Commission on Equal Opportunity. HUD will review the performance of the State every five years to determine continued qualification for this certification. DCA will continue to implement all fair housing policies associated with HUD's consolidated formula funds as required by the HUD consolidated plan regulations and the policy adopted by the general Assembly.

The State does not allocate funding for continued fair housing activity. However, DCA is dedicated to the objective of promoting fair housing choice in an affirmative manner. The commitment is evidenced through the enforcement of laws, establishment of policies and evaluation of current procedures and priorities. The State of Georgia prepares an Analysis of Impediments to Fair Housing Choice, which identifies commonly recognized impediments to fair housing and action steps that the state has taken to address them. The State last revised its Analysis of Impediments to Fair Housing in 2003, and is currently in the process of updating the document. The report is available on CD and on the DCA main website under the publication and research page: <http://www.dca.state.ga.us/housing/aianalysis.html>. The document is available for distribution by request as well. DCA sought input from a number of outside sources to analyze Georgia's current fair housing situation including the Georgia Commission on Equal Opportunity, local government officials, disability advocates, real estate agents, affordable housing developers, housing counselors, and fair housing advocates. In the 2003 Analysis, the following impediments were identified: lack of affordable housing, lack of available resources, lack of organizational capacity, public opposition to affordable housing, and discrimination.

DCA performs two distinct functions in Georgia's fair housing spectrum. Primarily, DCA takes action within its own programs to promote compliance with the federal and state fair housing laws. Secondly, DCA strives to educate and inform the citizens of Georgia of their fair housing rights.

DCA continues to implement policies and procedures in order to mitigate and eliminate the identified impediments to fair housing choice. DCA, in conjunction with other agencies, addresses these impediments in several innovative ways:

- During SFY2007, the State of Georgia continued to fund operation of a Tenant /Landlord Hot Line at 1-800-369-4706 through a contract with Georgia Legal Services Program, Inc. (GLSP). Additionally, a brochure on commonly asked questions is available through GLSP and is accessible through the DCA web page. The brochure provides general information, simple advice and referrals to callers with residential landlord-tenant questions.
- DCA is the co-chair of the Education Committee with Neighborworks America for the Atlanta Foreclosure Prevention Initiative. Committees were created for Housing Education, Policy and Research, and REO solutions. The purpose of convening the Taskforce was to meet with key members of the mortgage and housing industry to decide on the best course of action to take in developing a consistent method for educating target audiences and preventing foreclosures in the state of Georgia. The Taskforce met in three workgroups to outline a process for consumers, lenders and counselors to function as a cohesive unit in addressing the growing foreclosure problem. The group recognized the impact of foreclosures in all areas on the state, but decided on the primary mission of working toward a significant and measurable decrease in foreclosures in DeKalb, Fulton, Cobb, Gwinnett, and Clayton counties. Strategic plan initiatives for all target audiences were developed to establish the importance of foreclosure prevention education and counseling and expand awareness of and access to loss mitigation programs. A consumer awareness campaign was launched as a direct result of those meetings entitled "HOPE". The HOPE campaign provides a toll free number 1-888-995-HOPE (4673) to link homeowners with free counseling 24 hours a day, 7 days a week. Telephone counseling was provided in both English and Spanish and linked callers as appropriate with their lender or a local NeighborWorks organization for in person counseling. In mid-January 2007, the hotline promoted through radio and print advertising, direct mail and grassroots marketing in the hardest hit communities of Fulton, DeKalb and Clayton counties. In addition, outreach was made through community organizations, churches, local businesses and media that provided education and information to homeowners. The financial commitment for this effort is substantial. To date, nearly \$500,000 in funding has been provided by a number of organizations such as NeighborWorks America, CCCS, Georgia Department of Labor, United Way along with a number of mortgage lenders and the Fannie Mae Foundation. DCA and the Federal Reserve Bank of Atlanta provide in-kind support. Additional training and funding for default /delinquency counseling to non-profit agencies that are already under contact DCA for pre and post

counseling were offered full scholarships to Neighborhoodworks Institute to take a foreclosure prevention course. Five agencies completed the course.

- DCA provides the HUD pamphlet “Don’t Be A Victim of Loan Fraud, Protect Yourself from Predatory Lenders” during the CHIP/CDBG single applicant’s workshop.
- DCA supports outreach and education activities in Georgia with HUD fair housing/fair lending funds; supports financial literacy through the Money Smart Financial literacy curriculum to increase fair housing and homeownership education in the rural parts of Georgia; provides brochures and/or other promotional material, in English and Spanish; and conducts and sponsors various landlord workshops and other housing conferences in conjunction with the GCEO.
- DCA’s Office of Affordable Housing continues their efforts to train landlords under IRC Section 42 of the IRS Code, which prohibits landlords of Tax Credit properties from refusing to lease to a holder of a Housing Choice Voucher or certificate and provides a monthly Tax and HOME credit seminar training. Staff conducts regular property visits and random phone calls to continue efforts to ensure compliance of low-income tax credit properties.
- DCA implemented and utilizes the GeorgiaHousingSearch.org website, which provides an on-line resource for property managers to market units with accessible features for individuals with disabilities, provides a convenient resource to prospective renters to locate affordable and accessible housing and obtain community resource links along with locating housing information. This website is free, searches are conducted in both English and Spanish, and the site is updated by owners/property managers at least bi-weekly with vacancy information.
- DCA partners with the Governor’s Council on Development Disabilities to fund a position at DCA to promote and expand affordable housing options for people with disabilities.
- DCA supports the Easy Living Program across the state and offers enhanced downpayment assistance for units that have received the Easy Living Seal of Approval.
- DCA provides supportive services to the Center for Pan Asian Services, which serves as an information and referral agency for social, financial and health services and housing. The center implements community service projects offering courses in comprehensive housing counseling, pre-purchase counseling, community educational programs and house buying workshops to maximize independence and enhance quality of life for the Asian community.
- DCA’s Office of Homeownership conducts home buyer education workshops; market DCA’s home buyer programs in Spanish-speaking communities; and continues to increase the number of bilingual staff at DCA through Spanish language training education.
- DCA, along with Rural Development Centers, provides brochures and/or other fair housing materials to local governments in the comprehensive planning workshops.
- DCA continues to participate in roundtable discussions hosted by the Atlanta Neighborhood Development Partnership with community leaders and affordable housing advocates to discuss topics surrounding fair lending practices, HOME Mortgage Disclosure Act (HMDA), community reinvestment act (CRA) and how

these factors impact the Atlanta market hosted by Atlanta Neighborhood Development Partnership, Inc.

- DCA continues to attend the Atlanta Regional Housing Forums to discuss monthly regional housing issues.
- DCA sponsored and staff members participated in the first Statewide Fair Housing Symposium to provide technical assistance regarding Georgia housing programs, educated and empowered community representatives and discussed fair housing issues. USDA, local community services, fair housing practitioners, Neighborhood Works of America, HUD, Georgia Commission on Equal Opportunity, Housing Counseling members, lenders and realtors participated in these forums.

B. ASSESSMENT OF THE STATE’S AFFIRMATIVE MARKETING ACTIONS AND OUTREACH TO MINORITY AND WOMEN-OWNED BUSINESSES

Assessment of Affirmative Marketing Efforts

Affirmative Marketing Efforts

Concerted efforts continue to be made to inform local governments, nonprofits, for-profit developers, public housing authorities and others about the affirmative marketing requirements of the HOME program.

The CHIP program requires each State Recipient and each owner of five or more rental or homeowner housing units to develop and implement an Affirmative Fair Housing Marketing Plan (AFHMP) and a Minority Business Enterprise/Women Business Enterprise Outreach Plan (MBE/WBE). DCA reviews and approves all AFHMP and MBE/WBE plans before any written agreements are signed or funds are disbursed.

The AFHMP requires the State Recipient and any owner of five or more rental or homeowner housing units to adopt the plan outlining marketing procedures and requirements, which both provide CHIP program information and attract eligible persons (low income homeowners, buyers or tenants) in the housing market area to the CHIP program. This marketing must be done without regard to race, color, national origin, sex, religion, familial status or disability. DCA also requires that State Recipients and developers provide an annual assessment of the AFHMP.

The CHIP program requires that the State Recipients adopt a MBE/WBE Outreach Plan setting forth procedures to ensure the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women, in CHIP funded projects. DCA also requires that the State Recipient provide an annual assessment of the MBE/WBE Outreach Plan.

DCA also makes a special effort to inform minority groups of HOME program opportunities by requiring that each recipient of HOME funds through the HOME Rental Housing Loan, Rural Rental Housing Development Fund, Georgia Dream Single Family Development, and Permanent Supportive Housing Loan programs develop and implement an Affirmative Fair Housing Marketing Plan. This plan outlines actions the developer will

take to attract to the project eligible persons from all racial, ethnic and gender groups, especially those households least likely to apply for the housing without special outreach.

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;
- 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 owner to assess annually their affirmative marketing efforts and describe the method of self-assessment used.

The State will not release funds for projects unless this plan has been reviewed and approved by DCA.

The State monitors the implementation of Affirmative Marketing Plans developed by HOME recipients to ensure full compliance with the State's affirmative marketing goals. DCA conducts routine site visits to funded projects. An integral part of the visit is the on-site review of documentation of the project's participation in the Affirmative Marketing Plan. Documentation of phone calls, form letters, and questionnaires ensure that the required marketing efforts are taking place.

Each General Partner of a HOME funded rental housing development must sign an Annual Owner Certification that attests that the property is adhering to HOME program requirements. The recipient must attach a copy of their current Affirmative Marketing Plan with the required documentation. The certification is another mechanism for DCA to utilize in monitoring the Affirmative Marketing efforts of grantees.

Minority Participation

During SFY2007, the State's HOME-funded programs significantly benefited minority Georgians. As shown in Table 9, in most cases, the percentage of minority households benefiting from Georgia's HOME-funded programs is higher than both the percentages of minority households in the state's population.

Table 9: Minority Concentration of Selected Household Types

Population Group	Percentage of Population Group who are Minority Households
Comparison Groups:	
All Georgia Households	32%
Low and Moderate Income Households	62%
Program Beneficiaries:	
Georgia Dream Second Mortgage Recipients	60%
Georgia Dream: Rural Development	57%
Georgia Dream: HONORS	N/A
Georgia Dream: Choice	65%
Georgia Dream: EV	100%
Georgia Dream: PEN	62%
Georgia Dream: Home At Last Recipients	N/A
Georgia Dream: Welcome Home	100%
Georgia Dream: Signature Community	N/A
Georgia Dream Single Family Development	N/A
CHIP Recipients	68%
HOME Rental Housing Loan Recipients	65%
Permanent Supportive Housing Recipients	35%

NOTE: Information on program beneficiaries includes only those projects where a completion report was filed to HUD during SFY2007.

Thus, Georgia's use of HOME funds is addressing the needs of minority households in the state.

Assessment of Outreach to Minority and Women-Owned Businesses

During SFY2007, DCA reported to HUD the total investment of \$13,061,732 in contracts to projects funded through the CHIP, Permanent Supportive Housing, Georgia Dream Single Family Development and HOME Rental Housing Loan programs. This investment accounted for 70 contracts entered into for associated projects. Seventeen (17) projects (5%) were completed by minority and women-owned businesses. During the same period, DCA reported to HUD the total investment of \$21,873,053.06 in contracts to projects funded through the CDBG program. This investment accounted for 108 contracts entered into for associated projects. Six projects (50%) were completed by women-owned businesses. DCA's MBE/WBE Outreach Plan ensures the inclusion, to the maximum extent possible, of entities owned by women/minorities. The maintenance of records on the actual involvement includes real estate firms, construction companies, appraisal/management firms, financial institutions, underwriters, and providers of legal services. Further information during SFY2007 has been included in DCA's HOME Annual Performance Report.

In SFY2007, the State followed formalized procedures to encourage greater implementation of the State's outreach activities. The participation of Section 3 businesses in projects receiving funding through any of the State's consolidated programs is strongly

encouraged by DCA. A total investment of \$3,411,221.50 was completed involving Section 3 businesses in seventeen projects.

C. ACTIONS TAKEN TO ADDRESS THE NEEDS OF HOMELESS PERSONS AND THE SPECIAL NEEDS OF PERSONS WHO ARE NOT HOMELESS

Assisting the Homeless

The State develops an annual Continuum of Care Plan for the “Balance of State.” This document serves as the state’s blueprint for providing a series of comprehensive and progressive care to homeless individuals and families such that they become self-sufficient and permanently housed. The plan outlines specific projects and activities that the Trust Fund will undertake in the coming year. In addition to being used as a planning tool, the Continuum of Care document is also a means that many Georgia communities can use to access federal SuperNOFA funding from HUD. Each year since 1998, the Trust Fund and its many community partners have developed a plan that has generated \$45,998,438 for 107 transitional housing, mental health programs, day facilities, child-care and a host of other programs. The State administered several programs during SFY2007 to benefit the homeless, including the Emergency Shelter Grant Program (ESG), the Nonprofit Technical Assistance, the Housing Opportunities for Persons with AIDS (HOPWA), and the Shelter Plus Care (S+C) Programs. Once ESG funds are awarded to each nonprofit agency, the State provides administrative workshops and training, and each program is monitored.

During SFY2007, the **Emergency Shelter Grant** program provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Applicants were eligible to use the ESG funds for operational expenses, the provision of essential services, or the acquisition, rehabilitation, or construction of associated facilities. The State Housing Trust Fund for the Homeless provided the 50% non-federal funding match required by the federal ESG program regulations.

The first line of defense against homelessness is the Homeless Prevention Program. Of the \$4.4 million dollars awarded during the reporting period, the State awarded \$425,500 to 30 organizations around the state to help them stabilize families that experience a temporary economic setback. Prevention funds are used to pay past due mortgage payments, rents, and utility bills. Homeless Prevention funds can also be used to pay deposits or legal assistance.

Data on the persons served through Homeless Prevention Programs around the State has been separated out from the data on homeless persons served through Supportive Service Programs. Through these programs, a daily average of 293 individuals was provided homeless prevention assistance. During the operating period, agencies throughout the state reported providing homeless prevention assistance to at least 10,205 eligible persons (programs are funded through the State as well as through other leveraged resources secured by grantee agencies).

Emergency Shelters and outreach to unsheltered populations are the points of entry for thousands of persons that have become homeless. Families living in emergency facilities

receive food, shelter and essential services designed to stabilize them for a period of thirty to sixty days. Emergency shelter staff guide clients through the maze of social services available to them, including social security, Temporary Aid to Needy Families (TANF), employment training and other resources designed to return them to permanent housing. The next phase along the continuum of care is Transitional Housing. Families in transitional housing typically have private to semi-private living quarters. The daily regimen in these facilities is more relaxed than in shelters, but greater responsibilities are placed on the families to adhere to a plan for self-sufficiency. Families typically stay in transitional housing for up to twenty-four months. In FFY2006, the Trust Fund assisted its grantees in providing 5,516 bed spaces in emergency shelter and transitional housing facilities. Forty-one percent (40%) of the persons housed by funded shelter/transitional programs this year were persons in families, and sixty percent (60%) of the persons housed were individuals.

The unduplicated number of persons who received housing through DCA's ESG grantees in FFY2006 was similar with the number reported for the previous year. The number of housing programs for victims of domestic violence that applied for funds to support shelter/transitional housing programs was again down this year due to a reluctance to participate in the Homeless Management Information System (HMIS). Now that the regulations have relaxed the requirement for agencies (that serve this population) to participate in HMIS, the State expects many domestic violence service providers to once again apply for ESG funds. Over the past five years, the number of persons housed by the agencies receiving ESG funds from the State has decreased and/or fluctuated some. Some of that may be due to agencies submitting better data with less duplication if any. It is also important to note that the specific nonprofit agencies that submit applications each funding cycle tends to vary from year to year for various reasons or internal issues unique to each nonprofit, and that fluctuation can also cause data fluctuations from one reporting period to the next.

Supportive Services

In addition to housing, the State awarded money to organizations that provide services designed to address issues that may have contributed to the family's homelessness. The range of services include things such as housing counseling, childcare, education, employment training, financial counseling, legal aid, childcare, mental health counseling, primary health care, and substance abuse therapy.

In SFY2007, DCA made 180 ESG funding awards to organizations that provide housing and other supportive services necessary to break the cycle of homelessness. Through this program, a daily average of 4,187 individuals received housing assistance and a daily average of 2,821 persons received only supportive services.

During SFY2007, DCA collected the following client data from ESG grantees. This data is a requirement of the Integrated Disbursement Information System (IDIS) from which Federal ESG dollars are dispersed.

The characteristics of the 33,831 clients who received housing (emergency or transitional), are shown below:

<u>Characteristic</u>	<u>Number</u>	<u>Percentage</u>
Chronically Homeless (<i>by HUD definition</i>)	5,886	17.4%
Severely Mentally Ill	2,254	6.7%
Chronic Substance Abuse (alcohol &/or drug)	10,850	32.1%
Persons with HIV/AIDS	846	2.5%
Other Disability	1,746	5.2%
Veterans	2,020	6.0%
Victims of Domestic Violence	7,211	21.4%
Elderly (\geq 62 years old)	762	2.3%
Illiterate or Marginally Literate	1,155	3.4%
Criminal History	5,926	17.5%
Other–Evictions (tracked by one agency)	92	.3%
Chronically Homeless (<i>by HUD definition</i>)	5,886	17.4%

Since many homeless clients have dual issues, the total will not equal 100%.

Of the 102,998* clients who received supportive services, the number below have the following characteristics:

<u>Characteristic</u>	<u>Number</u>	<u>Percentage</u>
Chronically Homeless (<i>by HUD definition</i>)	6,589	6.4%
Severely Mentally Ill	5,792	5.6%
Chronic Substance Abuse (alcohol &/or drug)	11,322	11%
Persons with HIV/AIDS	3,079	3%
Other Disability	2,983	2.9%
Veterans	5,499	5.3%
Victims of Domestic Violence	3,377	3.3%
Elderly (\geq 62 years old)	2,761	2.7%
Illiterate or Marginally Literate	2,208	2.1%
Criminal History	4,512	4.4%
Other (recurring homelessness)	390	0.4%

NOTE: Since many homeless clients have dual issues, the total will not equal 100%.

* Demographics on clients that received homeless prevention assistance are not included in this number. Due to the nature of the service, many of the nonprofit agencies that provided homeless prevention did not collect this information.

Training

Providers of homeless assistance require ongoing training to stay abreast of innovative social work strategies as well as resources for funding, staff and volunteers -- that's why the Trust Fund invested some \$73,500 for a broad range of technical assistance opportunities in SFY2007.

Training under this program occurs year round in all regions of the state. The **Regional Homeless Resource Fairs** are designed to facilitate communication between homeless and mainstream providers and effectively coordinate services offered to homeless families. The fairs serve as a means by which providers, funding agencies, homeless persons, local government representatives, etc... can work to form trust and personal relationships that enhance collaboration. Attendees also benefit from sharpening their skills on organizational development, fundraising, etc... Many of these fairs are conducted in conjunction with VA “stand downs” in order to encourage participation by homeless persons. DCA staff members attend and provide information on this CoC, the Statewide HMIS collaborative, the ESG program, DCA/GHFA’s affordable housing programs, and other topics. Fair participants have opportunities to attend workshops on a variety of topics such as tips for start-up organizations, standards of care and policies and procedures for operating homeless housing. Using State HTF dollars, DCA is able to fund and support local sponsors of regional homeless resource fairs in all of Georgia’s 12 regions. During FFY2006, fairs were held in Athens (Region 5), Augusta (Region 7), Dalton (Region 1), Macon (Region 6), Savannah (Region 12), and Valdosta (Region 11). The Trust Fund staff also provides ongoing training to grantees and persons that are interested in starting new homeless projects. The Trust Fund staff performs site-visits to agencies around the state, and during those visits, a range of one-on-one technical assistance support is offered. In addition to providing funds to support Resource Fairs, DCA also provided five grantees with technical assistance funds for homeless assessment and one grantee received funds for capacity building.

DCA hosted regional meetings to explain grant application requirements for its 2007 homeless and AIDS housing programs. Meeting dates and locations were as follows: Macon - February 13; Valdosta - February 14; Savannah - February 15; Dublin - February 16; LaGrange - February 19; Augusta, February 20; Athens - February 21; Gainesville - February 22; Dalton - February 23; Decatur - February 26; Columbus - February 27; and Albany - February 28. Application requirements were covered for the Emergency Shelter Grants (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) programs.

Other Training provided through HMIS

In the 2002 Balance of State Continuum of Care, DCA was awarded funds from HUD for a comprehensive, state-wide Homeless Management Information System (HMIS) initiative. The purpose of HMIS, as mandated by Congress, is to generate an unduplicated count of each continuum of care’s homeless population. As data is accumulated a much more comprehensive picture of the homeless population’s needs and demographics will develop, and we will be able to see how those needs and demographics change over time. This data will allow agencies to better allocate resources and serve their communities in their mission, and the State’s, to end homelessness. Through this HUD grant, DCA has provided funding to eligible agencies to assist with hardware procurement, internet connection fees, and supportive software to make this project successful. During SFY2007, \$54,829 was expended by 35 different organizations through DCA’s HMIS grant making it possible for many agencies to become active with HMIS or increase their level of participation. This past year, the focus has been on increasing utilization of the system by the 235+ HMIS member agencies. Significant progress has been made since the HMIS project started in

2002 both in the number of agencies using the system and in the quality of data input into the statewide Pathways Community Network's HMIS. The Georgia statewide HMIS was used to track services provided to 104,034 homeless or at-risk Georgians in the twelve months ending June 30, 2007. Of this total number, 35,323 were children and 2,419 were senior citizens. The training plan has been adjusted to address the individual needs of each agency in the collection of HMIS data. As a byproduct of collecting good homeless data, we are developing a more comprehensive picture of the homeless population's needs and are able to see how those needs and demographics change over time. This data is allowing local community agencies to better allocate resources and serve their communities in their mission, and the State's, to end homelessness. The Pathways training has been narrowed to assisting agencies with local reporting, program element data collection and teaching the importance of collecting the HUD data standards. In addition to focused classroom training programs, Pathways has begun to provide individualized one-on-one agency "on-site training". This one-on-one "on-site training" has begun to identify specific problems with the HMIS implementation and continually address ways to better utilize the HMIS system. The statewide user survey is being used to provide good accurate data from the HMIS agency executive levels and user levels. The feedback has been used to direct the training efforts statewide and assist with determining system enhancements priorities. Additionally, the user survey provides feedback in the following key areas: HMIS customer service, HMIS ease of use, User training experience, Ability to collect homeless information from clients, ability for agency to produce HUD APR from HMIS. Each of Georgia's continuums has a substantial number of homeless service providers using the HMIS system. There is representation from many sectors of the homeless service/shelter system – information and referral, emergency shelters, transitional housing, permanent supportive housing, HOPWA providers, domestic violence shelters, and service-only agencies.

Acquisition & Rehabilitation

Each year, the State announces a funding availability to help local governments and nonprofit organizations acquire land and buildings, or make substantial repairs to facilities used to house or provide services to homeless persons. As there is a growing need for emergency shelter space, the State Housing Trust Fund makes the largest sum of its development budget available to organizations seeking to develop additional space for shelter beds. The Trust Fund awarded \$115,000 in funds for acquisition and rehabilitation projects in SFY2007.

Special Needs

Recognizing that some homeless individuals may never become completely independent of charitable assistance from the public and private sector because of the complex nature of their homelessness the Trust Fund has provided funds to aid people that require long-term social and psychological support.

These individuals suffer from a range of medical issues to include physical disabilities, mental illnesses, and/or chemical addictions. To keep such persons housed and treated, a comprehensive support mechanism is needed. The Trust Fund operated two such programs

in SFY2007, Housing Opportunities for Persons with AIDS, and the Shelter Plus Care program.

Housing Opportunities for Persons With AIDS (HOPWA)

The HOPWA program serves individuals and families affected by HIV/AIDS. Because this disease often leaves individuals and families financially devastated due to accumulating medical bills and lost wages due to sickness, the State's HOPWA Project Sponsors make rental assistance and supportive services available to eligible persons. For persons impacted by HIV/AIDS, this is a very important phase of the continuum of care. In FFY2006, the State administered \$1,543,132 in HOPWA funds to assist nine (9) Project Sponsors located throughout Georgia in serving persons affected by HIV/AIDS. Of the HOPWA funds expended, \$581,903 provided housing to 503 households consisting of one or more persons with HIV/AIDS (774 persons w/ HIV/AIDS and 525 other family members); \$869,321 provided supportive services to a total of 875 households with HIV/AIDS; \$13,908 provided permanent housing placement to 26 persons; and 14 persons with HIV/AIDS received housing information. Project Sponsors received \$78,000 in HOPWA administration funds. An important note is that eight HOPWA Sponsors &/or other nonprofit agencies also received \$ 860,149 in Shelter Plus Care (S+C) funds for the rental assistance of homeless persons with both a disability and with HIV/AIDS, and they maintained 132 units of Rental Assistance through the S+C Program during this operating period. For participants whose housing is provided through the S+C Program, they also receive supportive services that are provided through the HOPWA Program.

In addition to housing, some of the services provided through the HOPWA Program were case management/client, advocacy/access to benefits and services, outreach, health/medical/intensive care services, alcohol and drug abuse services, employment assistance, education, meals/nutritional services, permanent housing placement, life management skills, legal services, mental health services, and transportation. Appendix II provides information on the number of households (consisting of one or more persons with HIV/AIDS) that received housing and/or services using HOPWA funds during SFY2007 and a comparison to planned actions, as approved in the Consolidated Plan Annual Action Plan for this operating year.

During FFY2006, the State of Georgia had Sponsors with HOPWA-developed community housing in the larger communities of Macon and Savannah through the Project Sponsors Central City AIDS Network, Inc. and Union Mission (Savannah), Inc. In addition to community housing and services programs, they offer rental and emergency housing assistance programs.

Also during this contract year AIDS Athens, Inc., Amethyst Project, Inc., Coastal Area Support Team, Inc., Homeless Action Resource Network, Inc., and Lowndes County Board of Health (a/k/a South Health District 8-1) offered service and scattered site programs located in the smaller communities of Athens, Statesboro, Brunswick, Columbus, and Valdosta with their programs being available to eligible persons in the surrounding counties. During FFY2006, the State administered HOPWA funds to Comprehensive AIDS Resource Encounter, Inc. in Jesup and the surrounding 4 counties. Action Ministries, Inc.

also administered rental and emergency housing assistance programs in Chatsworth, Dalton, Ellijay, Gainesville, and Toccoa, and they provided services and short-term rent, mortgage and utility assistance.

Each year the State works to develop new sponsor-based Shelter Plus Care units/programs as permanent housing options for disabled persons with HIV/AIDS. The State continually works to assist designated sponsors with the enhancement of their organizational capacity and/or current programs. This year the State conducted a three-day statewide HOPWA/Shelter Plus Care grantees conference. During this conference, organizations with HOPWA programs assess their programs, consider new information about HIV/AIDS, and develop annual HOPWA goals. The State continued working with designated sponsors to implement the new performance measures, which were discussed during the three-day training and during an all-day training designed specifically for the new HOPWA APR. The State was able to use a HUD designated HOPWA Technical Assistance Provider for both of the training sessions. The State also attended two HUD trainings on the new performance measures and the new HOPWA APR; this is the first year with data using the new data sets (see Appendix II for the Accomplishments Data charts).

Once HOPWA funds have been awarded to a Project Sponsor, the State provides grant management oversight, which includes technical assistance and training as well as monitoring of each HOPWA funded agency. During the last fiscal year the State moved its requirements and guidance to an on-line format and during FFY2006 conducted monitoring visits for the HOPWA Program to one of the nine Project Sponsors.

To the extent that persons with HIV/AIDS are classified as “homeless” by HUD’s definition, housing and services are also available to persons with HIV/AIDS under the ESG and Continuum of Care Programs. According to the State’s ESG grantees, a total of 846 persons receiving emergency or transitional housing through the ESG Program were reported to have HIV/AIDS during this reporting period.

What follows is a list of the nine (9) Project Sponsors who drew HOPWA funds during the period of July 1, 2006 through June 30, 2007, the amount each sponsor received during this period, and the service the sponsor provided.

<u>Project Sponsor</u>	<u>Funds Expended</u>	<u>Service Provided with the State's HOPWA Funds</u>
Action Ministries, Inc.	\$31,335	Housing & Supportive Services
AIDS Athens, Inc.	\$145,854	Housing & Supportive Services
Amethyst Project, Inc.	\$143,387	Housing & Supportive Services
Central City AIDS Network, Inc.	\$339,578	Housing & Supportive Services
Coastal Area Support Team, Inc.	\$194,247	Housing & Supportive Services
Comprehensive AIDS Resource Encounter, Inc.	\$51,774	Housing & Supportive Services
Homeless Resource Network, Inc	\$69,621	Housing & Supportive Services
Lowndes County Board of Health, a/k/a South Health District 8-1 (formerly administered by South GA Coalition to End Homelessness, Inc.)	\$317,005	Housing & Supportive Services
Union Mission (Savannah), Inc.	\$250,331	Housing & Supportive Services
Total Amount Expended:	\$1,543,132	

Project Sponsors throughout the State experienced a number of barriers to operating the HOPWA Program this year. Several of the State's Project Sponsors reported that a lack of safe, affordable housing continues to be a problem when trying to find housing for participants who are becoming more independent. In some areas, finding affordable housing that meets the Fair Market Rent (FMR) standards in units suitable to pass Housing Quality Standards (HQS) remains a challenge for some of the Project Sponsors. Project Sponsors reported that the FMR combined with the maximum subsidy allowed, a shortage of necessary sized housing units, and the inclusion of utilities in the FMR sometimes prevents them from finding housing for a consumer, which often led to the consumer moving to another area away from the support services they were receiving. Urban revitalization has also contributed to an inventory reduction of PHA units in some areas over the past years, making it more difficult to move clients into other programs. Credit histories, criminal backgrounds or history of substance abuse can interfere with obtaining housing from Public Housing Authorities and landlords. Another barrier reported continues to be high utility costs. Many clients are unable to pay the high utility costs during months of extreme seasonal weather. A lack of local mental health physicians in rural areas is reported by one Sponsor who works with consumers who are unable to take time off work to travel to other counties for services. Sponsors report that it continues to be difficult to find transportation options in rural areas, which in turn is a barrier for many consumers in finding and maintaining employment as well as in receiving health care. One Project Sponsor fears that the move of public mental health to a "fee for service" system will most likely result in the closing of long-term substance abuse programs (15 day) and a severe reduction in detoxification beds (72 hours). The increased strain of multiple diagnosed consumers and no traditional sources for treatment will limit success when housing multiple diagnosed consumers without a resource for payment, and HOPWA dollars can only go so far in meeting this need. One agency reports that mainstream resources in some rural areas do not offer classes or support groups for substance abusers that are also HIV positive. Finally, some Project Sponsors report that a lack of

technological resources presented a challenge in capturing data on clients for several months.

In response to some of the barriers, case managers often provide transportation to clients for primary health care appointments, out of town medical/hospital appointments, support groups, dentists, pharmacy, housing assistance, and other needed services. Case managers can sometimes meet clients in the county where their community Health Department or Health District Wellness Clinic is located. Through strong collaborations with the State's regional Health Districts, Health Departments, traditional service providers, utility companies, and landlords, agencies have been able to assist some consumers in maintaining long-term housing goals as well as coordinate mainstream services throughout the State. Sponsors continue to work with local realtors to assist with housing placement to address the difficulties that some consumers have due to poor credit history and criminal background checks. To address a lack of affordable safe housing in their area, one Project Sponsor has teamed up with a local agency to address these concerns. Agencies report community education efforts in the area of prevention, and some agencies are able to collaborate with or use already established community prevention programs. The creation of its own support group for substance abusers has helped one of the Sponsors to address the lack of support groups in their area. In regards to raising housing stability scores, one Project Sponsor reported that it would be helpful if they could report on the stability of consumers who receive HOPWA supportive services only to stabilize their housing and health even if they are receiving housing through Section 8, the local housing authority, or Shelter Plus Care.

There were no specific actions by the State in response to the barriers listed, and the State has no recommendations for the HOPWA Program at this time.

Shelter Plus Care (S+C)

Since 1998, the State has been the primary applicant to HUD for Shelter Plus Care Housing. This program provides permanent housing and on-going treatment for homeless persons with disabilities and their families. Persons served by this program primarily have disabilities associated with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases. Sixteen Community Service Boards that fall under the purview of the Georgia Department of Human Resources deliver services under the S+C program. Their trained staff identifies appropriate housing and provides on-going treatment. Program grants are used to provide rental assistance payments through four eligible components:

- Tenant-based Rental Assistance (TRA)
- Sponsor-based Rental Assistance (SRA)
- Project-based Rental Assistance with rehabilitation (PRAW) or Project-based Rental Assistance without rehabilitation (PRA)
- Section 8 Moderate Rehabilitation Program for Single Occupancy Dwellings (SRO).

During SFY2007, DCA provided assistance through thirty-three sponsors for 774 housing units using \$3,931,153 in program funds. Over 1,058 disabled homeless persons were provided housing through this program during this operating year.

Permanent Affordable Housing

The final housing solution for most homeless families is permanent affordable housing. By leveraging funds with DCA and HUD, the Trust Fund has helped organizations through the Permanent Supportive Housing Program to acquire land, renovate and build multi-family and single-family units for persons that are low-income. To support the development of affordable housing projects, DCA awarded \$3,011,000 to one project that will produce 29 special needs units. Additionally, one project was completed utilizing \$2,843,434 in HOME funds that will create 57 units. No Housing Trust Funds monies, however, will be used for either of these projects. DCA also provided one-on-one technical assistance during 20 sessions to prospective developers of the permanent supportive housing.

Assisting Other Special Need Households

The State administered several programs during SFY2007 to benefit other special need households, in addition to DCA's HOPWA program. Accessible, available, and affordable housing is the key to independence and the participation of Georgians with disabilities in the life of their communities. Throughout this past fiscal year, DCA continued to expand opportunities in this area. While not solely dedicated to assisting special need households, DCA's Housing Choice Voucher (Section 8), Georgia Dream Second Mortgage Program, CHIP, Rural Rental Housing Development Fund, Georgia Dream Single Family Development, and HOME Rental Housing Loan programs may provide assistance to households that include an individual who is elderly or has a disability. Full descriptions of these programs and their level of assistance to these special need groups can be found in Section I of this document. DCA also made available an online housing search tool, the GeorgiaHousingSearch.org website that provides property managers with the ability to market available rental units (including those designed with features to make the units accessible for individuals with disabilities) to prospective tenants across the state of Georgia.

DCA's Americorp staff continues to honor their commitment to service. The staff participated in the MLK, Jr. Holiday "day of service" events. More than 2,000 volunteer projects took place throughout the nation (including Guam and Puerto Rico). Projects varied based on the community needs. One of this past year's projects focused on Georgia's senior citizen population and provided opportunities for them to share their memories from our nation and state's Civil Rights Era.

DCA improved and increased access for homeownership for qualified individuals with disabilities and/or households with members who have a disability, by providing the Georgia Dream Second Mortgage Choice Program option. The Georgia Dream Second mortgage loan may be used by the borrower to cover a portion of the borrower-paid closing costs and prepaid expenses and/or to reduce the principal amount of the first mortgage. Assistance under the CHOICE option is based on the income level of the household and the

location within Georgia where they would like to purchase a home. Loans are generally used in conjunction with the State's Georgia Dream First Mortgage Program.

DCA is continuing their partnership with the Statewide Independent Living Council to present the Zero Step Entry Power Point Presentation to increase builder participation in the Easy Living Home Program, which encourages construction utilizing the concept of visitability for everyone.

DCA continued educating staff members and improving coordination between governmental and non-governmental entities to enhance understanding and improve resource use in order to expand the affordable housing opportunities available to persons with disabilities.

DCA provided technical assistance to the State's supportive housing providers through the provision of specific assistance targeted to the needs of each organization (technology, professional services, on-site visits by DCA staff.) and through resource fairs funded by DCA and by local agencies across the State.

DCA continued using a scoring criterion in the allocation of its HOME Rental Housing Loan Funds to encourage the development of rental housing units that will benefit special need populations including the homeless. Points were awarded based on the percentage of the total units that are held and reserved for occupancy by tenants with special needs.

DCA provided funding through The State Housing Trust Fund for the Home Access Program. These funds were distributed through DCA-approved Contract Administrators to provide accessibility improvements at owner-occupied homes in which individuals with a disability reside and utilize as their primary residence.

DCA participated in mainstream planning efforts throughout the State. DCA has membership on the Georgia Mental Health Planning Council. DCA also regularly attended the Housing Forum meetings facilitated by the Metro Atlanta Food Bank. DCA participated in the meetings of the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), DHR's Housing Coalition, and the Supportive Housing Committee of the Atlanta Regional Commission on Homelessness. In the past year, a collaboration utilizing DCA/GHFA Housing Choice Voucher for non-homeless persons exiting institutions grew from the work of the DHR Housing Coalition. DCA staff also participated regularly and are members of the Governor's Council on Developmental Disabilities.

DCA has collaborated with both the Department of Human Resources and the Statewide Independent Living Council and made Housing Choice Voucher available for the placement of individuals out of institutions. DCA has made available 280 vouchers for use at DHR across various departments to offer assistance in order to place DHR assisted individuals ready for placement into the community. The Centers for Independent Living (CILs) Nursing Home Transition efforts to move individuals into the community utilized 100 DCA assigned vouchers and 45 individuals have been assisted with voucher subsidies.

These individuals are not eligible for DHR assistance but will directly benefit from the DCA subsidy.

DCA continued the Project Based Voucher Program (PBV), which provided decent and affordable safe rental housing for eligible low-income families, the elderly, and persons with disabilities. PBV units come in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families. The program was available in all of the counties that DCA serves but has also targeted special populations identified by the Department of Human Resources.

DCA entered into a contract agreement with Tech-Able Inc. to assist individuals with disabilities to secure affordable loans through the Credit-Able Program. A lump sum contribution of \$281,102 in non-federal money from Georgia Housing Finance Authority (GHFA) resources was provided to Tech-Able and, as a result, an additional amount of \$843,306 was leveraged in Federal funds. Under this Agreement, the Federal funds were permitted to be used for any loan guarantee eligible under the Credit-Able Program. GHFA funds were dedicated specifically to support loan guarantees for allowable accessibility modifications under this program. GHFA funds and interest were used solely for loan guarantees for Georgia residents with disabilities who are within applicable income limits based on the location of the residence and the household size of the consumer. The loans can be applied at owner-occupied residences and/or rental units.

D. ADDRESSING OBSTACLES TO MEETING THE NEEDS OF THE UNDERSERVED

Addressing the Obstacles

The State has recognized in its Consolidated Plan that many obstacles connected to affordable housing issues relate to public perceptions and market factors. However, the State can take actions to address issues pertinent to its regulatory control. Actions taken by DCA during SFY2007 included:

- Implementing federal fair housing requirements in association with all HUD-funded housing activities.
- Providing housing information to first-time home buyers, including: Consumer Education Seminars that promote a basic awareness of the advantages and responsibilities of homeownership.
- Developing and helping to facilitate a training course “Best Housing We Can Have” in joint-partnership with the Georgia Municipal Association through a contractual agreement with Common Focus. The course focused on how communities can respond to their local housing needs and issues and use available housing programs to develop or enhance their housing strategy. The class provided six units of Continuing Education (CE) credit.
- Pursuing federal regulatory changes that will enable the State to more efficiently assist underserved households.
- Examining other State measures that may remove obstacles to the provision of affordable housing opportunities for low and moderate income Georgians.
- Continuing to require and to monitor the performance of local governments funded through the State’s CDBG program to promote fair housing.

- Using mortgage revenue bonds and the Low Income Housing Tax Credit/Georgia Housing Tax Credit to foster and maintain affordable housing opportunities in Georgia.
- Continuing the Affordable Housing workshops providing an overview of the requirements for entities that plan to submit applications for Federal and State Low Income Housing Tax Credits and Home funds under the Qualified Application Plan.
- Supporting the efforts of service providers through the Housing Trust Fund to assist the homeless.
- Implementing the Continuum of Care plan to meet the housing needs of families that are homeless or at risk of being homeless in rural areas of Georgia.
- Offering homeless application workshops and Continuum of Care planning sessions statewide that provide application information and materials for the Emergency Shelter Grant (ESG), Housing Opportunities for Persons with Aids (HOPWA), Housing Management Information System (HMIS), and Shelter Plus Care (S+C) programs; provide opportunities to comment on housing and associated service needs and describe the statewide S+C initiative.
- Continuing to assist designated HOPWA project sponsors with the expansion or enhancement of their organizational capacity and/or current programs.
- Continuing implementation of a Housing Counseling Program funded through a combination of funds from HUD and the Georgia Housing and Finance Authority that offers pre-purchase and post-purchase counseling services through a partnership with six regional Consumer Credit Counseling Services (CCCS) and thirty-seven nonprofit agencies across Georgia.
- Offering Spanish language brochures and workbooks for DCA's home buyer programs to enable Georgia's Hispanic population better access to this assistance.
- Making special efforts to work with rural communities in Georgia to encourage the development of affordable housing for the region's workforce population.
- Continuing to make available the GeorgiaHousingSearch.org website to provide property managers the ability to market available rental units (including those designed with features to make the units accessible for individuals with disabilities) to prospective tenants across the state of Georgia.
- Offering training to nonprofit developers on how to develop single family housing for homeownership. The training includes an overview of program requirements and the application process for DCA's Georgia Dream Single Family Development Program.
- Continuing to present a Zero Step Entry Power Point Presentation geared toward developers and contractors to dispel myths and misconceptions in developing a cost efficient and aesthetically pleasing no step entry product.
- Continuing offering enhanced financial options under the Georgia Dream Homeownership Program to assist prospective homebuyers. The new financial option that was launched was the Georgia Dream Second Mortgage Welcome Home option. The Welcome Home option provides financing for members of Georgia's Army and Air National Guard. Eligible applicants are those who deployed for a minimum of 90 days since September 11, 2001 or deployed but injured and unable to fulfill 90 days of service.

- Continuing to utilize the applicant checklist to simplify the process through the Georgia Dream program. The checklist form is available on the website for both the applicant and/or lender. The Applicant Checklist expedites the processing of the mortgage loan by preparing the first time home buyer applicant with a listing of the necessary documentation for the initial interview with DCA's participating lenders.
- Continuing the Quality Growth Resource Teams, which are local technical assistance visits. Volunteers from the state university system and public or private sector in the area of design, planning, or development field staff the teams. Team visits spread innovative planning practices and "smart growth" concepts throughout the state. DCA coordinates the team visits, handle logistics and prepares the final report.
- Serving on the Georgia Water Council that provides oversight to the Georgia Department of Natural Resources in the development a Comprehensive State-wide Water Management Planning Act by July 1, 2007. The Council hosted four town hall meetings across the state to give concerned citizens a chance to ask questions and hear details of the statewide water planning efforts. EPD's presentation entitled "A Draft Policy Recommendation on Water Quantity Management in Georgia" (which was presented to the Water Council Members on 6/7/06) served as the focus of public input. The presentation was made available for public viewing at www.georgiawatercouncil.org (on the Documents and Presentations webpage).
- Marking the inaugural year of The Georgia Commission for Service and Volunteerism's statewide MLK Day of Service initiative with partner, AmeriCorps Alums. Nearly 400 Georgia AmeriCorps members gathered around the state to honor their commitment to service and to celebrate the work of Dr. Martin Luther King. The members and community volunteers settled into five regions for eight projects. The service projects were focused on Georgia's senior citizen population and provided opportunities for them to share their memories from our nation and state's Civil Rights Era. Projects included gathering oral histories, senior center beautification projects and creating "Benchmarks for Social Justice" – an art project transforming bus seats into collages featuring pictures and quotes from the Civil Rights period – for display at the senior center project sites. Projects included tutoring children, building homes, cleaning parks, painting classrooms, delivering meals, and assembling disaster kits.
- Serving on the Governor Perdue's Workforce Investment Board's (WIB) Coordinating Council. The Council is comprised of the Governor and chief executives of the lead state agencies in the workforce development system. This past February, the Georgia Work Ready web site -- www.gaworkready.org was launched. The site is where Georgia communities can demonstrate that their workforces have the education levels and job skills necessary to compete in today's global economy. The web site was rolled out in two phases. The first phase is available now and connects a job seeker to information on earning a Georgia Work Ready Certificate, verifying to employers that they have the skills and knowledge level needed for specific occupations and profiled jobs. Individuals desiring a certificate can take an assessment at Work Ready Centers at each of the 33 participating colleges of the Technical College System of Georgia and two Board of Regents community colleges with technical divisions. A second phase to be

available soon will help Georgia communities attract new or expanding business and industry by incorporating the number of certificates attained in each county along with progress of participating counties in meeting their goals to become Certified Work Ready Communities.

- Continuing the Opportunity Zone Tax Credit Program that was created by the Georgia legislation. In 2004, Governor Sonny Perdue signed a House Bill 984 and DCA was authorized to work with local governments to designate certain areas as “less developed areas” or “Opportunity Zones.” In these zones, businesses, including retail businesses, would be eligible to use job tax credits of up to \$3,500 per job created against their state income tax liability. Businesses could use the job tax credits for up to ten years, as long as the jobs created are maintained.
- Expanding learning opportunities for Appalachian Georgia’s teachers and students by continuing its collaboration with U.S. Department of Energy’s Oak Ridge National Library (ORNL) and Oak Ridge Institute for Science and Education (ORISE). Twenty-six students and teachers participated in a hands-on learning program that focused on math and science applications in the world of work.
- Continuing to provide local governments with a single coordinated application process for CHIP and CDBG funds. DCA received 31 CHIP applications including six applications for the special set-aside for targeted revitalization areas. Under CDBG, a total of 12 single-activity housing applications and four multi-applications with housing activities were received.
- Providing the availability of the Georgia Quality Growth Partnership (GQGP) website for those interested in quality growth, urban and regional planning, environmental protection, land use, and related issues. The site, located at <http://www.dca.state.ga.us/toolkit>, contains two basic elements: the “Quality Growth Toolkit” and “Quality Growth Examples in Georgia.” The site includes examples from Georgia and other states.
- Providing a free workshop with TechSmart Digital Development from Georgia Tech’s Enterprise Institute on July 25, 2006 to answer questions and providing information on how communities could benefit from the financing program “Broadband Rural Initiative”. This financing program provides grants for publicly owned infrastructure that brings high-speed broadband connectivity to rural Georgia. The BRIDGE fund grants \$200,000 for single county projects and \$400,000 for projects affecting two counties.
- Continuing to provide technical assistance service to various cities and originations on downtown developments and revitalization issues. The Office of Downtown Development completed 650 site visits and assessments.
- Continuing to collaborate with the U.S. Department of Homeland Security to map Georgia Community Facilities. Since passage of the Georgia Planning Act in 1989, DCA and the State’s Regional Development Centers have compiled and maintained statewide maps and information on over 8,000 Community Facilities. These Community Facility maps include over 30 types, such as courthouses, police, sheriffs, US marshals, and fire stations, as well as jails, state prisons, and federal penitentiaries. These maps also record water/wastewater facilities, landfills, and recycling centers, along with schools, colleges, libraries, and hospitals.

- Providing technical assistance request regarding the Job Tax Credit Program. The Office of Economic Development handled 717 requests.
- Participating in the High School Graduation Coach/Community Coach Program, a Governor's Office Initiative designed to improve the high school graduation rate in Georgia.

Assisting Households with a Disproportionate Housing Need

The State has recognized in its Consolidated Plan the existence of a disproportionate need for housing on the part of some Hispanic, black, and elderly household types. The State continued to provide incentives through its various programs that encourage the development of affordable housing opportunities for households of these groups.

The State 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. The Program has continued its collaboration with designated cities in Georgia in a partnership entitled "DreamCity," a unique effort designed to increase affordable homeownership in Georgia's cities. The program combines the resources of the Georgia Dream below market interest rate first mortgage and 0% second mortgage financing with the existing resources of the cities, homeownership opportunities under these partnerships have become even more affordable for Georgia's first time home buyers.

DCA's "Local Planning Requirements" for local government comprehensive plans require that a comprehensive plan include a community assessment of housing needs, including the needs of the underserved, and a community agenda listing goals and objectives as well as work programs to address those identified needs.

A competitive scoring criterion is used by DCA's Office of Affordable Housing when evaluating projects in order to ensure the projects that will best assist some households with a disproportionate housing need will receive program assistance. All senior projects designated as Elderly must include at least at least two basic ongoing services. These services must include services designed to meet the physical/social needs of elderly persons in at least two (2) of the following categories: recreation/social, transportation, health/wellness, education/counseling, and security.

DCA collaborated with the Department of Human Resource and Community Health to prepare the "Money Follows the Person" grant application to the Centers for Medicaid and Medicare to correct the system of care for Georgians who are aged or who have a physical, mental or developmental disability. Many Georgians reside in institutions because inadequate alternatives exist to provide services outside of this setting.

For years, Georgia's rate of prison population growth mirrored that observed at the national level. The number of jailed inmates increased by 807 from 37,591 in May 2007 alone to 38,398. The increases in the prison population can be attributed to two main factors: increased admissions and longer lengths of stay. Prisoners today are typically less prepared for reintegration, less connected to community-based social structures, and more likely to have health or substance abuse problems than in the past. In addition to these personal

circumstances, limited availability of housing and social services in a community can affect the returning prisoner's ability to reintegrate. DCA, the Board of Pardons and Paroles, the Department of Corrections and the Criminal Justice Coordinating Council have jointly implemented the "Re-Entry Housing Partnership" (RHP) program. DCA is the lead fiscal agent, and Pardons and Paroles has hired a full-time discharge planner dedicated to the program. The RHP program is designed to assist 'job ready' parolees with housing placement, meals and services in the absence of stable family, friends or resources for housing at the time of parole. This program prevents the inappropriate discharge of parolees that often leads directly to homelessness. The goal of the program is to provide short-term financial assistance to help stabilize an individual's re-entry process. The chart below provides placement and financial assistance data information.

Placement Data

- Total number of parolees placed YTD: 239
- Total number RHP residence plans pending w/o release dates: 4
- Total number residence plans submitted in June 2007: 18
- Total number of approved RHP providers: 30
- Total number of pending housing providers w/ DCA: 3
- Out of 239 parolees placed under RHP, 24 parolees are classified as "special needs"; 53 parolees are classified as "mental health" with 31 parolees classified as "mental health taking medications"; and 9 parolees are classified on "electronic monitoring."
- 150 parolees placed in RHP are employed
- 38 parolees placed in RHP have discharged/parole completion
- 14 parolees placed in RHP were revoked
- 15 parolees placed in RHP are classified as absconders

Financial Statistical Data

- Total cost spent to incarcerate @ \$49.00 per day past TPM to RHP release date: \$4,026,183
- Cost avoided calculated from RHP release date to max out date: \$7,894,979
- Net Cost Savings: \$7,894,979 - \$4,026,183= \$3,868,796
- Total spent for RHP YTD: \$274,800
- Cost of Parole Supervision @ \$4.08 per day: \$4,694,717
(TPM: Tentative Parole Month)

E. ELIMINATING BARRIERS TO AFFORDABLE HOUSING

During SFY2007, DCA continued important program modifications to help eliminate barriers to affordable housing and open the access to decent, safe, sanitary, and affordable housing for Georgia's most under-served households.

DCA's Office of Affordable Housing (OAH) also incorporated incentives in its HOME Rental Housing Loan program to specifically target special need households, including the homeless. Points were awarded based on the percentage of the total units that are held, reserved for occupancy by tenants with special needs and for optional accessibility components. Additionally, applications that agree to accept project-based vouchers received an additional point. As part of its funding round awarded during SFY2007, the DCA awarded extra points in

the project scoring process to projects serving elderly households, including the homeless. To receive these points, at least two basic ongoing services to meet the physical and/or social need must be provided. These services must be designed in at least two of the following categories: recreation/social, transportation, health/wellness, education/counseling and security. An experienced, licensed provider of such services must also provide supportive services at no cost to the tenants applicable to the needs of the designated special need tenants. The OAH required that units set aside for special need persons must be rented to such households and designated units must remain vacant until such time that a household containing a special needs member rents the unit. DCA also awards points to applicants that agree to accept a Housing Choice voucher contract for occupancy of units by tenants with special needs. Applicants can designate up to ten units or five percent (5%) of the total units in a project, whichever is less.

The Office of Homeownership within DCA is continuing to provide brochures in Spanish that describes the Georgia Dream first and second mortgage programs for potential low-income buyers. A Spanish version of the Housing Counseling Workbook entitled "Su Casa Propia" is also available.

DCA's Permanent Supportive Housing Program offers construction and permanent financing to develop affordable rental housing with supportive services available to the targeted tenant population. The State also will convert the required number of tenant-based rental assistance to project-based rental assistance within funded developments. Adding this project-based rental assistance makes these units affordable to the targeted households.

DCA's HOME CHDO Predevelopment Loan Program offers interest-free loans to qualified nonprofit organizations for the preparation of complete and comprehensive applications for financing low to moderate income housing developments using DCA's HOME Rental Housing Loan, Permanent Supportive Housing or Georgia Dream Single Family Development programs.

DCA's HOME CHDO Operating Assistance Program provides qualified state designated CHDOs with funding to maintain their operation and to develop their capacity to implement HOME-funded CHDO activities.

DCA is sponsoring on-going training to nonprofit developers on how to begin developing single family housing for homeownership. The training includes an overview of program requirements and the application process for DCA's Georgia Dream Single Family Development Program. The program, entitled "Opening Doors through Single Family Housing Development," provides information on how to develop and preserve affordable single family housing within local communities. During the last fiscal year, 50 individuals representing housing developers were trained.

DCA has made available the GeorgiaHousingSearch.org website to provide property managers the ability to market available rental units (including those designed with features to make the units accessible for individuals with disabilities) to prospective tenants across the state of Georgia.

DCA continues its partnership with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center for the Georgia Initiative for Community Housing to offer communities a three-year program of collaboration and technical assistance. This program offers a series of facilitated retreats allowing communities to fashion solutions to their housing needs, the opportunity to attend related workshops, to receive technical assistance. The program provides an opportunity for the community housing teams to engage in cross-community sharing and collaboration. Sixteen communities participated in SFY2007.

DCA continued its Signature Program with five participating cities. Seven cities were added this past fiscal period. The program provides these designated cities with the below eleven benefits:

- Two years of customized technical assistance to achieve key initiatives from the local comprehensive plan;
- Access to a Signature Community Program grant of up to \$50,000;
- Assistance in identifying other financial resources for implementing the identified initiatives, statewide recognition as a community committed to improving the lives and livelihood of its residents through effective development of a comprehensive plan and efficient implementation of plan activities;
- Access to Georgia Department of Transportation matching funds for Local Assistance Road Program (LARP) resurfacing projects. DOT will match local funds dollar for dollar up to \$100,000 for qualified LARP projects;
- Access to Georgia Environmental Facilities Authority (GEFA) state loans at reduced rates, participating communities will be eligible to receive a reduction in the GEFA state loan interest rate by up to 50 basis points;
- Additional point under the Qualified Allocation Plan for rental housing developments that are most indicative of the community's affordable housing goals,
- Preference in selection under the Single Family Development Program;
- Down payment assistance funds for homeownership for local government employees that live and purchase a home in the Signature Community;
- Annual competition for Community Development Block Grants for non-entitlement participants;
- Access to reduced loan rates approved through DCA's economic development finance programs, participating communities will receive a reduction in the loan's interest rate by 100 basis points; and,
- Access to rating and selection criteria bonus points for Local Development Fund grants, preference in the allocation of development funding for new homeless facilities included in the community housing strategy.

Targeted Outreach to Residents and Tenants of Public and Manufactured Housing and Other Families Assisted by Public Housing Agencies

To ensure, to the greatest extent possible, that tenants and residents of public housing, manufactured housing and other families assisted by public housing agencies are aware of the funds available through the ADDI program, DCA has taken the following steps:

- DCA provided information concerning the Georgia Dream Homeownership program to local governments, the Georgia Manufactured Housing Association, Public Housing Authorities, Georgia Legal Services, Georgia State Trade Association of Nonprofit Developers, Georgia Association of Housing and Redevelopment Authorities, and the Georgia Service Delivery Regional staff along with other applicable groups. DCA also encouraged these groups to provide outreach to Public Housing Authority residents and manufactured housing tenants. DCA staff provided specialized training to any organization working with these target groups when requested.
- DCA incorporated a session on utilizing this program for potential home buyers as a regular part of their training course and presentation to lenders, real estate professionals and other groups.
- DCA encouraged locally generated home buyer education programs and home buyer fairs targeting these populations and staff participated in the events.
- DCA marketed the Georgia Dream Homeownership Programs to industries with a high number of low to moderate income paying jobs that were located in counties with a high percentage of mobile homes.

F. GEORGIA'S OTHER NON-HOUSING AND COMMUNITY NEEDS

The State continued to focus on enhancing the quality of life for all residents and concerted efforts towards enhancing community livability, administration and planning and taking steps to increase coordination, strengthen linkages and encourage the formation of partnerships. The State's efforts included:

- Continuing to participate in the Annual Celebration of Rural Georgia Conference. CRG is a collaboration of public and private organizations commitment to the betterment of rural Georgia. This past year's theme of "One Georgia, Many Dreams" covered topics such as Innovative Agriculture; Environmental Stewardship; Entrepreneur and Small Business Resources; Tourism and Marketing; Housing Alternatives; Economic Development; Downtown and Community Development; Quality Growth; Historic Preservation; Fostering Public-Private Partnerships; Leadership Development; Non-Profit Capacity Building; Rural Health, Education and Human Services; Fine Arts, Leisure and Recreation; Communications Technology; and Infrastructure Financing. Nearly 600 participants took part in workshops, meet with vendors, forums discussions and shared success stories.
- Continuing the Georgia Quality Growth Partnership (GOGP) to facilitate local government implementation of quality growth approaches by: disseminating objective information on the various approaches, developing tools for implementing these approaches, sharing of best practices learned from other places, times, and cultures, and promoting acceptance of quality growth by the general public and community leaders.
- Implementing a new statewide anti-litter campaign: "Litter. It Costs You," which provides a three-pronged approach including education, enforcement and eradication. Two Hundred and fifty people attended the first conference to unveil the campaign. Workshops were held in Rome, Athens, Albany and Statesboro. DCA played a key role along with Georgia Department of Natural Resources and Transportation and other public and private partners.

- Implementing the Communities of Opportunity (Co-Op) Initiative, announced through an Executive Order by Governor Sonny Perdue. DCA worked closely with the Governor's Rural Development Council, UGA Fanning Institute and a number of public and private partners to conduct extensive surveys to capture up-to-date comments from citizens and business owners and to solicit their involvement and expertise in eleven counties, including Burke, Glascock, Hancock, Jefferson, Jenkins, Lincoln, McDuffie, Taliaferro, Warren, Washington and Wilkes. DCA. The survey data confirmed: (1) a widespread awareness of the communities' limited economic vitality - both short and long term, and (2) the interest and commitment of citizens and business owners to work together to improve the community's quality of life.
- Continuing the work to create a Coastal Comprehensive Master Development Plan (CCMDP). The tentative date of completion is September 2007. A retreat was held July 26, 2006 where consultants had an opportunity to voice their opinions and interim portions of the plan were reviewed. The CCMDP will address the often competing interests of tourism, economic development, environmental management, housing and transportation. The overall objective is to identify a vision for the coastal area that will promote sustainable future development without compromising the region's valuable, but also vulnerable, natural environment. CCPAC members will study tourism, economic development and environmental management, housing and transportation issues affecting Georgia's coastal area as it develops the Plan.
- Collaborating in a statewide effort with Hands On Georgia to undertake in various projects throughout the State of Georgia. The projects varied in each city. The projects included river clean ups, building restorations, wheel chair ramp construction, playground builds and mentoring sessions with children. Hands On Georgia is a statewide network that supports innovative volunteer approaches to meeting Georgia's critical needs through service and civic engagement.
- Continuing to collaborate with OneGeorgia Authority to provide programs for rural Georgia. OneGeorgia Authority assists with a variety of economic development projects to create jobs, stimulate new private investment, support the retention of existing jobs and enhance regional competitiveness through capacity building projects. The following six programs and the launching of a seventh program are provided:
 - 1) E-9-1-1 Fund provides grants to finance activities that will assist applicants in providing enhanced 9-1-1 emergency telephone services on a regional basis in counties that are not currently served by 911.
 - 2) Equity Fund, which is a community and economic development tool providing financial assistance authorities in rural counties suffering from high poverty rates including grants and loans that promote the health, welfare, safety and economic security of the citizens of the state through the development and retention of employment opportunities and the enhancement of various infrastructures that accomplish that goal.
 - 3) EDGE Fund provides financial assistance to eligible applicants that are being considered as a relocation or expansion site and are competing with another state for location of a project; and, where the EDGE Fund is used when the health, welfare, safety and economic security of the citizens of the state are promoted through the development and/or retention of employment opportunities.

- 4) Strategic Industries Loan Fund provides loan assistance for the purchase of fixed assets to eligible applicants that are being considered as a relocation or expansion site for an emerging or development-stage company in a strategic industry targeted by Georgia.
- 5) AirGeorgia (Airport Initiative in Rural Georgia), officially integrating airport infrastructure improvements into OneGeorgia's overall plan for rural economic development. This new program started in July 2006 and accelerates the number of projects including runway extensions, installation of navigational aids, weather reporting stations and other projects deemed necessary to increase accessibility of Georgia's rural airports and communities.
- 6) Broadband Rural Initiative to Develop Georgia's Economy (BRIDGE) fund provides grants for publicly owned infrastructure based on the number of rural counties receiving new or enhanced high speed broadband services.
- 7) ESB provides accredited Georgia financial institutions with funds to provide entrepreneurs and small business owners with access to loans ranging from \$35,000 up to \$250,000 at competitive interest rates. This unique public-private partnership allows any accredited financial institution in Georgia access to these shared-risk loan funds, provided the ESB-funded project is geographically located in one of Georgia's 112 designated rural counties. There has been one ESB award this fiscal year.
- 8) Participating in the Outdoor Classroom Symposium where 240 educators were able to attend a variety of sessions related to the theme of "Georgia Green and Healthy Schools."
- 9) Continuing to serve on the review committee of the Entrepreneur Friendly program. Review committee participants include the Small Business Development Center, the Small Business Administration and three state agencies, the Department of Labor, Department of Economic Development and the Department of Community Affairs. Governor Perdue created the Entrepreneur Friendly program in 2004 to enable Georgia's communities to strategically develop an environment in which entrepreneurs and small businesses can flourish.
- 10) Continuing their participation in the Appalachian Regional Commission (ARC), a federal-state partnership comprised of 13 states in the Appalachian region of the United States. The goal of the program is to create opportunities for self-sustaining economic development and improved quality of life in the region. The Appalachian Regional Commission (ARC) sponsored the Oak Ridge Summer Math/ Science Institute. Twenty-six students and teachers joined students from the thirteen other states of the Appalachian Region to participate in the 2006 Appalachian Regional Commission/Oak Ridge National Laboratory Summer Math/Science Institute in Oak Ridge, TN. The students spent two weeks at the Oak Ridge National Laboratory participating in hands-on learning programs that focused on the applications of math, science and technology.
- 11) Continuing The WaterFirst® Community partnership with local governments, state and federal agencies and other organizations working to improve the management and protection of our shared water resources. The City of Braselton received designation in the WaterFirst® Community Program in 2006. Previously designated WaterFirst® communities include Cobb County, the Columbus Waterworks/

Columbus Consolidated Government, City of Hartwell, Clayton County/ Clayton County Water Authority, Gwinnett County, City of Tybee Island and the City of Savannah.

- 12) Continuing DCA's partnership with the Georgia Planning Association in the formation of the Community Planners' Institute. The fall conferences were held around the State providing an excellent learning and training opportunity for planning and zoning commissioners, elected and appointed officials, staff, and other interested parties. Certified Planning Documents were awarded after the completion of the training sessions. Highlights of the conference included an opening plenary panel of local officials discussing planning practice and innovations on the coast, a training program, thirty-six breakout sessions covering Communication and Public Involvement, Professional Development and Transportation. Conference locations included St. Simmons Island, Athens, Tifton, Savannah, and Columbus.
- Co-sponsoring with the Georgia Downtown Association the 2006 Georgia Downtown Conference and Annual Awards Extravaganza. The conference featured educational workshops highlighting downtown development issues, exhibitors, a red carpet reception and best practice session. This year's theme, "Downtown-The Main Adventure" sought to provide an Oscar-like status in recognizing achievements. Required training was also provided for all newly designated downtown development authority board members.
 - Participating in the Annual Leadership Day. More than 700 leaders from across the state shared best practices, success stories and discussed ways to improve leadership efforts in Georgia. The event is sponsored by Georgia Rural Development Council and coordinated by UGA's Fanning Institute.
 - Continuing DCA's Office of Downtown Development sponsoring of the Annual 101 Training and Development Conference. This year's partner was the Newnan Main Street Program. Launched in 2003, DCA's Main Street 101 training program consists of topical presentations, tours of successful projects and hands-on workshops. Since the program's inception, more than 350 downtown managers and community leaders representing large and small Georgia communities have participated and embraced the Main Street philosophy.
 - Continuing support of the Georgia 4-H organization by participating in the 2006 Georgia Youth Summit. More than 600 teams of adult and youth gathered at the third Biennial three events to hear experts speak on four key issues facing Georgia: Health, Safety, Education and Community Development. DCA hosted several town hall meetings in the state's service delivery regions where information on the resources available to them were distributed and county action plans were presented.
 - Offering financing revitalization workshops on Business Improvement Districts (BIDs), Community Improvement Districts (CIDs), and Tax Allocation Districts (TADs). Several three-day workshops were offered highlighting the differences between CID's and BID's, the legal ABC's of tax allocation districts, redevelopment law update, using impact fees as a redevelopment tool, and success stories.
 - Participating in the Keep Georgia Beautiful Luncheon to honor efforts to improve Georgia's Environment. Nearly 500 Georgians attended the 28th Annual Keep Georgia Beautiful Awards Luncheon. Since 1978, the Keep Georgia Beautiful Awards Program has honored individuals, organizations and businesses whose ongoing efforts prevent

- litter, reduce waste disposal through conservation and recycling, and preserve Georgia's natural and man-made beauty. Award categories include litter prevention, beautification, waste minimization and community improvement.
- Continuing their 17th Annual "BRING ONE FOR THE CHIPPER" recycling program. BRING ONE FOR THE CHIPPER is Georgia's annual Christmas tree recycling program. Each year, Keep Georgia Beautiful works with private sponsors to organize a number of tree recycling events around the state. Corporate sponsors include The Home Depot, WXIA-TV/11 Alive (Atlanta's NBC affiliate) and The Davey Tree Expert Company. Atlanta-area Home Depot stores served as community drop-off sites. The Davey Tree Expert Company donated use of their equipment to chip the trees collected at the store locations. Trees were chipped into mulch or used for city and county landscaping projects, individual homes and as wildlife habitat. Since its inception in 1991, Keep Georgia Beautiful's BRING ONE FOR THE CHIPPER program has collected nearly 4.5 million trees and provided over 1 million tree seedlings to program participants. More than 226,600 Christmas trees were recycled statewide in 2006.
 - Continuing their financial support and partnership to provide Hand on Georgia (HOG) State Challenge Grants. Hands On Georgia (HOGa) is a statewide network that supports innovative volunteer approaches to meeting Georgia's critical needs through service and civic engagement.
 - Collaborating with a number of local Colleges and Utility Companies to sponsor the state's 4th annual "Winning Water: Children's Water Festival. DCA Assistant Commissioner Mike Gleaton, Central Georgia Technical College (CGTC). Nearly 1,200 Georgia fourth-grade students participated in the state's annual festival." The race-car themed, water education festival used a fun, interactive learning environment to teach students about ground water, drinking water, surface water and the hydrologic cycle.
 - Continuing the Great American Cleanup initiative, this was created by DCA's Keep America Beautiful Office. The Great American Cleanup™ (GAC) is the nation's largest annual community improvement program. Three events were held around the State:
 - 1) Keep Carroll County Beautiful hosted an electronics recycling event, which more than 36,000 pounds of recyclable materials were collected More than 1,300 volunteers participated in the Keep Columbus Beautiful GAC cleanup event. The volunteers showed up over a two-day time period and collected litter and participated in other activities to "spruce up" the community.
 - 2) Keep Liberty County Beautiful held their beach cleanup event on St. Catherine's Island on with over thirty volunteers collecting a ton of debris. Nearly 120 volunteers participated.
 - 3) Keep DeKalb Beautiful collected 132,000 pounds of old electronics at their GAC electronics-recycling event.
 - Forming a Task Force that includes DCA's Office of Planning & Quality Growth, the Home Builders Association of Georgia (HBAG), the Building Officials Association Georgia (BOAG), the Southwest Georgia Inspectors Association (SWGIA) and the Coastal Georgia Inspectors Association (CGIA) to review the 2006 International Energy Conservation Code, compare it to the older version and make recommendations

- to the States Code Advisory Committee. Several workshops were hosted because of some of the provisions in the design criteria section of the code requirement.
- Implementing a new online system for submitting, requesting and tracking reviews of Developments of Regional Impact (DRIs). The intent of the DRI review process is to improve local, regional and state level coordination and cooperation regarding major developments in the state. Several exciting enhancements were demonstrated and explained. Local government officials, Regional Development Center staff and developers attended the session.
 - Continuing to recognize excellence for Community Downtown Development programs under The Main Street program. The program uses a comprehensive revitalization process originated by the National Trust for Historic Preservation. DCA gave awards during the annual awards breakfast. Seventy-eight cities received accreditation from the National Trust for Historic Preservation's Main Street Program and five cities were designated into the Georgia Main Street/Better Hometown Program. The 78 Georgia cities recognized for achieving "National Main Street" accreditation were Acworth, Americus, Athens, Bainbridge, Brunswick, Buchanan, Brunswick, Buchanan, Byron, Calhoun, Carrollton, Cartersville, Cedartown, Cochran, Commerce, Cordele, Covington, Dahlonega, Dalton, Donalsonville, Douglas, Douglasville, Dublin, Duluth, East Point, Eatonton, Elberton, Fayetteville, Forsyth, Fort Valley, Gainesville, Gordon, Gray, Greensboro, Griffin, Hampton, Hapeville, Hartwell, Homerville, LaFayette, LaGrange, Lavonia, Locust Grove, Lyons, Madison, McDonough, Milledgeville, Millen, Monticello, Moultrie, Nashville, Newnan, Oglethorpe, Pelham, Pembroke, Plains, Richland, Rome, Royston, Sandersville, Social Circle, Statesboro, Stone Mountain, Summerville, Suwanee, Sylvania, Thomaston, Thomasville, Tifton, Toccoa, Trenton, Union Point, Valdosta, Vidalia, Vienna, Villa Rica, Warrenton, Waycross, West Point and Winder.
 - Implementing the first Georgia's AmeriCorps Week, which the U.S. House of Representatives passed a resolution to honor the AmeriCorps members during the National service observance week. More than 650 AmeriCorps members, AmeriCorps Alums and local volunteers came together to celebrate and volunteer their service to eight Georgia communities – Blue Ridge, Decatur, Forsyth, Harlem, Savannah, Tybee Island and several communities around Atlanta.
 - Managing the Loan Fund's administration. Each project involves the participation of several state-wide partners, including the Georgia Department of Economic Development (GDEcD), the Board of Regents, the Advanced Technology Development Center (ATDC) and the Georgia Research Alliance (GRA). The partners provide support during the application-review process including scientific vetting, market analysis, equity valuation and review of business plans. The Life Sciences Facilities Fund (the "Facilities Fund" or "LSFF") program is a financing gap that is unmet by the private sector and/or to provide an inducement for the expansion of life sciences companies within the State. These funds provide loan assistance for the purchase of fixed assets to assist with the expansion or relocation of emerging or development-stage life-science companies.
 - Developing a statewide database of Georgia Historical Markers. To support local tourism and educational programs. A new DCA web site hosts photos, a searchable database, maps and directions to each marker.

- Coordinating the State's role with the US Census Bureau for the Local Update of Census Address (LUCA) program. LUCA which began in January 2007.
- DCA developed material for a Children's program with Georgia Public Library Service.
- Continuing to provide the Economic Development Finance Packet (EDFP) booklet, this is a partnership between the Georgia Department of Community Affairs (DCA) and the Office of Economic Development (OED). The EDFP is a comprehensive listing of state, federal, local and national programs that are designed to promote economic development and business enhancement in Georgia.

G. OVERCOMING GAPS IN INSTITUTIONAL STRUCTURE AND ENHANCING COORDINATION

The State also continued to take steps during SFY2007 to meet its priority: *To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia's private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations, and other providers.* The State's efforts included:

- Continuing to implement the Community HOME Investment Program (CHIP) to provide eligible local governments with access to both HOME and CDBG funds through a single, coordinated application process for the implementation of approved and eligible housing and community development activities within their communities.
- Continuing to serve on the Research, Policy and Information for the Mixed Income Community Initiative (MICI). MICI has grown to nearly 60 organizations. The committee discusses a variety of regional issues including sprawl, transportation, air and water quality and housing
- Continuing the State's informal efforts to work with other governmental agencies, nonprofit organizations, housing developers, financial institutions, foundations and other providers to create effective solutions to the housing needs of Georgians.
- Continuing the State's participation in various forums and networks from across the state which address affordable housing, homelessness or the housing issues of special needs groups.
- Continuing Georgia Dream first and second mortgage programs through a network of private sector, participating lenders.
- Participating and facilitating home buyer/educational fairs attended by people interested in buying their first home.
- Making available DCA's Internet web site to increase access to information on Georgia's affordable housing and community development needs and to promote the availability of its programs with its current and future partners.
- Continuing DCA's Community Housing Initiative to support local officials and leaders achieve their community goals, strengthen downtown revitalization, rejuvenate deteriorating or blighted neighborhoods, and create economic benefits and a stronger tax base through the use of established DCA resources and programs.
- Continuing implementation of a state-wide Homeless Management Information System, Balance of State Continuum of Care Plan and established network of providers.

- Continuing the State's response to AIDS by collaborating with Ryan White Consortiums, GA Department of Community Health, the City of Atlanta, the City of Augusta and the Statewide HIV Prevention Program on our commitment to providing safe, decent, and affordable housing for our most vulnerable citizens living with HIV/AIDS and their families.
- Marketing of a DVD to describe construction techniques to build an aesthetically pleasing, cost efficient no-step entry and working through the Easy Living Home Coalition to disseminate the product to builders.
- Continuing DCA's collaboration to help end chronic homelessness through the work of the Georgia Interagency Homeless Coordination Council, co-chaired by DCA Commissioner Mike Beatty and DHR Commissioner B.J. Walker. Ongoing work is focused on establishing policies that will eliminate discharging clients back into homeless situations; improving state agency coordination; improving access to SSI with a consideration given to presumptive eligibility; evaluating fiscal effectiveness; effective homeless prevention policies; and coordinating strategies that will best achieve the Council's and the Governor's goals for ending chronic homelessness in Georgia by 2012. The Council has now convened a Policy Academy on Families and Children, and will soon convene another Academy on SSI Benefits.
- Continuing to facilitate a proactive dialog about preventing and eliminating homelessness, the Trust Fund regularly convenes meetings of the State Homeless Advisory Council. The council is composed of lead organizations from Continuums of Care, the homeless service provider community, local government, nonprofit organizations, ecumenical community and many others interested in addressing issues of homelessness.
- Continuing the membership on the Georgia Mental Health Planning Council. DCA participates in the meeting of the Georgia State Trade Association of Not-For-Profit Developers (GSTAND) and DHR's Housing Coalition. In the past year, a collaboration utilizing DCA/GHFA Housing Choice Voucher certificates (Section 8 vouchers) for non-homeless persons exiting institutions grew from this work. DCA staff also participates regularly and are members of the Governor's Council on Developmental Disabilities.
- Continuing DCA's collaboration the Homeless Commission. Staffed by the United Way of Metropolitan Atlanta this vision is to address needs in the larger metro region. Twenty-five (25) of the counties in the 28-county Atlanta MSA are within this balance of state CoC plan. The Balance of State CoC counties of Clayton, Douglas, and Rockdale have joined this regional commission. Extending from this effort is the Metro Atlanta United Way's Supportive Housing Council. This group is specifically working to establish new resources for housing chronic homeless persons in the metro Atlanta area.
- Continuing to participate in local homeless coalition and CoC planning meetings throughout the state. Examples include the Chatham-Savannah Authority for the Homeless, the Valdosta, Columbus, Macon, Athens and Augusta Homeless Coalitions, United Way of Metro Atlanta's Commission on Homelessness, and others. In addition, DCA participates with entitlement jurisdictions as they do their HUD consolidated planning around "homelessness."

- Providing pre-purchase and post-purchase Housing Counseling programs through Consumer Credit Counseling agencies across the State of Georgia. Nineteen Housing Counseling Agencies were assisted and \$283,062 was awarded to those agencies. Thirty-seven Agencies provided home buying education enabling 3,550 individuals to complete the course. These agencies were awarded \$59,750.
- Continuing DCA's partnership with ten local public housing authorities through Georgia HAP Administrators, Inc., a nonprofit that received the contract to provide Section 8 HAP Contract Administration services to HUD in Georgia.
- Continuing the biennial Housing Georgia Magnolia Awards for Excellence in Housing event to enable Georgia's affordable housing community to come together to celebrate extraordinary achievements in housing. Nearly 500 housing experts and advocates gathered to discuss the latest trends in affordable housing and hear from industry innovators. Awards were given in six categories and a Housing Champion award was presented. Award finalist made presentations describing their achievements to conference participants.
- Continuing to host the 2nd Annual Urban Georgia Network Symposium in partnership with the Georgia Department of Economic Development. The symposium was entitled "*Sense of Place Extends Beyond Your Gate*, which focused on mixed-use development and featured the unveiling of Georgia's newest downtown development planning tool – the Formed Based Model Code for Cultural & Heritage Tourism Districts. Topics included the Global Trends in Downtown/Intown Lifestyles, Design Concepts for Mixed-Use, Formed Based Codes/Overlay Zones, Affordable Housing, and Developing Mixed-Use in Context, Marketing in Mixed-Use Development.
- Continuing a collaboration between the Georgia Dream Homeownership Program and seven designated cities of Albany, Augusta, Brunswick, Columbus, Macon, Savannah and Valdosta to create a partnership entitled "DreamCity," which is an unique, ground breaking collaborative effort designed to increase affordable homeownership in Georgia's cities. The program combines the resources of the Georgia Dream below market interest rate first mortgage and 0% second mortgage financing with the existing resources of the cities. This partnership makes homeownership opportunities even more affordable for Georgia's first time home buyers.
- Continuing the Signature Community Program to address local community needs. Several cities and/or communities are selected annually to participate in this initiative, which boosts their citizens' quality of life and community achievements. These cities and/or communities included: City of Barnesville, City of Colquitt, City of Covington/Newton County (North Georgia Super Region), City of Dublin, City of Snellville (Metro Atlanta Super Region), City of Forsyth (Middle Georgia Super Region), City of Flovilla/Butts County, City of Holly Springs, City of Rome, City of Toccoa/Stephens County, City of Tifton/Tift County (Southwest Georgia Super Region) and the Cities of St. Mary's, Kingsland, Woodbine/Camden County (Southeast Georgia Super Region).
- Holding several retreats of the Georgia Initiative for Community Housing (GICH), a joint program of DCA, the Georgia Municipal Association, and the University of Georgia's Housing and Demographics Research Center to provide an opportunity for development and modification of each teams' work program. Five new communities were selected this year to participate in this initiative: Colquitt, Metter, Newnan, Tifton

and Milledgeville. The retreats also provided communities participating in their first year of this unique three-year program with an opportunity to learn how to use code enforcement, the state's urban redevelopment law, land banks, and other techniques to further their housing goals. The five (5) second-year communities had a session on proposed changes to the state's eminent domain law, how to determine housing demand and how to partner with private housing developers. All sixteen (16) community-housing teams had opportunities for private facilitated work sessions, cross-community sharing, and collaboration. Communities currently participating in GICH are Cartersville, Fort Valley, Sylvester, Thomasville, Valdosta, and Waycross (communities in year 3) and Camden County, Dalton/Whitfield County, Hall County, Moultrie, and Waynesboro (communities in year 2).

- Hosting a training by HUD's National Service Center personnel on FHA Loss Mitigation. Mortgage servicing personnel from surrounding states attended.
- Continuing education classes for real estate professionals at the Annual Housing Georgia Conference. Thirty-eight professionals earned credits taking this course during the 2006 conference.
- Partnering with HUD to present "FHA Improvement Benefit You" materials to the Refugee Housing meeting participants.
- Continuing their participation in the Annual Under One Roof Housing Conference. This conference focused on helping Georgians obtain and maintain safe, sanitary and affordable housing; looks at raising the awareness of the states' rural housing needs and working with and providing the state's community and economic development practitioners the tools needed to meet the challenges facing its development. Partners included USDA, Federal Home Loan Bank, HUD and Fort Valley State College Cooperative Extension Housing Program.

H. FOSTERING AND MAINTAINING AFFORDABLE HOUSING

All of the programs implemented by DCA using any of the consolidated program funds are designed to foster and maintain affordable housing opportunities across Georgia. The programs and production activity described in Section I serve as evidence of the state's commitment to this objective.

During this past year, one of DCA Office of Homeownership's lending partners was recognized with a Best Practice Award in mortgage lending. Atlanta based CDC Federal Credit Union was recognized with the 2006 Best Practice Award in Mortgage Lending for their participation in the Georgia Dream First Time Homebuyer Program. CDC FCU is the first credit union in the state of Georgia to receive this honor from the *Credit Union Journal*, a national trade publication. Since CDC FCU began its partnership with DCA's Georgia Dream Program in 2005, over \$4 million in mortgages have been written for Georgia families. CDC FCU is one of DCA's preferred lender and currently the only participating credit union in Georgia. CDC FCU also serves on DCA's Lender Advisory Board.

State Home Mortgage, DCA's in house servicing unit, received a Tier I rating from HUD (the highest rating that a mortgage servicing operation may receive) for the Loss Mitigation

efforts in successfully assisting delinquent customers with establishing repayment arrangements enabling them to stay in their homes.

DCA's Office of Homeownership initiated a new internet based training system for the Georgia Dream lenders. The "Go to Meeting" is a web-based training, which affords DCA staff the ability to interact with lenders and to provide training on-line. Additionally, conventional loan programs were utilized. As a result, the lending activity has increased with moderate income families. The average income of the borrowers as well increased.

GeorgiaHousingSearch.org, the online housing listing and locator service, sponsored by DCA and the United Way of Metropolitan Atlanta, continued to expand. To date, *GeorgiaHousingSearch.org* has registered over 46,895 rental housing units statewide and supports nearly 4,500 daily searches from prospective renters.

The Office of Affordable Housing's QAP outlines preferences for allocating funds to affordable housing developers, with rewards for building to ENERGY STAR® standards and incorporating indoor air quality measures such as proper ventilation. The QAP also requires the use of ENERGY STAR® appliances and the use of paints and finishes with low amounts of Volatile Organic Compounds (VOC's). The Qualified Allocation Plan also earned top ranking for the second year in a row in the Global Green's National Study released in September 2006. Global Green USA works with governments, industry and individuals to create a global value shift toward a sustainable and secure future.

DCA's Office of Affordable Housing (OAH) hosted an Environmental Workshop to discuss the agency's revised 2006 Environmental Manual and related issues. The workshop also offered guidance to affordable housing developers and environmental engineers on the preparation of Phase I environmental reports submitted to OAH for Low Income Housing Tax credits and/or HOME loan funding. DCA's revised Environmental Manual incorporates the new EPA requirement of "All Appropriate Inquiry" and the new ASTM standards. This "information-packed" workshop, done in partnership with Powell Goldstein Environmental Legal Guru Joan Sasine, brought together approximately 60 environmental engineers, developers and project owners. Besides the information sharing and knowledge transfer, workshop participants provided valuable feedback that will be considered in the development of the 2007 DCA Environmental Manual.

I. RESULTS OF ON-SITE INSPECTIONS

Affordable Rental Housing Assisted with HOME

During SFY2007, DCA followed its established HOME Audit Policies and Procedures to monitor developments funded through its HOME Rental Housing Loan, Permanent Supportive Housing and Rural Rental Housing Development Fund programs. Currently, DCA regularly monitors 119 properties and will continue this effort through the expiration of each property's period of affordability. In an effort to ensure that the property owners understand on-going compliance requirements, notification of upcoming training and detailed HOME management packages (including all required Compliance Forms) are given to the participants at the Pre-Construction Conferences.

Individual "hands-on" project-specific training is offered to each staff at each development prior to the start of lease-up. The owner, management company, and on-site manager are encouraged to attend the training. During SFY2007, DCA provided training to 231 staff members of HOME funded developments. DCA also continues to attend industry held training to further enhance DCA's ability to serve the HOME funded rental projects.

DCA continues to place emphasis on reviewing Affirmative Fair Marketing and accessibility issues. Updates of the Marketing Plan are reviewed and Self-Evaluation/Transition Plans for accessibility are requested.

An Annual Owner Certification of Compliance with HOME rules and regulations was instituted in SFY1999 and is now an on-going requirement. All HOME property owners are required to submit this certification to DCA each February.

During each fiscal year, DCA conducts an on-site monitoring visit for its permanent supportive housing projects. Upon completion of these housing projects, DCA conducts annual site visits to ensure that the recipients are providing the required supportive services. During FFY2007, two visits were conducted for the Permanent Supportive Housing Program. The properties were found to be in compliance and all required supportive services were in place. The following steps are followed during each site visit to ensure compliance:

1. Request a tour of the facility to identify rooms set up to conduct services.
2. View onsite copy of support services agreement.
3. View tenant's case file.
4. View copy of the lease and any addendums to the lease.
5. View copy of services agreement between apartment complex and the tenant.
(Tenant acknowledges/agree to conditions for occupancy)
6. Utilize checklist to verify support services.
7. Prepare letter to apartment manager advising findings.

CHIP Compliance Monitoring

Annually, DCA awards CHIP funds on a competitive basis to eligible local government applicants. To ensure that initial applications kept with the HOME program requirements, DCA sponsored an Applicants' Workshop. The HOME program requirements are also available in the Applicants' Manual. Following the awards, local government CHIP recipients were required to attend the Recipients' Workshop. The CHIP Recipients' Manual was presented and the CHIP staff provided training on the HOME program requirements. The CHIP program staff conducts the following monitoring reviews of local government CHIP recipients:

1. Grant Award Review: An initial site visit review of the grant award includes: review of the general and special conditions of the award; grant adjustment notices; financial management procedures; citizen participation requirements; affirmative marketing requirements; fair housing requirements; environmental review; historic preservation; written agreements; and, location of program records. Technical

assistance is provided on any special requirements of the award such as Davis Bacon or Uniform Relocation and Real Properties Acquisition Act.

2. Program Start-Up Review: CHIP staff conducts an on-site start-up review to verify that the local government is on target with award timelines and in compliance with program regulations.
3. Financial Management Review: When between 40 and 60 percent of program funds have been drawn down, DCA conducts an on-site financial management review including case file reviews, site visits to completed projects, verification of income, verification of 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.
4. Close-Out Review: After all project funds have been drawn, DCA conducts an on-site close-out review to monitor program and project records for compliance with HOME regulations including reconciliation of draw down records, final quarterly reporting, outstanding monitoring issues, unused funds return, administrative draws, case file reviews and record retention.
5. On-going Technical Assistance: Technical assistance as requested during the program year to local government CHIP recipients and sub-recipient administrators.
6. Housing Workshops: The CHIP staff, in conjunction with the small cities CDBG housing staff, conducts periodic housing workshops for both CHIP and CDBG housing recipients.

Monitoring of Compliance with CDBG Funding Regulations

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. This includes beneficiary documentation, financial records, construction progress and all CDBG Compliance areas. (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 required to attend a workshop that provided extensive technical assistance and received a guidance manual to utilize for implementing their projects. During SFY2007, 1,551 site visits were made by CDBG Program representatives.

J. EVALUATING AND REDUCING LEAD-BASED PAINT HAZARDS

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Many residential properties built before 1978 contain lead-based paint. Unfortunately, it is difficult to measure the exact number of housing units with lead-based paint hazards. In 1994, three State agencies came together to develop a coordinated strategy to address Georgia’s lead-based paint hazards. These agencies are (1) the Georgia Department of Human Resources (DHR), Division of Public Health, through implementation of the CDC funded Georgia Childhood Lead Poisoning Prevention Program, (2) the Georgia Department of Natural Resources which is responsible for

certification of lead abatement contractors and professionals and implementation of Georgia's "Lead Poisoning Prevention Act of 1994, as amended," and (3) the Georgia Department of Community Affairs (DCA) which administers the HUD funded Community Development Block Grant (CDBG) and other housing programs. Through this committee, in addition to contacts with other involved state and federal agencies, DCA serves as a point of coordination for the integration of lead hazard reduction into housing policies and programs. The efforts of these agencies continued during the current report period.

- DCA continued to actively address the need for lead based paint control and abatement by requiring local governments to budget funds for lead control and/or abatement when submitting an application for funding in which rehabilitation activities are anticipated to be performed.
- DCA's CHIP and CDBG staff provided the HUD/EPA pamphlet entitled "protect your family from lead in your Home" to their recipients for prospective homeowners. The recipient must also obtain a signed document by the home buyer advising that they have relieved the pamphlet. Additionally, a separate appendix has been included in their DCA Homeownership Rehabilitation Guide.
- DCA encourages housing administrators and rehabilitation advisors to take and pass the basic Visual Assessment Course that is located at www.hud.gov/lea/training.
- DCA has continued to train lead abatement contractors and risk assessors working with local housing rehabilitation recipients.
- DCA continues to require recipients of federal HOME and CDBG funds that engage in homeowner, housing rehabilitation and rental-assisted activities to follow HUD regulations that require the control of lead based paint hazards and safe work practices.
- DCA also ensures that all federal assisted housing receives a risk assessment to identify lead hazards and all units pass clearance at the end of the work. DCA's lead abatement and hazard control strategy focused on identifying and reducing or abating the following hazards.
 - Lead contaminated dust.
 - Lead contaminated soil.
 - Deteriorated lead-based paint, which is chipping or flaking.
 - Lead-based paint accessible to children that can be chewed.
 - Lead-based paint present in friction surfaces.
 - Lead-based paint present in impact surfaces.
 - Lead-based paint on any surface disturbed as a result of rehabilitation activity.

K. IMPROVING PUBLIC HOUSING AND RESIDENT INITIATIVES

DCA does not have an ongoing financial relationship with local public housing authorities in regards to traditional public housing. However, DCA continues to implement the Rural Rental Housing Development Fund to provide funds to eligible public housing authorities for the construction of up to ten (10) units of rental housing targeted to low/moderate income families in rural areas of the State in which the larger HOME Rental Housing Loan Program projects are not economically feasible.

Management

The State of Georgia does not own, manage, nor operate any public housing as a public housing authority. Neither does the State foresee owning or managing any public housing in the future. In 1937, the Georgia General Assembly enabled each county and city to establish functioning public housing authorities within their jurisdiction upon a declaration of need. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations. As such, it does not anticipate any major State involvement in this area, except to continue to provide related program information to interested parties. While DCA does not specially target funds in the Consolidated Plan for public housing programs, the State of Georgia believes it has a stake in the federal government's commitment to continue to provide resources for the operation, maintenance and preservation of public housing and for the Housing Choice Voucher Program. Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Housing Choice Vouchers rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD and proceeds from bond issues for some development costs. Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

Troubled Public Housing Authorities

Local public housing authorities (PHAs) are established through the auspices of local government, subject to state enabling legislation. The HUD Office of Public and Indian Housing (OPIH) uses a scoring system by which it can determine if a housing authority is "troubled". DCA periodically contacts the OPIH Field Office in Atlanta to obtain an updated list of troubled authorities in the state. In the event that an authority whose service area is not entirely contained within a locality that must prepare a consolidated plan is determined to be troubled, DCA will consult with OPIH on the status of the troubled authority in order to make a determination to offer technical assistance focused on those areas of deficiency contributing to the designation with the intention of assisting in removing the designation. In June, 2007, OPIH indicated that there were three qualifying PHAs meeting this criteria having a "troubled" status: Homerville, Conyers and Thomaston. Upon consulting with the OPIH in Atlanta, it was determined that these PHAs were in the process of resolving their deficiencies working directly with OPIH or with HUD's Recovery Prevention Center (RPC) and that no State assistance was necessary at this time. DCA will continue to monitor the status of these troubled PHAs and any other qualifying PHA that acquires a "troubled" status in anticipation of offering technical assistance as needed.

Coordination Efforts with Public Housing Authorities

The State will continue activities to enhance coordination between public and assisted housing providers and private and government health, mental health, services, and fair housing agencies. DCA staff will continue its partnership with 10 local public housing authorities (Americus, Athens, Atlanta, Augusta, Brunswick, Columbus, Decatur/DeKalb, Hinesville, Macon, and Marietta) that have teamed with GHFA to create Georgia HAP

Administrators (GHA), Inc. to provide Housing Choice Voucher Program Contract Administration services to HUD. Georgia HAP Administrators (GHA), Inc., is a nonprofit organization awarded a contract with HUD to provide the Housing Choice Voucher Program. HAP contract administration services to HUD for project-based Housing Choice Voucher Program assists properties in Georgia. GHA assumed this role on August 1, 2000. GHA will continue its operation in SFY2008.

DCA is committed to ensuring that all subsidized families live in units that meet basic quality standards. DCA is addressing housing problems that threaten the health of America's children. DCA will continue to require recipients of federal HOME and CDBG funds that engage in rehabilitation activities to follow HUD regulations, which require the control of lead based paint hazards and safe work practices. DCA will also continue to serve on the Advisory Committee of the Georgia Childhood Lead Poisoning Prevention Program. Through this committee, in addition to contacts with other involved state and federal agencies, DCA will serve as a point of coordination for the integration of lead hazard reduction into housing policies and programs. Lead Based Paint information is distributed to residents of public housing and landlords of the Housing Choice Voucher certificates (Section 8) program. Landlords are also required to sign a landlord certification responsibility form, which certifies that they will follow all equal opportunity requirements, screen families for criminal background and drug activity, and to perform necessary maintenance complying with Housing Quality Standards.

The Consolidated Plan partner agencies will facilitate ongoing communication through consultations and other meetings with Public Housing Authorities, in an effort to assess their needs and the needs of the clients they serve. Along with guidance from the U.S. Department of Housing and Urban Development, Georgia Department of Community Affairs plays a major role in certifying that future Public Housing Authority (for all PHA's serving non-Entitlement areas which are not covered by a local Consolidated Plan) five-year and annual Consolidated Plans are consistent with the priorities and contents of any Consolidated Plan prepared pursuant to 24 CFR Part 91.

L. ACTIONS TO REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES

While a solution to assisting the significant number of Georgians living in poverty is beyond the scope of the four HUD formula programs, the implementation of the housing and community development programs as described in Section I has assisted in the alleviation of some of the conditions of poverty manifested in poor or overcrowded housing, lack of jobs and deteriorated neighborhoods. The grants the State made to local governments and nonprofit service providers helped persons and families in poverty.

During the FFY2006 CDBG/CHIP funding round, DCA established a special set-aside of CHIP funds to be competitively awarded to eligible local governments with either a DCA-Designated Revitalization Area Strategy or a HUD-Approved Revitalization Area. Over time, DCA has received deobligated CHIP funds from grants that closed without using all available funds. In most cases, these funds were returned to DCA from non-administrative activity line items. Due to restrictions in the amount of administrative funds available under the HOME program, these returned funds may only be "re-granted" to State Recipients

without administrative funds attached. To date, DCA has approximately \$1,000,000 in funds available that may only be used for direct activities, excluding all general administrative funds.

It is DCA's intent to spend these additional funds as quickly as possible using the FFY2006 CHIP competition as a vehicle to make the best use of this resource. Due to DCA emphasizing the importance of focusing resources in areas of significant poverty and has provided additional points for the CDBG and CHIP annual competitions for those communities that have developed comprehensive neighborhood revitalization programs to target areas in need of revitalization, DCA will provide an additional opportunity to those communities that have earned DCA's Revitalization Area Strategy designation or have an approved HUD Revitalization Area. This opportunity will allow all DCA-Designated Revitalization Area Communities and all HUD-Approved Revitalization Area communities otherwise eligible for CHIP funding during the FFY2006 competition to apply for additional CHIP funds.

As mentioned above, approximately \$1,000,000 is currently available in CHIP dollars that does not include general administrative funds. DCA reserves the right to add additional CHIP dollars from the new allocation of FFY2006 CHIP Annual Competition dollars to the CHIP Revitalization Area Set-Aside. This will be determined later at DCA's sole discretion once the FFY2006 allocation of CHIP Annual Competition dollars has been determined.

The maximum grant amount available under the CHIP Revitalization Area Set-Aside is \$200,000. An applicant may apply for both a CHIP Annual Competition award and a CHIP Revitalization Area Set-Aside award if eligible for both.

During SFY2007, CDBG set-aside funds for the Employment Incentive Program resulted in the awarding of grants, which directly produce employment. In addition, the local program income generated by the creation of new jobs should help lift families above the poverty level.

DCA continued to offer a special program entitled "Welfare To Work Program (Prosperity Voucher)". This initiative assists current and recent welfare recipients by addressing their need for improved affordable housing as they make the difficult transition to the workplace. Local DFCS caseworkers refer eligible clients and report annually on their progress toward better opportunities. This program serves a targeted population of families in the following categories:

- Are presently receiving TANF;
- Have received TANF during the preceding 24 months;
- Were eligible to receive TANF during the preceding 24 months but were provided with other diversionary assistance; and
- Would have been eligible to receive TANF in the previous 24 months but did not apply.

DCA is committed to the betterment of rural Georgia. DCA hosts a biennial event Celebrating Rural Georgia (CRG). The event is a unique collaboration of public and private

organizations committed on a biennial basis. Our partners include state agencies, colleges from throughout Georgia's university system, nonprofit community groups, city and county organizations, environmental advocates, economic development organizations, agricultural support groups and many others. The Georgia Rural Development Council provides staff support to assist CRG partners in their efforts to celebrate and share rural success stories, best practices and resources.

DCA and the Georgia Department of Economic Development sponsored a Regional Advisory Council (RAC) Summit. RAC leaders, representing both public and private-sector interests, from all state service delivery regions were in attendance. Formed in 1998, the purpose of each RAC is to promote regional approaches to community and economic development, to propose and offer, where appropriate, educational programs for local leaders and encourage private-public partnerships to address regional challenges. Continuing and future RAC focus areas include Safe and Affordable Housing, Sustaining Existing Businesses, Help for Entrepreneurs, Local Government Assistance, Heritage Tourism and Community and Economic Development.

DCA continues their partnership in the Appalachian Regional Commission (ARC). The ARC is a federal-state partnership comprised of 13 states in the Appalachian region of the United States. The goal of the program is to create opportunities for self-sustaining economic development and improved quality of life in the region.

- A two-week residential hands-on learning institute focusing on math, science, and technology for high school students and teachers was held July 8 – 21, 2006. Twenty-six (26) students and twenty-six (26) teachers from throughout Appalachia came together to participate in a hands-on learning program that focused on the application of math and science principles in the world of work.
- A grant application for the Paulding County Technology Park Local Access Road proposal was approved. The grant award consisted of \$1,000,000 ARC Local Access Road funds matched by \$266,054 in local funds (79% federal – 21% local). The project will be administered by the Georgia Department of Transportation (GDOT) and the Federal Highway Administration. Major components of this project will include right-of-way acquisition, major structures, grading and drainage, base and paving, miscellaneous structures and engineering costs.

DCA along with Athens-Clarke County Public Utilities Department, Athens Technical College, City of Commerce, City of Monroe - Utilities Department, Coca Cola North America, Georgia Electric Membership Corporation, Georgia Power, JJ & G, Keep Georgia Beautiful Foundation, Keep Jackson Beautiful, Southern LINC, U. S. Army Corps of Engineers – Lake Hartwell and the Water Systems Council sponsored the state's 3rd annual "Winning Water: Children's Water Festival. Participating students came from 16 elementary schools in counties located within the state's Upper Oconee and Upper Savannah River Basins. The race-car themed festival used a fun, interactive learning environment to teach students about ground water, drinking water, surface water and the hydrologic cycle.

M. CARRYING OUT THE ACTIONS IDENTIFIED IN THE STATE'S CONSOLIDATED PLAN

The actions identified in Part I and Part II of this performance report indicate the State's commitment to carrying out the activities identified in its Annual Action Plan for FFY2006 Consolidated Funds. DCA has administered all of the consolidated resources that it planned to receive from HUD and moved to implement its housing and community development activities with the goal of meeting the priorities established in the State of Georgia's Consolidated Plan.

During SFY2007, DCA also reviewed the Agency Plans of local public housing authorities for consistency with the State's Consolidated Plan. DCA reviewed 28 plans during the program year.

In addition, the State acted to assist other entities seeking funds for projects that also further these priorities. During SFY2007, the DCA approved Certifications of Consistency with its Consolidated Plan:

- Application to HUD by LaMonique Benford of Dignity Place, Inc to develop a 12-14 unit complex for the elderly.
- Application to HUD by Affordable Housing Enterprise, Inc to provide pre-purchase homeownership education, services to homeless, marketing and outreach initiatives, resolving and preventing mortgage delinquency, training to increase capacity of housing counselors and program managers and maintaining rental housing.
- Application to HUD by the Center for Housing Alternatives for the construction of an eight unit independent living facility.
- Application to HUD by Phase, Inc. to construct a multi-purpose building to offer a youth center, resource lab for homeownership, and economic activities.
- Application to HUD by the City of Albany, Georgia to provide transitional housing in Dougherty County.
- Application to HUD by the Georgia Housing and Finance Authority (Georgia Department of Community Affairs) for Continuum of Care SuperNOFA funds that would provide permanent supportive housing for disabled homeless persons through 6 new and 10 renewal grant applications to (in partnership with 15 various non-profit agencies/Community Service Boards located throughout the State. The 6 new Shelter Plus Care projects would provide 119 units of housing to serve disabled homeless persons (&/or family members) in Bibb, Clayton, Effingham, Harris, Troup and Whitfield counties and the 10 Shelter Plus Care Renewal projects will continue to serve 186 homeless persons disabled by severe mental illness, chronic addictive disease issues, and/or HIV/AIDS (&/or family members) in Baldwin, Berrien, Bibb, Brooks, Bullock, Coffee, Floyd, Hancock, Henry, Houston, Jasper, Lanier, Laurens, Lowndes, Newton, Putnam, Rockdale, Spalding, Thomas, Tift, Ware, Washington, & Wilkinson if funded.
- Application to HUD by Advantage Behavioral Health to provide transitional housing in Oglethorpe County, Georgia. This project will serve five individuals with severe mental illness with or without chronic addictive disease problems.
- Application to HUD by Travelers Aid for the operation of two programs designed to serve homeless families in Douglas County, Georgia.

- Application to HUD by Loaves and Fishes Ministry for two Transitional Housing Programs designed to serve an adult and a family faculty in Bibb County.
- Application to HUD by Impact Group for the operation of two programs designed to serve homeless families in Gwinnett County, Georgia.
- Application to HUD by S.H.A.R.E. House for the Transitional Housing Program in Douglas, Haralson, Paulding and Polk Counties to provide supportive services and transitional housing for 15 women/women and children who are homeless and also victims of domestic violence.
- Application to HUD by City of Hinesville for the Transitional Housing Program in Liberty County.
- Application to HUD by Calvary Refuse for the Supportive Housing Program in Clayton County.
- Application to HUD by the Asian-American Resource Center House for the Transitional Housing Program in Gwinnett County to provide supportive services and transitional housing.
- Application to HUD by the Macon-Bibb County Economic Opportunity Council for the Transitional Housing Program to provide supportive services for the homeless, homeless prevention and transitional housing in Bibb County.
- Application to HUD by HODAC, Gateway Cottage Residential Program for the supportive services of up to 36 homeless women and their children who are living in a supportive housing for homeless families in the Georgia counties of Houston & Perry.
- Application to HUD by Colquitt County Serenity House for the Transitional Housing Program in Colquitt County to provide supportive services and transitional housing for 27 women/women with children who are homeless and also victims of domestic violence.
- Application to HUD by First Monumental Faith Community Outreach Center in Dougherty County to provide housing and supportive services for up to fifteen families.
- Application to HUD by Georgia Coalition Against Domestic Violence to provide transitional housing for up to 21 victims of domestic violence in Jackson County.
- Application to HUD by Maranatha Outreach to provide transitional housing and supportive services to up to 16 homeless individuals from the Georgia counties of Baldwin, Hancock, Jasper, Putnam, Washington, and Wilkinson.
- Application to HUD by Lowndes Associated Ministries to People transitional housing program in Lowndes County, Georgia to provide housing and supportive services to both two-parent families and single parent families headed by males. This project will provide services to a wide range of homeless subpopulations through a stand-alone support service center. Services include outreach, case management, health care and housing placement to 99 participants.
- Application to HUD by House of Grace to provide housing and supportive services to chronic homeless adult males in Adel, Georgia and the surrounding service area, which includes 18 counties in State Region 11 (Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner and Ware Counties).
- Application to HUD by Lowndes Associated Ministries to People day service center in Lowndes County, Georgia. This project will continue to provide services to a wide range of homeless subpopulations including persons being housed in their program as

well as other homeless persons in the community. Services include outreach, case management, health care and housing placement to 152 participants.

- Application to HUD by Goodwill Industries of Middle Georgia (WORKing Solutions Program) for Continuum of Care SuperNOFA funds to provide homeless assistance for individuals in Macon County.
- Application to HUD by Goodwill Industries of Middle Georgia (WORKing Solutions Program) for Continuum of Care SuperNOFA funds to provide homeless assistance for up to 80 individuals in Baldwin, Hancock, Houston, Johnson, Laurens, Peach, Putnam, & Wilkinson Counties. Homeless persons served are unemployed at initiation of service and are classified as experiencing “barriers to employment” such as long-term unemployment, chronic poverty, illiteracy, teenage parenthood, a history of institutionalization, school dropout status, homelessness, job dislocation or displacement, disabilities and other situations causing severe barriers to employment.
- Application to HUD by Action Ministries to transitional housing to homeless families. This project can provide housing for 87 persons in Barrow, Bartow, Carroll, Floyd, Gilmer, Habersham, Hall, McDuffie, Newton, Troup, Union, Walton, Whitfield, and Wilkes counties.
- Application to HUD by New Horizons Community Service Board to provide permanent supportive housing in Stewart County, Georgia. This project will serve six individuals with severe mental illness with or without chronic addictive disease problems.
- Application to HUD by Action Inc to provide housing counseling activities for residents in Clarke, Greene, Jackson, Madison and Morgan counties.
- Application to HUD by Totally Free, Inc to provide housing counseling activities for a twenty county area in Southeast Georgia.
- Application to HUD by Goodwill Industries for the construction of a 15-unit apartment building for people who have physical disabilities in Cairo County.
- Application to HUD by Reynoldstown Revitalization Corporation to provide housing counseling activities.
- Application to HUD by University of Georgia, Department of Housing and Consumer Education to provide housing counseling activities in Augusta, Richmond, Hall, Burke, Monroe, Oconee, Clarke, Lanier, Gilmer, Habersham, Sumter, Talbot and Colquitt counties.
- Application to HUD by Citizens Against Violence for Continuum of Care SuperNOFA funds for the Transitional Housing Program of 16 units total from two combined projects, which leases fifteen apartments as transitional housing and one apartment as an on-site office and client resource center for victims of domestic violence leaving an emergency shelter in Bulloch County. Comprehensive support services include case management, transportation, day care, a children’s after school and summer program, educational and tutorial services, emergency health care, and legal services. These projects will serve 45 individuals with 45 beds.
- Application to HUD by ABP Associates on behalf of Family Worship Center for the development of a 17-unit apartment complex for low income elderly in Grady County.
- Application to HUD by ABP Associates on behalf of VOA Southeast, Inc for the development of a 13-unit apartment complex for persons with development disabilities in Trenton County.

No requests submitted were determined to be incompatible with the Consolidated Plan.

N. CITIZEN PARTICIPATION

A comprehensive effort was undertaken to disseminate draft versions of this Consolidated Plan Annual Performance Evaluation Report in conformance with the State's Citizen Participation Plan. DCA placed advertisements on September 10, 2007 to notify the public of the document's availability in the following eleven newspapers: Albany Herald, Athens Banner-Herald, Atlanta Journal-Constitution, Augusta Chronicle, Columbus Ledger, Dalton Daily Citizen, Macon Telegraph, Rome News-Tribune, Savannah Morning News, Valdosta Daily Times and the Chattanooga Times. The document was also made available to the public on DCA's web site. At the close of the 15-day comment period, comments received will be reviewed and summarized in the final CAPER before submittal to HUD.

Written comments were due by 5:00 PM on Tuesday, September 25, 2007 in compliance with the required fifteen-day review period. The State of Georgia received two written comments. A response by the State was provided. The response is in the parentheses and in small type immediately following each respective comment. These comments and the response are located in Appendix III of this document.

III. ASSESSMENT OF ANNUAL PERFORMANCE

A. EVALUATION OF PROGRESS IN MEETING GEORGIA'S OBJECTIVES TO PROVIDE AFFORDABLE HOUSING

The State continues to make significant progress in or towards meeting its housing priorities established in its five-year strategy with the Consolidated Plan. The State assisted 36,664 households with housing and shelter assistance funded through HOME, ADDI, CDBG, ESG or HOPWA during SFY2007.

To meet its rental housing priority, the State projected it would rehabilitate or construct affordable, rental housing units for 209 extremely low, 379 low and 257 moderate-income households. During SFY2007, the State actually assisted in the rehabilitation or construction of rental housing for 148 extremely low, 277 low and 84 moderate-income households using HOME funds.

To meet its rental housing priority, the State also projected it would provide 4,879 extremely low, 3,266 low and 693 moderate-income households with rental assistance. During SFY2007, the State estimates that it assisted 11,370 extremely low, 3,427 low, and 779 moderate-income households with rental assistance through the Housing choice Voucher program. Overall production was higher than projected.

To meet its homeownership priority, the State projected it would assist 83 extremely low, 450 low and 501 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions. During SFY2007 the State actually assisted 100 extremely low, 324 low and 601 moderate-income households, which is slightly lower than what was projected.

To meet its priority regarding homelessness, the State projected it would make funding awards to organizations to provide an average 10,200 persons daily with housing and supportive services which address the housing, economic, health and social needs of the homeless. One of the State's goals is to provide a range of services and activities that have a measurable, major impact on conditions of poverty in the community. The Continuum of Care network has allowed DCA to increase the capacity level of organizations providing services. During SFY2007, the ESG program distributed 180 funding awards. These funding provided housing and/or services to 7,301 individuals daily. Approximately 4,187 individuals were housed daily.

To meet its priority regarding special need households, the State anticipated making funding awards to provide housing and supportive services necessary to assist 429 special need households to achieve decent, safe and sanitary living conditions. DCA assisted 880 elderly households through the HOME, ESG, and CDBG programs; Permanent Supportive Housing assisted 57 households for victims of domestic violence; the Shelter Plus Care assisted 1,058 households with disabilities; and 3,089 individuals and/or persons in families through the HOPWA program during SFY2007.

B. EVALUATION OF PROGRESS IN MEETING GEORGIA'S COMMUNITY DEVELOPMENT OBJECTIVE

The primary long-term objective of the State of Georgia's CDBG Program, as stated in the FFY2006 Consolidated Plan, is *to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for low income and moderate-income persons.*

In general, our evaluation is that the State is making significant progress in meeting this objective. This conclusion is based on the number and type of grants awarded and the numbers of persons benefiting from these projects.

During the program year covered by this report, 104 awards to local units of government were made with CDBG funds. Table 8: Analysis of CDBG Awards & Accomplishments for Program Year 2006 (7/1/06 – 6/30/07) presents the number of persons benefiting from these CDBG funds, currently and previously awarded. Included are all CDBG funding categories, including the Annual Competition, Redevelopment Fund, Immediate Threat and danger Program, and Employment Incentive program. Approximately 90% of the persons benefiting are low and moderate-income persons.

One major challenge in meeting the objective is the reduction in the amount of CDBG funds available to the State through Congressional appropriations. At the national level the appropriations have declined every year since 2003 from \$4,934,315,000 that year to \$3,771,900,000 this year. While the State's "non-entitlement" share has not declined as steeply, due to the increasing population of the State, the steady increase in construction costs, especially since the Katrina disaster, has adversely impacted the effective "buying power" of the funds available.

In addition, over the past few years, Congress has set-aside millions of dollars for congressional mandated “ear marks” or set-asides. These set-asides reduce the amount of funds available to the State and seem to contradict the currently favored “block grant” approach to local community development.

C. CHANGES TO PROGRAM OBJECTIVES

The State does not propose any changes to its program objectives as a result of this evaluation of its progress in meeting its Consolidated Plan goals. The State will continue to regularly refine and expand the availability of funding opportunities to best meet the needs of Georgia. Any changes will be reflected in the State’s Annual Action Plan for FFY2006 Consolidated Funds or, if needed, through an amendment submitted to HUD.

D. ASSESSMENT OF EFFORTS IN RELATION TO THE CONSOLIDATED PLAN

SFY2007 was a significant year in the implementation of affordable housing and community development programs to benefit Georgia’s low and moderate-income households. The Georgia Department of Community Affairs serves as the lead agency in the evaluation and the implementation of HUD’s five consolidated formula programs - CDBG, HOME, ESG, ADDI and HOPWA. The objectives and the investment of resources are established in both the Strategic/Action Plans for the State. DCA has continued to evaluate/refine its efforts in respect to program implementation. Internally, work groups have been established within DCA to address issues that may impact capacity and service delivery.

The State continued to implement a variety of programs to foster homeownership and rental housing opportunities using HOME, ESG, HOPWA and CDBG funds. During SFY2007, DCA’s Office of Homeownership initiated a new internet based training system for the Georgia Dream lenders. The “Go to Meeting” is a web-based training, which affords DCA staff the ability to interact with lenders and to provide training on-line. Additionally, conventional loan programs were utilized. As a result, the lending activity has increased with moderate income families. The average income of the borrowers as well increased.

The number of loans made through the Georgia Dream Second Mortgage program including all of the financial options totaled 771, accounting for \$5,475,000 in assistance. Approximately 74% of these loans were in MSAs, while 26% were located in non-MSA or rural counties. During SFY2007, DCA continued its efforts to expand the availability of these programs by targeting and making outreach to special need/rural populations.

DCA has also afforded increased opportunities for the sharing of experiences and expertise regarding affordable housing issues. The Continuum of Care Plan maximizes the broad spectrum of services available to special needs populations, especially the homeless. Proposed actions have included technical assistance to local governments in the adoption of ordinances and the continued support of the Community Planning Institute. In terms of production improvements, the State has sought to increase the capacity and responsiveness of housing assistance providers, including local nonprofit organizations.

DCA made a special effort to work with rural communities in Georgia to encourage the development of affordable housing for the region's workforce population: The CHIP program is designed to assist the mostly smaller, rural cities and counties within Georgia to provide affordable housing for low-income families. During the past fiscal year, several communities have concentrated on developing new housing in order to maintain workers or spur work force development. Specifically, Tift County developed new homes at very affordable prices to meet this goal. Other communities also made efforts to develop new affordable homes in rural Georgia include, but are not limited to, the City of Fitzgerald, City of Ocilla, Ben Hill County, Atkinson County, Hall County and Irwin County.

The vitality of Georgia's neighborhoods is being threatened by escalating foreclosures. Homeowners throughout the state are losing their homes at an unprecedented rate, and the situation is only expected to worsen. DCA is committed to assisting in the efforts for home buyers to remain in their homes. DCA is the co-chair of the Education Committee with Neighborworks America for the Atlanta Foreclosure Prevention Initiative. Committees were created for Housing Education, Policy and Research, and REO solutions. The purpose of convening the Task force was to meet with key members of the mortgage and housing industry to decide on the best course of action to take in developing a consistent method for educating target audiences and preventing foreclosures in the state of Georgia. The Task force met in three workgroups to outline a process for consumers, lenders and counselors to function as a cohesive unit in addressing the growing foreclosure problem. The group recognized the impact of foreclosures in all areas on the state, but decided on the primary mission of working toward a significant and measurable decrease in foreclosures in DeKalb, Fulton, Cobb, Gwinnett, and Clayton counties. Strategic plan initiatives for all target audiences were developed to establish the importance of foreclosure prevention education and counseling and expand awareness of and access to loss mitigation programs. To address these issue in the Atlanta area, DCA along with the Fannie Mae Foundation, the Homeownership Preservation Foundation (HPF), Consumer Credit Counseling Services (CCCS), NeighborWorks America, United Way and a host of other partners launched a consumer awareness campaign to promote 1-888-995-HOPE, a foreclosure prevention hotline to link homeowners with free counseling 24 hours a day, 7 days a week. Telephone counseling is being provided in both English and Spanish and will link callers as appropriate with their lender or a local NeighborWorks organization for in person counseling.

In mid-January 2007, the hotline was promoted through radio and print advertising, direct mail and grassroots marketing in the hardest hit communities of metro Atlanta. In addition, outreach was done through community organizations, churches, local businesses and media to provide education and information to homeowners.

State Home Mortgage, DCA's in house servicing unit increased their efforts to assist delinquent customers with establishing repayment arrangements. As a result of their efforts, State Home Mortgage received a Tier I rating from HUD (the highest rating that a mortgage servicing operation may receive) for the Loss Mitigation efforts in successfully assisting these customers enabling them to stay in their homes.

Thus, the State's efforts in SFY2007 continued to address its priorities and objectives related to affordable housing and community development issues and the administration of related HUD-funded programs. As a result, the State of Georgia concludes that significant progress has been made to address the priorities and objectives outlined in its Consolidated Plan document.

The State continues to refine existing programs and implement new programs that promote opportunities for enhanced living conditions of low and moderate income Georgians. DCA does not currently propose any changes to its programs as a result of this performance assessment.

APPENDIX I

LOCATION OF INVESTMENTS

This section provides information on the investment of consolidated formula funds within each county during SFY2007. Please note that ESG, HOPWA, and CDBG investment figures are equal to the amount of funds awarded within each county. HOME investment amounts are equal to the total of funds used in all projects funded through the CHIP, HOME Rental Housing Loan, Permanent Supportive Housing Loan, Georgia Dream Single Family Development, and various Georgia Dream Second Mortgage programs in which a project completion report was filed during SFY2007. Investments are also provided for the CHDO Predevelopment Loan and CHDO Operating Assistance programs if a loan was closed or grant awarded during SFY2007.

Please note that for the ESG and the HOPWA programs, the listing that follows only includes the county where the nonprofit agency providing housing and/or services is located, and may not actually reflect the total of the counties that are actually in each agency's service area.

No investment of funds from any of the consolidated formula programs occurred in SFY2007 in the following counties: Baker, Bleckley, Brantley, Brooks, Calhoun, Chatham, Chattahoochee, Clay, Dade, Dodge, Dougherty, Echols, Evans, Franklin, Glascock, Habersham, Heard, Jasper, Miller, Morgan, Murray, Oconee, Oglethorpe, Quitman, Rabun, Randolph, Screven, Talbot, Tattnall, Webster and Wheeler.

Appling

CDBG	\$500,000
HOME	\$30,000

Barrow

ESG	\$25,000
HOME	\$42,500

Atkinson

CDBG	\$500,000
HOME	\$105,382

Bartow

ESG	\$20,000
HOME	\$30,000

Bacon

CDBG	\$7,187,762
HOME	\$310,000

Ben Hill

CDBG	\$430,851
HOME	\$35,000

Baldwin

CDBG	\$500,000
ESG	\$7,000
HOME	\$2034,500

Bibb

ESG	\$104,000
HOME	\$3,092,133
HOPWA	\$350,000

Banks

CDBG	\$160,000
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Bryan

HOME	\$17,500
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<u>Bulloch</u>		<u>Clayton</u>	
ESG	\$27,000	ESG	\$90,500
HOME	\$37,500	HOME	\$217,500
HOPWA	\$175,000		
		<u>Clinch</u>	
<u>Burke</u>		HOME	\$7,500
CDBG	\$754,550		
HOME	\$307,500	<u>Cobb</u>	
		ESG	\$335,200
<u>Butts</u>		HOME	\$220,000
CDBG	\$199,000		
HOME	\$17,500	<u>Coffee</u>	
		CDBG	\$200,000
<u>Camden</u>		HOME	\$200,386
CDBG	\$500,000		
ESG	\$4,000	<u>Colquitt</u>	
HOME	\$5,000	ESG	\$30,000
		HOME	\$15,000
<u>Candler</u>			
CDBG	\$500,000	<u>Columbia</u>	
HOME	\$7,500	CDBG	\$500,000
		HOME	\$42,500
<u>Carroll</u>			
ESG	\$73,000	<u>Cook</u>	
HOME	\$107,500	CDBG	\$900,000
		HOME	\$250,000
<u>Catoosa</u>			
HOME	\$20,000	<u>Coweta</u>	
		HOME	\$185,000
<u>Chatham</u>			
CDBG	\$400,000	<u>Crawford</u>	
ESG	\$683,400	HOME	\$52,500
HOME	\$192,500		
HOPWA	\$240,000	<u>Crisp</u>	
		CDBG	\$1,000,000
<u>Chattooga</u>		HOME	\$5,000
HOME	\$1,867,000		
		<u>Dawson</u>	
<u>Cherokee</u>		CDBG	\$500,000
HOME	\$2,860,934		
		<u>Decatur</u>	
<u>Clarke</u>		HOME	\$744,400
CDBG	\$400,000		
ESG	\$169,000	<u>DeKalb</u>	
HOME	\$62,500	ESG	\$221,600
HOPWA	\$205,000	HOME	\$2,280,048

Dooly
CDBG \$800,000
HOME \$20,000

Dougherty
ESG \$80,000
HOME \$50,000

Douglas
ESG \$45,400
HOME \$112,500

Early
CDBG \$498,691
HOME \$10,000

Effingham
HOME \$2,032,000

Elbert
CDBG \$500,000
HOME \$5,000

Emanuel
CDBG \$1,500,000
HOME \$40,000

Fannin
ESG \$15,000

Fayette
HOME \$10,000

Floyd
HOME \$52,500

Forsyth
HOME \$37,500

Fulton
ESG \$1,715,900
HOME \$1,213,848
HOPWA \$50,000

Gilmer
HOME \$10,000

Glynn
CDBG \$500,000
ESG \$10,000
HOME \$305,000
HOPWA \$200,000

Gordon
HOME \$12,500

Grady
CDBG \$1,000,000
HOME \$10,000

Greene
CDBG \$852,801

Gwinnett
ESG \$70,000
CDBG \$785,322
HOME \$150,000

Hall
ESG \$18,100
HOME \$502,192

Hancock
CDBG \$500,000
HOME \$20,000

Haralson
CDBG \$500,000
HOME \$5,000

Harris
CDBG \$500,000
ESG \$4,000

Henry
CDBG \$500,000
HOME \$2,131,588

Houston
ESG \$18,800
HOME \$357,500

Irwin
CDBG \$1,054,986

Jackson
HOME \$15,000

Jeff Davis
CDBG \$988,400
HOME \$300,000

Jefferson
CDBG \$515,370

Jenkins
CDBG \$57,729

Johnson
CDBG \$480,228
HOME \$10,000

Jones
CDBG \$500,000
HOME \$314,836

Lamar
CDBG \$800,000
HOME \$327,500

Lanier
CDBG \$500,000

Laurens
CDBG \$500,000
ESG \$5,000
HOME \$1,761,000

Lee
CDBG \$429,509

Liberty
ESG \$10,100
HOME \$329,068

Lincoln
HOME \$10,000

Long
HOME \$12,500

Lowndes
CDBG \$300,000
ESG \$114,700
HOME \$340,000
HOPWA \$260,000

Lumpkin
CDBG \$500,000
ESG \$4,000
HOME \$5,000

Macon
CDBG \$515,585
HOME \$10,000

Madison
HOME \$10,000

Marion
CDBG \$500,000

McDuffie
CDBG \$1,780,415
HOME \$195,000

McIntosh
CDBG \$50,000
HOME \$25,000

Meriwether
CDBG \$575,000
HOME \$35,000

Mitchell
CDBG \$500,000
HOME \$12,500

Monroe
HOME \$12,500

Montgomery
CDBG \$984,308

Muscogee

ESG	\$123,200
HOME	\$365,000
HOPWA	\$114,000

Newton

HOME	\$75,000
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Paulding

ESG	\$6,000
HOME	\$172,500

Peach

HOME	\$1,177,500
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Pickens

ESG	\$10,000
HOME	\$10,000

Pierce

CDBG	\$479,303
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Pike

CDBG	\$500,000
HOME	\$17,500

Polk

HOME	\$5,000
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Pulaski

CDBG	\$985,304
HOME	\$45,000

Putnam

HOME	\$5,000
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Richmond

CDBG	\$900,000
HOME	\$170,000

Rockdale

ESG	\$20,000
HOME	\$22,500

Schley

CDBG	\$70,320
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Seminole

CDBG	\$500,000
HOME	\$10,000

Spalding

HOME	\$40,000
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Stephens

CDBG	\$300,000
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Stewart

CDBG	\$1,000,000
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Sumter

HOME	\$15,000
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Taliaferro

HOME	\$20,000
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Tattnall

CDBG	\$338,517
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Taylor

CDBG	\$470,744
ESG	\$30,000
HOME	\$12,500

Telfair

CDBG	\$215,000
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Terrell

HOME	\$5,000
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Thomas

CDBG	\$800,000
ESG	\$11,800
HOME	\$428,396

Tift

CDBG	\$500,000
ESG	\$15,000
HOME	\$2,831,000

Toombs

CDBG	\$500,000
HOME	\$32,475

Treutlen
CDBG \$266,144

Troup
ESG \$10,000
HOME \$82,500

Turner
CDBG \$210,000

Twiggs
HOME \$12,500

Union
ESG \$4,000

Upson
CDBG \$500,000
HOME \$27,500

Walker
CDBG \$500,000
ESG \$7,000
HOME \$10,000

Walton
HOME \$37,500

Ware
CDBG \$372,340
ESG \$5,500
HOME \$300,000

Warren
CDBG \$500,000
HOME \$10,000

Washington
CDBG \$1,098,412
HOME \$45,000

Wayne
CDBG \$375,493
HOPWA \$72,000

White
CDBG \$400,000
HOME \$30,000

Whitfield
ESG \$5,000
HOME \$45,000

Wilcox
CDBG \$490,630

Wilkes
HOME \$30,000

Wilkinson
CDBG \$500,000

Worth
CDBG \$1,137,030
HOME \$479,662

APPENDIX II

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT – MEASURING PROJECT PERFORMANCE

This section provides information on the number of households (w/ one or more persons with HIV/AIDS) received housing and/or supportive services assistance using HOPWA funds during SFY2007 and a comparison to Planned Actions, as approved in the Action Plan/ Consolidated Plan for this operating year.

Housing Opportunities for Persons with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report – Measuring Project Performance	
Grantee Name	Georgia Housing and Finance Authority (Georgia Department of Community Affairs)
Grant Reporting Period	<u>7 / 1 / 2006</u> to <u>6 / 30 / 2007</u>

PART 1-A. Executive Summary.

Please provide a 1-3 page narrative that includes major initiatives and highlights that were proposed and executed throughout the first year. Also list the project sponsors, and their primary HOPWA project location by zip code. Check other information below if applicable.

Program Year 1 CAPER Executive Summary:

See CAPER Narrative

General Project Sponsor Information (for each project sponsor):

Project Sponsor Agency Name	Action Ministries (Central Office)		
Name & Title of Contact at Project Sponsor Agency	Rev. William F. Windom, Executive Director		
Email Address	fwindom@actionministries.net		
Business Address	P.O. Box 54613		
City, State, Zip	Atlanta	GA	30308
Phone (include area code)	(404) 881-1991	Fax Number (include area code)	(404) 881-1902
Website	www.actionministries.net		
Total HOPWA Subcontract Amount for this Organization	\$31,335		
Primary Service or Site Information: Project Zip Code(s)	Rural areas of North Georgia (main location 30308/admin and 30240, 30720, & 30501)		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input checked="" type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>		

Project Sponsor Agency Name	AIDS Athens, Inc.		
Name & Title of Contact at Project Sponsor Agency	Olivia C. Long, Executive Director		
Email Address	Olivia@aidsthens.org		
Business Address	112 Park Avenue		
City, State, Zip	Athens	GA	30601
Phone (include area code)	(706) 542-2437	Fax Number (include area code)	(706) 549-2730
Website	www.aidsthens.org		
Total HOPWA Subcontract Amount for this Organization	\$145,854		
Primary Service or Site Information: Project Zip Code(s)	AIDS Service Organization – zip code 30601		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

Project Sponsor Agency Name	Amethyst Project, Inc.		
Name & Title of Contact at Project Sponsor Agency	Dr. Ahmed Adu-Oppong, Board Chair		
Email Address	aaduoppong@georgiasouthern.edu		
Business Address	1 Lee Hill Drive, Suite 500		
City, State, Zip	Statesboro	GA	30458
Phone (include area code)	(912) 764-6923	Fax Number (include area code)	(912) 489-8375
Website	N/A		
Total HOPWA Subcontract Amount for this Organization	\$143,387		
Primary Service or Site Information: Project Zip Code(s)	30809, 30459, & 31560		
Is the sponsor a nonprofit organization?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>		

Project Sponsor Agency Name	Central City AIDS Network, Inc.		
Name & Title of Contact at Project Sponsor Agency	Johnny Fambro		
Email Address	johnny@rainbowcenter.us		
Business Address	2020 Ingleside Avenue		
City, State, Zip	Macon	GA	31204-2028
Phone (include area code)	(478) 750-8080 x7	Fax Number (include area code)	(478) 750-1032
Website	www.rainbowcenter.us		
Total HOPWA Subcontract Amount for this Organization	\$339,578		
Primary Service or Site Information: Project Zip Code(s)	Macon, GA 31204		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>		

Project Sponsor Agency Name	Coastal Area Support Team, Inc. (CAST)		
Name & Title of Contact at Project Sponsor Agency	Carletha Durham, Board Chair		
Email Address	cast3@coastalnow.net; housingedu@bellsouth.net		
Business Address	3395-C Cypress Mill Rd. or P.O. Box 446		
City, State, Zip	Brunswick	GA	31520
Phone (include area code)	(912) 264-2111	Fax Number (include area code)	(912) 264-0541
Website	N/A		
Total HOPWA Subcontract Amount for this Organization	\$194,247		
Primary Service or Site Information: Project Zip Code(s)	31520		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

Project Sponsor Agency Name	Comprehensive AIDS Resource Encounter, Inc. (CARE)		
Name & Title of Contact at Project Sponsor Agency	Arlene Mutchler, Executive Director		
Email Address	arlene@jesupcare.com		
Business Address	164 Memorial Drive		
City, State, Zip	Jesup	GA	31545
Phone (include area code)	(912) 530-8078	Fax Number (include area code)	(912) 530-9188
Website	www.jesupcare.com		
Total HOPWA Subcontract Amount for this Organization	\$51,774		
Primary Service or Site Information: Project Zip Code(s)	31545		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

Project Sponsor Agency Name	Homeless Resource Network, Inc.		
Name & Title of Contact at Project Sponsor Agency	Elizabeth Alcantara		
Email Address	althea@homelessresourcenetwork.org; liz@homelessresourcenetwork.org		
Business Address	P.O. Box 811 / 2221 Second Avenue		
City, State, Zip	Columbus	GA	31902
Phone (include area code)	(706) 571-3399	Fax Number (include area code)	(706) 571-0707
Website	www.HomelessResourceNetwork.org		
Total HOPWA Subcontract Amount for this Organization	\$69,621		
Primary Service or Site Information: Project Zip Code(s)	31902		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

Project Sponsor Agency Name	Lowndes County Board of Health (a/k/a South Health District 8-1)		
Name & Title of Contact at Project Sponsor Agency	Terri Ball, Housing Coordinator		
Email Address	teball@dhr.state.ga.us		
Business Address	P.O. Box 5147		
City, State, Zip	Valdosta	GA	31603
Phone (include area code)	(229) 245-8711 x207	Fax Number (include area code)	(229) 245-8432
Website	southhealthdistric.com		
Total HOPWA Subcontract Amount for this Organization	\$317,005		
Primary Service or Site Information: Project Zip Code(s)	31603		
Is the sponsor a nonprofit organization?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>		

Project Sponsor Agency Name	Union Mission, Inc		
Name & Title of Contact at Project Sponsor Agency	Michael Elliott, President		
Email Address	melliott@unionmission.org		
Business Address	120 Fahm Street		
City, State, Zip	Savannah	GA	31401
Phone (include area code)	(912) 236-7423	Fax Number (include area code)	(912) 236-3907
Website	www.unionmission.org		
Total HOPWA Subcontract Amount for this Organization	\$250,331		
Primary Service or Site Information: Project Zip Code(s)	31401		
Is the sponsor a nonprofit organization?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input checked="" type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>		

1-B. Program Year 1 CAPER Specific HOPWA Objectives -- Annual Performance under the Action Plan:

During this reporting period, Project Sponsors who receive HOPWA funding from the State provided housing to more persons with HIV/AIDS and other members of the household (1,299) than in previous years. Please note that when the State set goals for the number of 'households' (new reporting category) to be served for FFY2006, the number of households with more than one person with HIV/AIDS served in previous reporting periods was unknown.

1-C. Program Year 1 CAPER Specific HOPWA Objectives -- Barriers or Trends Overview:

See CAPER Narrative

PART 2: Accomplishments Data - CAPER Chart 1 (planned goal) and Chart 2 (actual)

Instructions: Please enter the performance information for all activities during the operating year in the following chart. Generally, the grantee’s operating year and Consolidated Plan year are the same. Output performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local and private funds for the purposes of providing housing assistance or residential support to persons living with HIV/AIDS and their families. Note that the number of households reported, receiving support from HOPWA funds must be the same as reported in the annual year-end IDIS data.

	HOPWA Performance Charts 1 (planned goal) and 2 (actual)	Outputs Households				Funding		
		HOPWA Assistance		Non-HOPWA		e.	f.	g.
		a.	b.	c.	d.			
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
1.	Tenant-based Rental Assistance	73	65	0	48	191,813	232,105	313,804
2.	Units in facilities supported with operating costs: <u>Number of households supported</u>	133	156	0	152	294,632	229,119	88,077
3.	Units in facilities developed with capital funds and placed in service during the program year: <u>Number of households supported</u>	0	0	0	0	0	0	0
4.	Short-term Rent, Mortgage and Utility payments	364	282	0	66	181,844	120,679	18,195
	Housing Development (Construction and Stewardship of facility based housing)	Output Units						
5.	Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0	0	0	0	0
6.	Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to 3- or 10-year use agreements	0	0	0	0	0	0	0
7.	Adjustment to eliminate duplication (i.e., moving between types of housing)	0	0	0	0	0	0	0
	Total unduplicated number of households/units of housing assisted	0	0	0	0	0	0	0
	Supportive Services	Output Households						
8.	i) Supportive Services in conjunction with <u>HOPWA housing activities</u> ¹	503	503	0	320	875,873	869,321	412,468
	ii) Supportive Services <u>NOT</u> in conjunction with <u>HOPWA housing activities</u> ²	372	372	0	242	Same as above	Same as above	222,510
9.	Adjustment to eliminate duplication	0	0	0	-21	0	0	0
	Total Supportive Services	875	875	0	541	875,873	869,321	634,978
	Housing Placement Assistance ³							
10.	Housing Information Services	14	14	0	42	0	0	200
11.	Permanent Housing Placement Services	26	26	0	1	30,075	13,908	2,790
	Total Housing Placement Assistance	40	40	0	43	30,075	13,908	2,990
	Housing Development, Administration, and Management Services							
12.	Resource Identification to establish, coordinate and develop housing assistance resources					0	0	0
13.	Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)					47,280	12,963	71,817

14.	Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)					91,763	78,000	110,323
	Total costs for program year					1,713,280	1,556,095	

1. Supportive Services in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4-a).
2. Supportive Services NOT in conjunction with HOPWA Housing Assistance: if money is spent on case management and employment training, outcomes must be reported in Access to Care and Support (See Chart 4 –c.).
3. Housing Placement Activities: if money is spent on housing placement activities in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-a); if not in conjunction with HOPWA Housing Assistance, outcomes must be reported in Access to Care and Support (See Chart 4-c).

3. Instructions on HOPWA CAPER Chart 3 on Measuring Housing Stability Outcomes:

Please enter in column 1 the total number of eligible households that received the types of housing assistance specified. In column 2, enter the number of eligible households continuing to participate in each specified type of assistance (which might involve a temporary absence of not more than 90 days for treatment purposes, with an intent to return). In column 3, enter the number of households within each specified type of housing assistance who left the program during the program year by destination. If a household fractured during the program year, report only on the destination of the individual that made the household HOPWA eligible. Please refer to the destination codes that appear below this table for reviewing the stability housing outcomes.

Type of Housing Assistance	[1] Total Number of Households Receiving HOPWA Assistance	[2] Number of Households Continuing	[3] Number of Exited Households Component and Destination
Tenant-based Rental Assistance	65	32	1 (Emergency Shelter) = 0
			2 (Temporary Housing) = 0
			3 (Private Housing) = 10
			4 (Other HOPWA) = 2
			5 (Other Subsidy) = 8
			6 (Institution) = 0
			7 (Jail/Prison) = 5
			8 (Disconnected) = 6
			9 (Death) = 2
Facility-based Housing Assistance	156	52	1 (Emergency Shelter) = 13
			2 (Temporary Housing) = 11
			3 (Private Housing) = 5
			4 (Other HOPWA) = 2
			5 (Other Subsidy) = 22
			6 (Institution) = 5
			7 (Jail/Prison) = 24
			8 (Disconnected) = 13
			9 (Death) = 9

Short-term Housing Assistance	Total Number of Households Receiving HOPWA Assistance	Of the Total number Households Receiving STRMU Assistance this operating year	Status of STRMU Assisted Households at the End of Operating Year
Short-term Rent, Mortgage, and Utility Assistance	282	What number of those households received STRMU Assistance in the prior operating year: 76	1 (Emergency Shelter) = 0
			2 (Temporary Housing) = 43
			3 (Private Housing)* = 205
			4 (Other HOPWA) = 2
			5 (Other Subsidy) = 18
			6 (Institution) = 3
			7 (Jail/Prison) = 3
			8 (Disconnected) = 3
			9 (Death) = 5
		What number of those households received STRMU Assistance in the two (2) prior operating years (ago): 54	

4. HOPWA Outcomes on Access to Care and Support.

a. Support in conjunction with HOPWA-funded Housing Assistance. Please report on the access to care and support for households receiving case management, employment training, and/or housing placement assistance (ONLY) that is in conjunction with HOPWA-funded housing assistance only (See Part 2, item 8-i, 10 and 11). Report on the household status at program entry (or beginning of operating year for households continuing from previous year) and program exit (or end of operating year for households continuing services in the following operating year), if eligible individual living with HIV/AIDS accessed services.

Category of Services Accessed	Number of Households receiving HOPWA Housing Assistance		Number of jobs that included health benefits
	At Entry or Continuing	At Exit or Continuing	
i. Has a housing plan for maintaining or establishing stable on-going residency	418	394	
ii. Had contact with a case manager/benefit counselor at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	279	486	
iii. Had contact with a primary health care provider at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	316	399	
iv. Had medical insurance coverage or medical assistance	329	393	
v. Obtained an income-producing job created by this project sponsor during the year		2	0
vi. Obtained an income-producing job outside this agency during the year		37	11

b. Income. Report the household monthly income of households receiving case management, employment training, and/or housing placement assistance (ONLY) that is in conjunction with HOPWA-funded housing assistance (See Chart 2, box 9 i).

	A. Monthly Household Income at Entry or Residents continuing from prior Year End	Number of Households
i.	No income	156
ii.	\$1-150	7
iii.	\$151 - \$250	9
iv.	\$251- \$500	24
v.	\$501 - \$1,000	185
vi.	\$1001- \$1500	83
vii.	\$1501- \$2000	24
viii.	\$2001 +	14

	A. Monthly Household Income at Entry or Residents continuing from prior Year End	Number of Households
i.	No income	122
ii.	\$1-150	7
iii.	\$151 - \$250	8
iv.	\$251- \$500	24
v.	\$501 - \$1,000	221
vi.	\$1001- \$1500	83
vii.	\$1501- \$2000	23
viii.	\$2001 +	15

c. Support NOT in conjunction with HOPWA-funded Housing Assistance.

Please report on the access to care and support only for households receiving case management, employment training, and/or housing placement assistance (ONLY) that is not in conjunction with HOPWA-funded housing assistance (See Part 2, item 8-ii, 10 and 11). Report on the household status at program entry (or beginning of operating year for households continuing from previous year) and program exit (or end of operating year for households continuing services in the following operating year), if eligible individual living with HIV/AIDS accessed services.

Category of Services Accessed	Number of Households receiving HOPWA Housing Assistance		Number of jobs that included health benefits
	At Entry or Continuing	At Exit or Continuing	
i. Has a housing plan for maintaining or establishing stable on-going residency	95	211	
ii. Had contact with a case manager/benefit counselor at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	139	363	
iii. Had contact with a primary health care provider at least once in the last three months (or consistent with the schedule specified in their individualized service plan)	133	345	
iv. Had medical insurance coverage or medical assistance	117	219	
v. Obtained an income-producing job created by this project sponsor during the year		0	0
vi. Obtained an income-producing job outside this agency during the year		9	0

5. Appendix

Worksheet on Determining HOPWA Housing Stability Outcomes.

This chart is designed to help you access program results based on the information reported above.

Type of Housing Assistance	Number in stable housing	Number in unstable situations	Percent Stable/total
Tenant-based Rental Assistance (TBRA)	(# remaining in program plus 3+4+5+6=#) 52	(1+2+7+8=#) 13	80%
Facility-based Housing Assistance	(# remaining in program plus 3+4+5+6=#) 86	(1+2+7+8=#) 74	55%
Short-term Rent, Mortgage, and Utility Assistance (STRMU)	(3+4+5+6=#) 228	(1+2+7+8=#) 54	79%
Total HOPWA Housing Assistance	366 (of 503 total)	141	73%
Prior Year Results	Not collected in prior year	Not collected in prior year	Not collected in prior year

Background on HOPWA Housing Stability Codes

Short-term Housing

1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, and temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center). * *STRMU assistance is considered short-term housing assistance. Refer to outcome indicators below to correctly categorize households. STRMU is considered unstable, if there is a reasonable expectation that additional support is needed.*

Stable Permanent Housing/Ongoing Participation

3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self sufficient arrangements) with reasonable expectation that additional support is not needed.

4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-based Assistance.

5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).

6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility, hospital).

Life Events

7 = Jail /prison.

8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

STRMU assistance: **Stable Housing** is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain private housing arrangements (as this is a time-limited form of housing support) as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year. Report under items 1, 2, 7, and 8.

Tenant-based Rental Assistance: **Stable Housing** is the sum of the number of clients who (i) remain in the housing and (ii) those who left the assistance as shown as items: 3, 4, 5, and 6. **Unstable Situations** is the sum of numbers reported under items 1, 2, 7, and 8.

Facility-based forms of housing assistance: **Stable Housing** is the sum of the number of clients who (i) remain in the housing and (ii) those who left the assistance as shown as

items: 3, 4, 5, and 6. **Unstable Situations** is the sum of numbers reported under items 1, 2, 7, and 8.

Prior Year Results. As a baseline for assessment purposes, please indicate information of this nature collected in the prior performance year (if available) and compare these numbers and percentages to the current year assessment.

###

Appendix III

Below is the summary of Public Comments submitted to the State of Georgia.

A comprehensive effort was undertaken to disseminate draft versions of this Consolidated Plan Annual Performance Evaluation Report in conformance with the State's Citizen Participation Plan. DCA placed several advertisements on September 10, 2007 to notify the public of the document's availability in eleven newspapers around the State. The document was also made available to the public on DCA's web site. Written comments were due by 5:00 PM on Tuesday, September 25, 2007 in compliance with the required fifteen-day review period. The State of Georgia received two written comments. A response by the State was provided. The response is in the parentheses and in small type immediately following each respective comment.

**Foster Corbin Executive Director
Metro Fair Housing Services, Inc.,
1514 East Cleveland Avenue Suite 118
East Point, GA**

I write in response to DCA's Consolidated Plan Annual Performance Report. It is a well-known and well-documented fact that any state or local jurisdiction that receives Community Development Block Grant (CDBG) funds is required by the U. S. Department of Housing and Urban Development to further fair housing. On February 9, 2007, Pamela H. Patenaude, Assistant Secretary for Community Planning and Development and Kim Kendrick, Assistant Secretary for Fair Housing and Equal Opportunity issued a memorandum to clarify the use of CDBG funds "in supporting fair housing activities to assist CDBG recipients in meeting their certifications to affirmatively further fair housing (AFFH). The memo further states that "one major method for achieving these purposes is funding of local fair housing agencies, which includes agencies in both the Fair Housing Initiative Program (FHIP) and Fair Housing assistance Program (FHAP)." The State of Georgia currently has three fair housing organizations doing fair housing enforcement: The Georgia Commission on Equal Opportunity (CEO), which is a FHAP agency and two independent, private fair housing organizations that from time to time receive FHIP funding, Savannah Chatham Fair Housing Council, Savannah, Georgia and Metro Fair Housing Services, Atlanta, Georgia. It is my understanding that the Georgia CEO receives funding from both the State and from HUD on an ongoing basis. Our agency and Savannah, however, must compete for HUD FHIP dollars on an annual basis with any other qualified fair housing agency in the United States through the FHIP grant application process. We are never guaranteed funding for any given year. Furthermore, what private fair housing agencies like ours and Savannah's do is unique in fair housing testing where, for instance, we might send out an African American tester and a Caucasian tester to attempt to rent the same apartment or buy the same house and analyze the difference in treatment of the individuals. Every ten years, HUD conducts a series of tests across the United States to assess discrimination and contracts with

local private fair housing agencies like ours to conduct these tests. Metro has partnered with HUD for the testing that was done in 1989 in Atlanta and 1990-91 in Atlanta, Macon, Columbus and Augusta. The Savannah office conducted tests in the Savannah area in 1991. Metro alone conducted hundreds of tests. HUD looked at the difference in treatment in testing done in sales in the Atlanta area, revisited some of the more blatant cases, and retested real estate agents in the Atlanta area where the evidence would indicate that discrimination had occurred. Metro was part of that testing program as well. As a result of the findings, four complaints have been filed with HUD against four (4) real estate companies in the metropolitan Atlanta area. The complaints allege that racial steering, i.e., the refusal to show black testers homes in white neighborhoods, occurred. The complaints are open and ongoing. Metro has received CDBG funding on an ongoing basis for many years from the City of Atlanta, Fulton County and DeKalb County but has never received funds from the State of Georgia. Funding an agency like ours and Savannah's would satisfy the State of Georgia's requirement by HUD to further fair housing and would assure that citizens outside the metropolitan area of Atlanta and the City of Savannah would be the recipients of fair housing enforcement that includes testing, long recognized as a vital component in the enforcement of both federal and state fair housing laws. Respectfully submitted, Foster Corbin Executive Director Metro Fair Housing Services, Inc. 1514 East Cleveland Avenue Suite 118 East Point, GA 30344 404-765-3985 foscorb@aol.com

**Wayne Dawson Executive Director
Savannah-Chatham County Fair Housing Council, Inc.
7 Drayton Street, Suite 206
Savannah, GA 31401**



SAVANNAH-CHATHAM COUNTY FAIR HOUSING COUNCIL, INC.

7 DRAYTON STREET, SUITE 206
SAVANNAH, GEORGIA 31401
PH (912) 651-3136 (888) 570-5082
FAX (912) 651-3137

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ASST. TREASURER
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Charlena Brown

Charlie Brown

Bonita Bradley

Ed Garvin

Johnnie Moore-Douglas

Rosetta Prescott

William K. Broker
Board Counsel

David Wayne Dawson, Jr.
Executive Director

25 September 2007

Ms. Lolita S. Collins
Housing Finance Division
Georgia Department of Community Affairs
60 Executive Park South
Atlanta, GA 30329-2231

RE: 2007 State of Georgia Consolidated Plan Annual Performance Report

**SENT VIA ELECTRONIC MAIL AND CERTIFIED US MAILW/RECEIPT
REQUESTED**

Dear Ms. Collins:

We write to provide comments on the State of Georgia Consolidated Plan Annual Performance Report. Specifically, we confine our discussion to the State's duty to 'Affirmatively Further Fair Housing' (hereinafter AFFH).

As you are aware, Section 104(b)2 of the Housing and Community Development Act of 1974, as amended, and Section 105(b)3 of the National Affordable Housing Act (NAHA) of 1990 require Community Development Block Grant recipients to certify that they will 'affirmatively further fair housing.' The Consolidated Plan regulations at 24 CFR 91.225 and 91.325 establish specific requirements of the Fair Housing Act which apply to the CDBG program. The certification enumerates three components to which grantees must comply: 1) that recipients will conduct an Analysis to identify Impediments (e.g., AI) to fair housing choice, 2) that recipients will take appropriate action to overcome the effects of the identified barriers, and 3) that recipients will maintain records to document the analysis and actions taken.

As noted in the current document, the State most recently updated its findings in 2003, and is currently in the process of updating the document. However, the current Report states, "The State does not allocated (sic) funding for continued fair housing activity." This lack of funding for fair housing activities is problematic for several reasons which appear below.

1. The State of Georgia has only two fair housing organizations¹ which provide comprehensive fair housing services, including education and enforcement. These are Metro Fair Housing Services in Atlanta and the Savannah-Chatham County Fair Housing Council in Savannah. Each of these groups exist on diverse, but spartan resources. The State's sheer geography makes it impossible to provide comprehensive services to its citizens.

¹ Several other organizations have been funded by the US Department of Housing & Urban Development, but are not recognized by the National Fair Housing Alliance as providing comprehensive fair housing services.

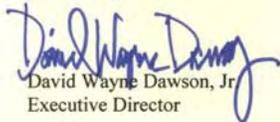
2. The Georgia Commission on Equal Opportunity (GCEO) implements the Georgia Fair Housing Law which has been recognized by HUD as substantially equivalent to the federal Fair Housing Act. This organization performs a valuable, but separate and distinct function from private fair housing organizations. For example, both MFHS and SCFHC were recognized by HUD to participate in the dicennial housing discrimination study (e.g., HDS) last conducted in 2000. This research study specifically involved conducting mixed-pair tests to monitor discriminatory housing practices. GCEO does not perform the valuable investigative tool of testing. ***MFHS and SCFHC are the only capable organizations to perform this function.***
3. In a recent HUD Memorandum jointly issued by its Community Planning Division and Fair Housing and Equal Opportunity Divisions, the Department identifies eligible fair housing costs "*include enforcement, education ... and other appropriate activities, including testing [emphasis added]*". The Memorandum continues, "*One major method for achieving these purposes is funding of local fair housing agencies ...*" While the GCEO receives dedicated funding from the State and Federal government, the aforementioned groups must compete annually for funding with over 100 similar groups throughout the country.
4. As previously noted, GCEO and MFHS/SCFHC perform separate functions. According to GCEO staff, their policy is to provide only the complaint form to potential victims of discrimination. In addition, GCEO has implemented a policy of requiring complainants to respond to complicated, voluminous Interrogatories and Document Production Requests. Individuals/organizations accused of discriminatory acts generally have access to legal counsel which routinely perform these tasks. Persons who believe they have experienced discrimination do not customarily enjoy access to such benefits. This underlies the increased importance of fair housing organizations who can counsel complainants in the investigative process.
5. Collectively, MFHS and SCFHC are only able to effectively serve less than fifteen counties. However, both agencies routinely receive requests from rural communities which fall far outside their service capacity. Certainly, ***all Georgians deserve equal services to equal opportunity.***

There is a documented need for increased enforcement of fair housing laws in the State of Georgia. This need can only be met by two fair housing organizations which exist on speculative and sparse funding. Despite the best efforts of public agencies, certain function are best performed by private agencies with recognized, demonstrated success in specific areas, such as testing. HUD authorizes and encourages the use of CDBG funds for fair housing groups.

We respectfully ask that State CDBG funding be allocated for organizations to serve Georgians who live outside of current entitlement communities.

Please call me at (888) 570-5082 if you have questions. Thank you for your consideration.

Kindest regards,



David Wayne Dawson, Jr.
Executive Director

Attachment



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

FEB - 9 2007

MEMORANDUM FOR: Community Planning and Development Field Directors
Fair Housing and Equal Opportunity Regional Directors
Community Development Block Grant and State Recipients
Fair Housing Initiatives Program Recipients
Fair Housing Assistance Program Recipients

FROM: *Pamela H. Patenaude*
Pamela H. Patenaude, Assistant Secretary for Community Planning
and Development, D

Kim Kendrick
Kim Kendrick, Assistant Secretary for Fair Housing and
Equal Opportunity, E

SUBJECT: Affirmatively Furthering Fair Housing in the Community
Development Block Grant Program

PURPOSE:

The purpose of this guidance is to clarify the use of Community Development Block Grant (CDBG) funds in supporting fair housing activities to assist CDBG recipients in meeting their certifications to affirmatively further fair housing (AFFH).

BACKGROUND:

Title VIII of the Civil Rights Act of 1968, as amended (the Fair Housing Act), prohibits discrimination in all housing-related activities on the basis of race, color, religion, sex, national origin, familial status (number and age of children) and disability ("handicap"). Section 808(e)(5) of the Fair Housing Act also requires the Secretary of HUD to administer the Department's housing and community development programs in a manner to affirmatively further fair housing (AFFH). CDBG grantees (metropolitan cities, urban counties, States, insular areas, and non-entitled grantees in Hawaii) are also required by Section 104(b)(2) of the Housing and Community Development Act of 1974, as amended, and Section 105(b)(3) of the National Affordable Housing Act (NAHA) of 1990 to certify that they will AFFH. Actions to AFFH should further policies of the Fair Housing Act by actively promoting wider housing opportunities for all persons while maintaining a nondiscriminatory environment in all aspects of public and private housing markets.

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AFFIRMATIVELY FURTHERING FAIR HOUSING GUIDELINES:

The Consolidated Plan regulations at 24 CFR 91.225 and 91.325 establish the AFFH requirements of the Fair Housing Act that apply to the CDBG program. They specify that the AFFH certification requires the grantee to engage in fair housing planning by conducting an analysis to identify impediments to fair housing choice within its jurisdiction, taking appropriate actions to overcome the effects of identified impediments, and maintaining records to document the analysis and the actions taken.

Sections 105(a)(8) and (13) of the Housing and Community Development Act of 1974, as amended, authorize the use of CDBG funds for public services and for planning and program administration costs. The entitlement regulation at 24 CFR 570.205(a)(vii) makes eligible, as a planning activity, developing an analysis of impediments to fair housing choice, while the use of CDBG to provide fair housing services may be eligible as a program administration cost in accordance with 24 CFR 570.206 or as a public service in accordance with 24 CFR 570.201(e). Eligible public services include the use of CDBG funds for activities such as fair housing counseling. Eligible fair housing costs designed to AFFH are detailed in 24 CFR 570.206(c) and include making all persons aware of the range of housing options available, enforcement, education, outreach, avoiding undue concentrations of assisted persons in areas with many low- and moderate-income persons, and other appropriate activities, including testing, selected by the grantee to AFFH. States may use the entitlement regulations referenced above for interpretive guidance.

One major method for achieving these purposes is funding of local fair housing agencies, which includes agencies in both the Fair Housing Initiative Program (FHIP) and Fair Housing Assistance Program (FHAP). Between these programs, these agencies can:

- Undertake fair housing enforcement, *i.e.*, complaint processing;
- Draft amendments to State and local fair housing laws in order to make them substantially equivalent to the federal Fair Housing Law;
- Conduct the Analysis of Impediments to Fair Housing Choice (AI);
- Provide fair housing education and outreach;
- Provide translation and interpretation services for persons who are limited English proficient; and/or
- Assist in the development of accessible housing for persons with disabilities

RECORDKEEPING:

In accordance with 24 CFR 570.490 and 570.506(g), as applicable, grantees should establish a record-keeping system for their AFFH activities. This would include, among other items: copies of local fair housing laws and ordinances; the full history of the development of its AI; options available for overcoming impediments; local businesses, agencies, and resident-groups involved in the consultative process; planned actions and those taken; issues that arose when the actions were planned and conducted; and any other information about the community's fair housing planning process.

STATE'S RESPONSE TO BOTH COMMENTS RECEIVED:

Thank you for your comments regarding AFFH under the state's CDBG program. AFFH carries out in variety of ways. Our comment in the current Report concerning allocating distribution, i.e., the method by which we judge applicants to the state program. Under several categories or "allocations". These "allocations" are broadly defined based on people, removal of slum and blight, and immediate threat and danger. While we do not contracts include the requirements to AFFH. In addition, all grantees are instructed to monitored for compliance with applicable requirements. At an annual applicants' worksh their administrative dollars funds for a local fair housing group. Local governments have local infrastructure and housing needs and the lack of consistent funding from the state

entitlement nature of the state CDBG program. This means that communities must compete in an annual competition for funding, there were 152 applications for CDBG funds. DCA was open each year and must “sit out” the next competition once funded. The sporadic availability and not again for a number of years would reduce the impact of the funding significantly.”